

Texas Elite



Home Inspections



**5 Colony Park Cir
Galveston, TX 77551
David Gabriel TREC # 20593
Melissa Gabriel TREC # 21678**

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SOLD TO:

Andrew Eversole

TX

INVOICE NUMBER 08/28/2024-Eversole-5
Colony Park Cir

INVOICE DATE 08/28/2024

LOCATION 5 Colony Park Cir

REALTOR Edwin Mauricio

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	\$0.00
	TAX	\$0.00
	TOTAL	\$0.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Andrew Eversole <i>Name of Client</i>	08/28/2024 <i>Date of Inspection</i>
5 Colony Park Cir, Galveston, TX 77551 <i>Address of Inspected Property</i>	
David Gabriel <i>Name of Inspector</i>	20593 <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 system or component 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

This report is in no way a warranty (written or implied), guarantee or representation against any conditions, defects (hidden or latent), equipment failure or structural component failure that may occur after the date of this inspection. **Absolutely no warranty, guarantee, or implied warranty is given or may be construed.**

2. This report has been performed and written for the person, company, or entity named as the client in this report. Under no circumstances is this report transferrable to any other person company or entity.

3. The labeling of any pictures in this report does not mean that those areas pictured are the only affected or deficient areas.

4. This report has been done only on the mechanical or structural items listed in this report.

5. This is a visual inspection **only**. It does not deal with any codes locally or nationally. Nor does it deal with any defects that were latent, hidden, or not apparent at the time of this inspection.

6. No specialized tests (structural or engineer) were performed during this inspection. This inspection does not include asbestos, lead or mold tests.

7. This is by no means a warranty or guarantee of future performance of any item listed herein. No estimates will be given as to costs of any repair work that is needed. It is recommended that only licensed repair companies specializing in the field in question give estimates for repair.

NOTE: Directions given in this report are facing the front door of the house.

Summary page may not include all items listed in report and should not be used as a substitute for reading the **ENTIRE** report.

All repairs should be made by qualified personnel.

All sections marked deficient should be further evaluated by a specialist in that field.

Photos are representative of the issue but may not include all affected areas.

Please be aware that home was under construction, occupied, furnished and or staged at time of inspection. Several items possibly hidden/inaccessible due to occupants belongings. Home will continue to be in use possibly resulting in deficiencies that were not present at time of inspection.

Weather: 82 degrees, rain

Present: Buyers, buyers agent

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments:

The inspector shall inspect for: slab surfaces, foundation framing components, subflooring, and related structural components; report: the type of foundation(s); and the vantage point from which the crawl space was inspected; and generally report present and visible indications used to render the opinion of adverse performance, such as: open or offset concrete cracks; binding, out-of-square, non-latching, warped, or twisted doors or frames; framing or frieze board separations; out-of-square wall openings or separations at wall openings or between the cladding and window/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry cladding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios; report as Deficient: exposed or damaged reinforcement; a crawl space that does not appear to be adequately ventilated; crawl space drainage that does not appear to be adequate; deteriorated materials; damaged beams, joists, bridging, blocking, piers, posts, pilings, or subfloor; non-supporting piers, posts, pilings, columns, beams, sills, or joists; and damaged retaining walls related to foundation performance; and render a written opinion as to the performance of the foundation.

The inspector is not required to: enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; provide an exhaustive list of indicators of possible adverse performance; or inspect retaining walls not related to foundation performance.

Observations:

The inspector's opinion of the foundation based on visible and accessible views is:
Shows evidence of minor movement- recommend monitoring for further movement

Deficiencies:

Foundation shows evidence of minor movement – nothing major at this time – as evidenced by settlement cracks in sheetrock margin on doors, some brick separation on exterior; ground around foundation needs to be kept moist



Observed various cracks in the slab. There has been no noticeable change to the structure in this area because of these cracks. Recommend monitoring this area for future changes. Should changes occur, contact a structural specialist to inspect the foundation system.



Observed corner cracks/chips on foundation. It has been noted that cracks in the outside corners are caused in many cases by the shrinking of the concrete as it dries. It is normally not an indication of foundation failure or the need for repair.

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B. Grading and Drainage

Comments:

The inspector shall inspect for: improper or inadequate grading around the foundation (including flatwork); erosion; water ponding; and deficiencies in installed gutter and downspout systems.

The inspector is not required to: inspect flatwork or detention/retention ponds (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

Observations:

Deficiencies:



Structure has heavy foliage. Recommend trimming foliage away from structure to reduce the possibility of insect invasion.

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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles

Viewed From: binoculars

Comments:**Note:** Due to height of roof,slope,weather, assessment of roof condition is based on observation through binoculars from the ground. This is an extremely limited inspection and should not be considered comprehensive. For an extensive inspection, contact a roofing contractor.

The inspector will inspect for: evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations; and evidence of water penetration due to leaks.

The inspector CANNOT determine the remaining life expectancy of the roof covering; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

Observations:

Deficiencies:

Observed storm damage on roof/shingles.

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D. Roof Structures and Attics

Viewed From: Attic space walked or crawled. Most areas not accessible

Approximate Average Depth of Insulation: 5-6"

Comments:

The inspector will inspect for: adequate ventilated; installed framing members and decking; roof surface as related to the adverse performance of the framing and the roof deck; insulation; attic access ladder and access opening; and attic ventilators.

Observations: _____

Deficiencies: _____



Observed no insulating cover or insulation installed on attic access. Recommend Installing a insulation cover over attic ladder. This will help with energy efficiency for the home.

The attic access ladder is not properly installed. The proper fasteners are 1/4" lag bolts or 16d nails. **Drywall or decking screws are not permitted.** Additionally, nails or bolts should be installed in the pre-punched holes in the pivot plate on the spring arms and in the pre-punched holes in the spring brackets at the hinge header. Correct installation of attic ladder.



There were areas that had inadequate or missing insulation. Recommend adding insulation to these areas.

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E. Walls (Interior and Exterior)

Comments: The inspector shall inspect for: evidence of water penetration; and report as Deficient: doors and hardware that do not operate properly; deficiencies related to structural performance or water penetration; and lack of fire separation between the garage and the residence and its attic space.

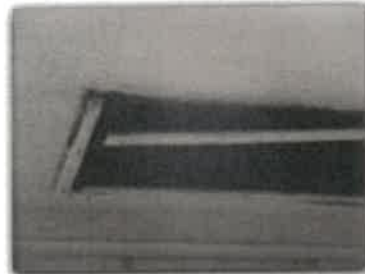
The inspector is not required to: report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Observations: _____

Deficiencies: _____

Exterior:

Soft or decayed wood was noted on the exterior trim or siding. Recommend replacing all water damaged wood. *Photos are representative of the issue and may not include all instances of the issue.*



Observed damage to soffit. Recommend repair.

There were cracks observed in the brick veneer in various locations. Small cracks near windows and doors are usually indications that there is some movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement. Recommend sealing these cracks with an exterior sealant to avoid water entry to the structure. **Photos are representative of the issue and may not include all instances of the issue.**



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Sealant is separated,deteriorated or missing in some areas. Seal all cracks and holes on exterior walls (excluding weep holes) to prevent water damage to the structure. This includes areas where different siding materials meet,where walls come together, around windows and doors, and where plumbing or wiring enters the exterior wall. **Photos are representative of the issue and may not include all.**



Brick walls in excess of 20 feet in length should be constructed with expansion joints to allow the bricks and mortar to expand and contract with the exterior temperature. Seal the brick cracks with pliable sealant.

Interior:



Evidence of water stain or foreign substance was detected in but many not be limited to this area. Moisture sensors are sometimes used to determine if the stain is active. Some conditions can defeat this analysis. These areas should be cleaned, reconditioned and monitored for further activity as there are more than one obvious cause for water penetration or staining.

Evidence of moisture damage was noted at but may not be limited to this area. Water damaged materials are considered a conducive condition for water penetration and insect infestation. Whenever water damaged materials are noted in this report, we recommend consulting a qualified contractor so a corrective course of action can be evaluated.



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F. Ceilings and Floors

Comments: Ceilings and floors were inspected for proper structural performance and water penetration.

Observations:

Deficiencies:



Evidence of moisture, stain or a foreign substance was detected in the ceiling. Moisture sensors are sometimes used to try to determine if the stain is active. There was no moisture detected at the time of the inspection. These areas should be cleaned, reconditioned and monitored for further activity as there are sometimes more than one obvious cause for water penetration.

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G. Doors (Interior and Exterior)

Comments: It is recommended that buyers have all locks changed before moving in.

Observations:

Deficiencies:

Exterior:



The door between the garage and the living portions of the home was not a self-closing door. The method for a self closing door may be spring-loaded hinges, automatic closers, or other approved devices. The reasoning for this requirement is to help insure proper fire breaking is maintained as well as helping to prevent carbon monoxide etc from entering living spaces when auto etc. are started, running etc. in the garage.

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Sliding latch does not properly operate.



Deadbolt does not properly operate. Recommend repair or replacement.

Interior:



Top latch ball is broken or missing. Recommend replacing this so the door will operate properly.

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H. Windows

Comments: Windows are inspected for performance and operation, water penetration, glazing, weather stripping, broken seals/glass and for safety glass in required areas.

Observations: _____

Deficiencies: _____

Exterior:



Some storm shutters are stuck or difficult to operate. Recommend repair.



Window screens were observed that are missing or torn. Screens that are torn enough to allow insect infestation should be repaired. All windows that have channels for screens should have them installed.



Windows need caulking/sealant to prevent possible moisture penetration.

Interior:

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Sleeping areas are required to have a secondary means of escape in the event of fire

- Must open to public way, yard or court
- Must open from the inside without use of keys, tools or special knowledge
- Must be no more than 44" above finished floor
- Must be large enough for rescue personnel equipped with breathing apparatus

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I. Stairways (Interior and Exterior)

*Comments:*The inspector will inspect for: spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles; and deficiencies in steps, stairways, landings, guardrails, and handrails.

Observations:

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J. Fireplaces and Chimneys

*Comments:*The inspector will inspect for: the presence of combustible materials in near proximity to the firebox opening; the absence of fireblocking at the attic penetration of the chimney flue, where accessible; an inoperative circulating fan; and deficiencies in the: damper; lintel, hearth, hearth extension, and firebox; gas log lighter valve and location; combustion air vents; and chimney structure, termination, coping, crown, caps, and spark arrestor.

Observations:

Deficiencies:



Chimney cap or spark arrestor is missing. The cap should keep water out of the flue and fireplace. The screen keeps out birds, animals, and insects. The screen also has spark arresting properties.

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Damper was difficult to operate. Recommend repair.

Screws were loose - Fixed



Firebox area has common gaps or cracks. Cracks in the firebrick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk.

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K. Porches, Balconies, Decks, and Carports

Comments: The inspector will inspect : inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress; spacings between intermediate balusters, spindles, or rails that permit passage of an object greater than four inches in diameter; deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports; and deficiencies in, or absence of required, guardrails and handrails.

Observations:

Deficiencies:



Shed is significantly deteriorated and should be repaired.

Siding replaced w/ Hard Board

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There are cracks on the sidewalks, porches and in garage areas. Recommend starting a good moisture program around the slab area. This will help reduce the amount of these types of cracks. Recommend also that these cracks be monitored periodically to see if they increase in size. If they do, consult with a licensed structural engineer.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments: The inspector will inspect for: breaker size, wire size, grounding rod and clamp, and service entrance panels.

The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection then the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

Observations: _____

Deficiencies: _____



The circuit breakers are not identified and labeled. Proper labeling of circuit breakers can be crucial during an emergency situation.

REPLACED PANEL



Proper working space is not provided at the front of the panel. A minimum of 3 feet in front of panel by 30 inches wide by 6 feet 6 inches.

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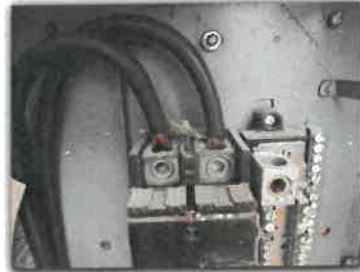
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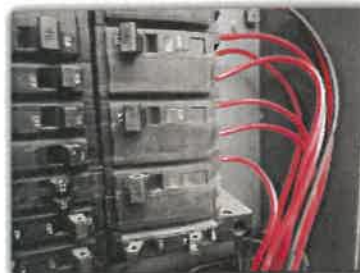
Current standards require protective covers to be installed over main entrance cables.



Observed white wire on a 240 volt breaker that is not taped or marked black or red to indicate that it is a "HOT" wire, not a return neutral. A qualified electrician should repair this.



System does not appear to be properly grounded and or bonded to today's standards.



The wire gage does not appear to be rated for the attached breaker. Determining the capacity of the circuit is limited specifically in the T.R.E.C. guidelines. A licensed electrician can determine the correct hardware configuration. A licensed electrician should service the system.



Knock outs for wire penetration into panel are missing. There are blank covers available at most hardware stores that snap into place. Recommend inserting one for each area affected.

ALL THIS
REPLACED

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The inspector will inspect for: wiring, wiring terminations, junctions, junction boxes, devices, and fixtures, operation of ground-fault circuit interrupter protection devices, manually test the accessible smoke alarms by use of the manufacturer's approved test or by the use of canned smoke.

The inspector is not required to: inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify interconnectivity of smoke alarms activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Observations: _____

Deficiencies: _____



Observed exterior outlets with missing or damaged weatherproof cover. Install appropriate outlet covers as needed.



This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers. This is a required statement by the T.R.E.C. (6/13/94) GFCI breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage.



A GFCI protected electrical outlet is required within 36 inches of each lavatory.

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Observed various loose wall outlets.



Observed various globes missing from light fixtures. This is a recognized safety hazard.



There were various switches that did not control anything.

Observed an absence of smoke or fire detectors in required locations. Smoke detectors are required in each bedroom and adjoining hallway, and at least one on each level of the home. Add/replace smoke detectors as needed.



Smoke detectors over 10 years old should be replaced.

THE ONE CONNECTED TO
THE ALARM SYSTEM IS A
DIFFERET ONE.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment
Type of Systems: Central
Energy Sources: Gas
Comments:

The inspector will inspect for: an operative unit; deficiencies in the controls and operating components of the system; the lack of protection from physical damage; burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; deficiencies in mounting and operation of window units; and deficiencies in thermostats;

The inspector is not required to: program digital thermostats or controls; inspect: for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat re-claimers, wood burning stoves, boilers, oil-fired units, supplemental eating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:



System operated normal at time of inspection.

Deficiencies:

No deficiencies were observed at time of inspection.

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B. Cooling Equipment

Type of Systems: Central - Air Conditioner

Comments:

The inspector will inspect for: inoperative unit(s); inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector; inadequate access and clearances; noticeable vibration of the blower fan or condensing fan; deficiencies in the condensate drain and auxiliary/secondary pan and drain system; water in the auxiliary/secondary drain pan; a primary drain pipe that terminates in a sewer vent; missing or deficient refrigerant pipe insulation; dirty evaporator or condensing coils, where accessible; damaged casings on the coils; a condensing unit lacking adequate clearances or air circulation or that has deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces; deficiencies in mounting and operation of window or wall units; and deficiencies in thermostats.

The inspector is not required to: program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental eating appliances, de-icing provisions, or reversing valves; operate: setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify: compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine: sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:



Delta-T 16-17 degrees

This is the measurement of air temperature differential between return and supply air. 15-22 degrees is typical.

Deficiencies:



HVAC lines should be in a protective housing when running up the exterior of a wall.

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I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

The inspector shall report as Deficient: damaged ducting or insulation, improper material, or improper routing of ducts; the absence of air flow at accessible supply registers in the habitable areas of the structure; improper or inadequate clearance from the earth; duct fans; filters; grills or registers; the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

The inspector is not required to: program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage rollers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front

Location of main water supply valve: Exterior

Static water pressure reading: 55 psi

Type of supply piping material: CPVC

Supply piping material is only identified by what can be seen at the time of the inspection. Other types of material may be present but hidden in walls, under insulation, etc.

Comments:

The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect: any system that has been winterized, shut down or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Observations:

Deficiencies:



Observed exterior water piping material that should be insulated.

DONE



Exterior hose faucets do not have back flow protectors. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Shower/tub needs caulking. Caulk any gaps that may appear between the hardware and tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Type of drain material is only identified by what can be seen at the time of the inspection. Other types of material may be present but hidden.

Comments:

The inspector shall inspect: the presence of active leaks; the lack of fixture shut-off valves; the lack of dielectric unions, when applicable; the lack of back-flow devices, anti-siphon devices, or air gaps at the flow end of fixtures; water pressure below 40 psi or above 80 psi static; the lack of a pressure reducing valve when the water pressure exceeds 80 PSI; the lack of an expansion tank at the water heater(s) when a pressure reducing valve is in place at the water supply line/system; and deficiencies in: water supply pipes and waste pipes; the installation and termination of the vent system; the operation of fixtures and faucets not connected to an appliance; water supply, as determined by viewing functional flow in two fixtures operated simultaneously; functional drainage at fixtures; orientation of hot and cold faucets; installed mechanical drain stops; installation, condition, and operation of commodes; fixtures, showers, tubs, and enclosures; and the condition of the gas distribution system.

The inspector is not required to: inspect for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine: quality, potability, or volume of the water supply; or effectiveness of backflow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Observations:

Deficiencies:



Observed drain stop missing in bathroom tub and or sink. Provide stoppers for all tubs and sinks.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Observed improper drain material in use. Flex material may clog easier than smooth walled pipe.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:

The inspector shall inspect: inoperative unit(s); leaking or corroded fittings or tank(s); broken or missing parts or controls; the lack of a cold water shut-off valve; if applicable, the lack of a pan and drain system and the improper termination of the pan drain line; an unsafe location; burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation; inappropriate location; inadequate access and clearances; the lack of protection from physical damage; a temperature and pressure relief valve that: does not operate manually; leaks; is damaged; cannot be tested due to obstructions; is corroded; or is improperly located; and temperature and pressure relief valve discharge piping that: lacks gravity drainage; is improperly sized; has inadequate material; or lacks proper termination; in electric units, report as Deficient deficiencies in: operation of heating elements; and condition of conductors; and in gas units, report as Deficient: gas leaks; lack of burner shield(s); flame impingement, uplifting flame, improper flame color, or excessive scale build-up; the lack of a gas shut-off valve; and deficiencies in: combustion and dilution air; gas shut-off valve(s) and location(s); gas connector materials and connections; and vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances.

The inspector is not required to: verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

Observations:

Deficiencies:

No deficiencies were observed at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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D. Hydro-Massage Therapy Equipment

Comments:

The inspector shall inspect: inoperative unit(s) and controls; the presence of active leaks; inaccessible pump(s) or motor(s); the lack or failure of required ground-fault circuit interrupter protection; and deficiencies in the ports, valves, grates, and covers.

The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Observations: _____

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior

Type of gas distribution piping material: Steel

Comments:

The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____



Gas line is to properly sleeved and or protected where it enters the home. Monitor for future deterioration

Sediment trap not properly installed at required location (furnace/water heater)

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I NI NP D

V. APPLIANCES

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A. Dishwashers

Comments:

The inspector shall inspect: inoperative unit(s); rust on the interior of the cabinet or components; failure to **drain** properly; the presence of active water leaks; and deficiencies in the: door gasket; control and control panels; dish racks; **rollers**; spray arms; operation of the soap dispenser; door springs; dryer element; door latch and door disconnect; rinse cap; **secure** mounting of the unit; and backflow prevention.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or **determine** the adequacy of venting systems.

Observations: _____

Deficiencies: _____

No deficiencies were observed

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B. Food Waste Disposers

Comments:

The inspector shall inspect: inoperative unit(s); unusual sounds or vibration level; the presence of active water leaks; and deficiencies in the: splash guard; grinding components; exterior casing; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or **determine** the adequacy of venting systems.

Observations: _____

Deficiencies: _____

No deficiencies were observed

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

SEDIMENT TRAP

Where a sediment trap is NOT incorporated as part of the gas utilization equipment, a sediment trap is required as close to the inlet of the equipment as practical at the time of the equipment installation. The trap should be either a Tee fitting with a capped nipple at the bottom outlet (illustrated) or other device recognized as an effective sediment trap.

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C. Range Hood and Exhaust Systems

Comments:

The inspector shall inspect: inoperative unit(s); a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration; inadequate vent pipe material; unusual sounds or vibration levels from the blower fan(s); blower(s) that do not operate at all speeds; and deficiencies in the: filter; vent pipe; light and lens; secure mounting of the unit; and switches.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Vent material could not be located in attic. Ensure this ducts to the exterior.

Deficiencies:

No deficiencies were observed

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D. Ranges, Cooktops, and Ovens

Comments:

The inspector shall inspect: inoperative unit(s); the lack of a gas shut-off valve; gas leaks; and deficiencies in the: controls and control panels; thermostat(s) sensor support; glass panels; door gasket(s), hinges, springs, closure, and handles; door latch; heating elements or burners; thermostat accuracy (within 25 degrees at a setting of 350°F); drip pans; lights and lenses; clearance to combustible material; anti-tip device; gas shut-off valve(s) and location(s); gas connector materials and connections; and secure mounting of the unit.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations:

Deficiencies:



Observed abnormal flames. This may be a gas air mixture issue.

NEW COOKTOP

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

The inspector shall inspect: inspect built-in units; and report as Deficient: inoperative unit(s); and deficiencies in the controls and control panels; handles; the turn table; interior surfaces; door and door seal; glass panels; lights and lenses; secure mounting of the unit; and operation, as determined by heating a container of water or with other means of testing.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____

unit is too close to cooktop. *NEW MICROWAVE MOVED*

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

The inspector shall inspect for: inoperative unit(s); unusual sounds, speed, and vibration levels; vent pipes that do not terminate outside the structure; a gas heater that is not vented to the exterior of the structure; and the lack of an exhaust ventilator in required areas.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____

No deficiencies were observed

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G. Garage Door Operators

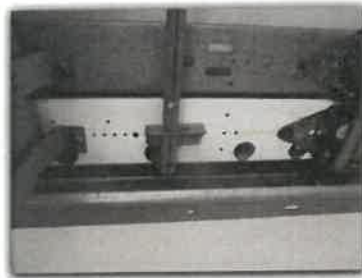
Comments:

The inspector shall inspect for: inoperative unit(s); door locks or side ropes that have not been removed or disabled; and deficiencies in: installation; condition and operation of the garage door operator; automatic reversal during the closing cycle; electronic sensors; the control button; and the emergency release components.

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____



When an automatic garage door opener is installed, the door lock must be disabled to prevent possible damage to the motor.

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H. Dryer Exhaust Systems

Comments:

The inspector shall inspect for: improper routing and length of vent pipe; inadequate vent pipe material; improper termination; the lack of a dryer vent system when provisions are present for a dryer; and damaged or missing exterior cover..

The inspector is not required to: operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Observations: _____

Deficiencies: _____



Missing or broken outside vent or flapper.
Recommend replacing this to prevent possible
rodent or insect intrusion.

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NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Gunite - Plaster surface

Comments:

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I NI NP D

Disinfection			
No algae	NO		
Water clear – main drains visible	YES		
Mechanical			
Pump functioning – (bubbles indicated leak on suction side)	NO	Specific Safety Features	
Strainer	OK	Min. 12' non-conductive reaching pole within 20' of pool	NO
Filter functioning	NO	Suction Outlets (Main Drains)	
Inlet, outlet gauges installed/functioning	YES	Single. Dual	DUAL
Heater-functions including gas line, shutoffs	N/A	Suction outlet cover(s) / grate(s) intact and in place	YES
Heater installed downstream of filter		Pool Enclosures	
Exposed piping labeled. Valves labeled	NO	Minimum 48" height	YES
Heater- limit pressure switch functions		Gate(s) self-closing and self-latching & not propped open	NO
Skimmers / Returns		No openings under fence allow passage of 4" sphere	NO
Skimmer cover & basket intact & in place	OK	No fence cutouts w/gaps greater than 1-3/4"	NO
Skimmer basket free of debris & sanitizer	YES	Gate(s) open outward & can be locked	YES
Equalizer outlet with approved cover or sealed	YES	Gate less than 54" Yes or No	NO
Electrical		Latch inside & 3" below top of gate	YES
GFCI's installed	NO	Latch inside & no opening ½ " or more 18" around latch	OK
22.5' feet above Grade and 10' horizontal from side wall of pool	OK	No chain link after 01/01/04	NO
Min. 1 receptacle at 10' but less than 20' GFCI protected	YES	Door w/keyed deadbolt, keyless bolt device or throw bolt / chime	NO
Outdoor lights 5' from pool or 12' above	OK	Door w/latch, closure device & bolting device / chime	NO
		Sliding door w/handle latch or bar & sliding pin lock / chime	NO

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		Pool / Spa bottom & sides white or light color	OK
For pumps, pool covers, underwater		Pool surface condition (resurfaced / painted) yes or no	POOR/NO
Lighting and all metal 5' or less of the pool		Pool tile / coping, deck, slope, drainage condition	POOR
Top of fixture min 18" below water level	NO	Condition of slides-steps, diving board / diving board pool depth min 9' for horizontal distance of 18'	POOR

Additional Comments:

Pool is low on water

Observed large crack in pool. Recommend evaluation by pool repair company

Pool finish is rough and should be replaced

Recommend upgrading enclosure. Ie. extra locks/chimes on doors, self closing gate, etc.

FOUNDATIONS

Foundation shows evidence of minor movement
Observed various cracks in the slab.
Observed corner cracks/chips on foundation

GRADING AND DRAINAGE

Structure has heavy foliage

ROOF COVERING MATERIALS

Note: Due to height of roof,slope,weather, assessment of roof condition is based on observation through binoculars from the ground.

ROOF STRUCTURES AND ATTICS

Observed no insulating cover or insulation installed on attic access.
There were areas that had inadequate or missing insulation.

WALLS (INTERIOR AND EXTERIOR)

Soft or decayed wood was noted on the exterior trim or siding
There were cracks observed in the brick veneer in various locations.
Sealant is separated,deteriorated or missing in some areas.
Evidence of water stain or foreign substance was detected in but many not be limited to this area.
Evidence of moisture damage was noted at but may not be limited to this area.

CEILINGS AND FLOORS

Evidence of moisture, stain or a foreign substance was detected in the ceiling

DOORS (INTERIOR AND EXTERIOR)

The door between the garage and the living portions of the home was not a self-closing door.
Top latch ball is broken or missing.

WINDOWS

Window screens were observed that are missing or torn.
Windows need caulking/sealant to prevent possible moisture penetration.
Sleeping areas are required to have a secondary means of escape in the event of fire

FIREPLACES AND CHIMNEYS

Chimney cap or spark arrestor is missing.
Firebox area has common gaps or cracks.

PORCHES, BALCONIES, DECKS, AND CARPORTS

There are cracks on the sidewalks, porches and in garage areas.

SERVICE ENTRANCE AND PANELS

The circuit breakers are not identified and labeled
Proper working space is not provided at the front of the panel.
Observed white wire on a 240 volt breaker that is not taped or marked black or red to indicate that it is a "HOT" wire, not a return neutral
The wire gage does not appear to be rated for the attached breaker.
Knock outs for wire penetration into panel are missing.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed exterior outlets with missing or damaged weatherproof cover.
This structure is not properly protected by GFCI (ground fault circuit interrupt) breakers.
A GFCI protected electrical outlet is required within 36 inches of each lavatory.
Observed various loose wall outlets.
Observed various globes missing from light fixtures
There were various switches that did not control anything.
Observed an absence of smoke or fire detectors in required locations.

COOLING EQUIPMENT

HVAC lines should be in a protective housing when running up the exterior of a wall.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Observed exterior water piping material that should be insulated.
Exterior hose faucets do not have back flow protectors
Shower/tub needs caulking.

DRAINS, WASTES, AND VENTS

Observed drain stop missing in bathroom tub and or sink.

GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

Sediment trap not properly installed at required location (furnace/water heater)

GARAGE DOOR OPERATORS

When an automatic garage door opener is installed, the door lock must be disabled to prevent possible damage to the motor.

DRYER EXHAUST SYSTEMS

Missing or broken outside vent or flapper.