

FULL HOUSE HOME INSPECTIONS L.L.C.

PROPERTY INSPECTION REPORT

Prepared for: Tim McElhaney

(Name of Client)

Concerning: 3106 Mariner Island Dr. Texas City, TX 77568

(Address or Other Identification of Inspected Property)

By: Troy Klaevemann Lic. #7160

(Name and License Number of Inspector)

2/10/2025

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 Identification: 3106 Mariner Island Dr. Texas City, TX 77568

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

I	NI	NP	D	Inspection Item
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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 (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 opening 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 or 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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection is a visual inspection of the readily accessible areas and components of the home at the time of the inspection. Routine maintenance and cosmetic conditions such as paint and carpeting are not addressed. We perform no destructive testing or dismantling of building components. Full House Home Inspections, L.L.C. assumes no responsibility for the cost of repairing or replacing any unreported defects or conditions. Such inspections should not be considered a guarantee or warranty of any kind. Please refer to the Inspection Agreement for a full explanation of the scope of the inspection.



PROPERTY DESCRIPTION: The structure is a single-family one-story structure with an attached garage. The structure was constructed in approximately 2025. The structure is approximately 2548 square feet and faces towards the west. The structure was vacant at the time of the inspection. The buyer was present for the end of the inspection. The weather was overcast with no rain. The outside temperature was 63 degrees.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on grade.

Comments: The foundation appears to be supporting the structure as intended.

The structures slab was evaluated with a 5' level. There were no areas found to be significantly out of level.

There are closed hairline cracks in the center of the garage floor portion of the structures slab. The cracks are not reflective of significantly excessive settlement at the time of the inspection. Recommend monitoring over time.



Examples of the closed hairline cracks through the center of the garage floor portion of the slab

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments: Adequate drainage away from the structure's foundation.

The north side of the structure has water collecting in the swale along the east and north sides of the a/c condenser pad. Recommend having this swale evaluated and adjusted by the builder.



Water collecting the north side swale around the a/c condenser pad

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

Type(s) of Roof Covering: Three-dimensional composition asphalt shingles.

Viewed From: Ground level with binoculars and from above with a drone camera.

Comments: The remainder of the roof coverings are in good condition with no significant defects.

There are lifted shingles on the north sloping roof covering near the west end center. Lifted shingles are potential leak points and can be blown from the roof surface during heavy wind events. Recommend having the lifted shingles evaluated and repaired by the builder.

There is an exposed nail through a shingle at the center eave of the S/W corner south sloping roof covering (potential leak point). Recommend having the exposed nail evaluated and repaired by the builder.

There is a nail lifting a shingle at the center east end eave of the south sloping roof covering (potential leak point). Recommend having the lifted shingle evaluated and repaired by a qualified roofing contractor.

The remainder of the roof coverings are in good condition with no significant defects.



Lifted shingles at the west end center of the north sloping roof covering

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Exposed nail through a shingle at the center eave of the S/W corner south sloping roof covering



Nail lifting a shingle at the center eave of the south sloping roof covering



General views of the roof covering from above

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

Viewed From: Around the parameter of the structure and from the inside of the attic space.

Approximate Average Depth of Insulation: 14 to 15 inches of loose fill fiberglass insulation on average.

This is an adequate depth for this type insulation.

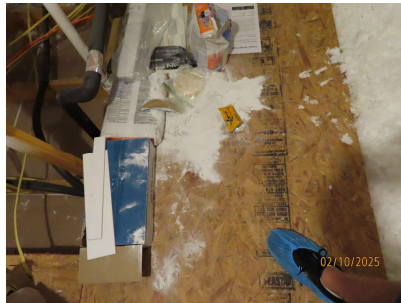
Approximate Average Thickness of Vertical Insulation: N/A.

Comments: Hip and gable roof structure. The roof structure is adequately braced.

Recommend having the bag of spilled grout on the attic floor decking cleaned up by the builder.



14 to 15 inches of loose fill fiberglass insulation on average



Spilled bag of grout in the attic

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection agreement, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Comments: Exterior – Brick and stone veneer.

There is a gap in between the header board and steel lintel plate above the 16' garage entrance door. The gap does not reflect significantly excessive settlement at the time of the inspection. Recommend monitoring cover time.

There is a small gap in to the brick veneer mortar at the bottom left side of the west entrance door opening. Recommend having the mortar gap sealed.

There is a gap into the brick veneer mortar at the left side of the west side S/W corner window ledge. Recommend having the gap in the mortar sealed.

There is a gap into the mortar at the right side of the north side right window ledge. Recommend having the gap sealed.

The remainder of the exterior walls are in good condition with no significant defects.

Interior – The remainder interior walls are in good condition.



Gaps in between the header board and steel lintel plate along the top of the 16' garage door opening not reflective of significant settlement



Gap in to the brick veneer mortar at the bottom left side of the west entrance door opening

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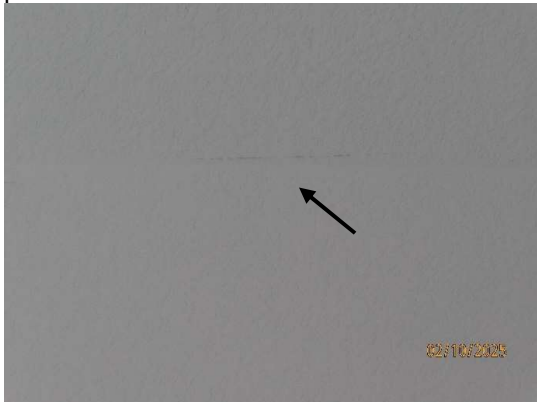
**Gap in the brick veneer mortar
at the left side of the west side
S/W corner window**



**Gap in the mortar at the right
side of the north side right
window ledge**

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments: The drywall tape is starting to separate at the east end center of the master bedroom south end vaulted ceiling seam. Popped nail heads and separated seams are common defects along vaulted ceiling seams caused by minor normal settlement. The defects can usually be repaired with spackling and paint.



Drywall seam starting to separate at the east end center of the master bedroom south end vaulted ceiling

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

Comments: Paint is chipping and/or scratching off the outside of the west entrance door opening. Recommend having evaluated and repaired by the builder.



Paint either chipped or scratched off the outside of the west entrance door

☒ ☐ ☐ ☒ **H. Windows**

Comments: The weep hole flap covers are missing along the bottom of the north side center window. Recommend having evaluated and replaced by the builder.

The remainder of the structure's windows are in good operating condition.



North side center window missing its weep hole flap covers

LIMITATIONS OF EXTERIOR INSPECTION

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, hydrological, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities and outbuildings are not inspected unless specifically agreed-upon and documented in this report.

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LIMITATIONS OF INTERIOR INSPECTION

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, recreational facilities, paint, wallpaper and other finish treatments are not inspected.

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments: Exterior – N/A.

Interior – N/A.

☐ ☐ ☒ ☐ **J. Fireplace and Chimney**
Comments: N/A.**LIMITATIONS OF FIREPLACES/WOOD STOVES INSPECTION**

- The interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up devices, and heat distribution assists (gravity or fan assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft. Gas logs are not tested.
- Fireplace inserts, stoves, or firebox contents are not moved.

☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks and Carports**
Comment: Good condition.
☐ ☐ ☒ ☐ **L. Other**
Comments: N/A.**LIMITATIONS OF STRUCTURE INSPECTION**

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

II. ELECTRICAL SYSTEMS
☒ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments: The service lateral, main disconnect and distribution panel are located on the north side of the structure with a 60-amp distribution subpanel in the inside north wall of the garage.

The service entrance is a 150-amp loop with a 150-amp disconnect (Siemens).

The service entrance and distribution panels are in good condition.

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General views of the electrical service entrance lateral disconnect and distribution panel



General views of the distribution subpanel in the inside north wall of the garage

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

Type of Wiring: Copper three wire circuitry.

Comments: The Texas Real Estate Commission requires inspectors to note as deficient the lack of ground fault circuit interrupter (GFCI) protection on circuits with outlets outside and in the garage below 6" and outlets servicing kitchen and bathroom counters and arc fault circuit interrupter (AFCI) protection on circuits servicing bedrooms, living rooms, dining rooms, family rooms, game rooms, laundry rooms, kitchens and foyer areas even when the structure does not require the protection because of its age. The inspector is required to note the deficiency and recommend that the lacking protection be provided.

The structures circuitry appears to be in good condition with AFCI and GFCI protection for the required circuits.

LIMITATIONS OF ELECTRICAL INSPECTION

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of system: Central air.

Energy Source: Gas.

Comments: Lennox brand horizontal forced air furnace ('24) is in operating condition.

Recommend having the systems cleaned and serviced by a licensed HVAC professional once a year.



General view of the furnace

LIMITATIONS OF HEATING INSPECTIONS

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger cannot be adequately inspected without being disassembled which requires the services of a licensed HVAC technician.
- Solar space heating equipment/systems are not inspected.

☒ ☐ ☐ ☐ B. Cooling Equipment:

Type of System: Central air split system (R-410A).

Comments: Lennox brand 3.5-ton condenser ('24) and 3.5-ton evaporator ('24) system is in operating condition. This system dropped the temperature across the evaporator coils within acceptable parameters (15 to 22 degrees) at the time of the inspection (20 degrees).

Recommend having the systems cleaned and serviced by a licensed HVAC professional once a year.

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General views of the a/c system

LIMITATIONS OF COOLING/HEAT PUMPS INSPECTION

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.
- The air conditioning system cannot be tested if the outdoor temperature is below 60 degrees F.

**C. Duct System, Chases, and Vents***Comments:* Flex ducts.

Good condition.

The system is equipped with an April Aire brand media filter located in the attic at the end of the air handler (good condition).



General view of the media filter

**D. Other**

Comments: The system is equipped with an April Aire brand ventilation controller (good condition).

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General view of the ventilation controller

LIMITATIONS OF INSULATION/VENTILATION INSPECTION

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as asbestos and urea formaldehyde foam insulation cannot be positively identified with a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of the inspection.
- Any estimates of insulation R values or depths are rough average values.

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☐ A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: N/W corner of the property.

Location of main water supply valve: Inside the north wall of the garage.

Static water pressure reading: Approximately 45 PSI.

Type of supply piping material: Uponor PEX pipe throughout the structure.

Comments: Good condition.



Water pressure approximately 45 psi

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Shut off valve in the north wall of the garage

☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Type of drain piping material: PVC.

Comments: Good condition.



Sewer drain cleanout at the west side S/W corner of the structure

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

Energy Source: Gas.

Capacity: Two 40-gallon appliances.

Comments: Bradford White brand water heaters ('24) are in operating condition.



General view of the water heaters / hot water temperature at the kitchen sink

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

Comments: N/A.

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☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: South side of the structure.*Type of gas distribution piping material:* Black steel.*Comments:* Good condition.**General view of the gas service entrance / meter**
☐ ☐ ☒ ☐ **F. Other**
Comments: N/A.**LIMITATIONS OF PLUMBING INSPECTION**

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.) below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

V. APPLIANCES
☒ ☐ ☐ ☐ **A. Dishwasher**
Comments: Frigidaire brand is in good operating condition.**General view of the dishwasher**
☒ ☐ ☐ ☐ **B. Food Waste Disposer**
Comments: In Sink Erator brand 1/3 hp appliance is in good operating condition.

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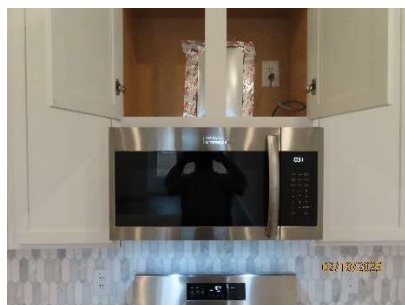
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**General view of the food disposer**

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments: Frigidaire brand range vent is in good operating condition.
The exhaust is vented to the outside.

**General view of the microwave / range vent**

☒ ☐ ☐ ☐ **D. Ranges, Cook tops, and Ovens**

Comments: Frigidaire brand gas cook top / oven is in operating condition.

**General view of the cook top / oven**

Oven temperature when set to 350 degrees

☒ ☐ ☐ ☐ **E. Microwave Oven**

Comments: Frigidaire brand is in good operating condition.

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

Comments: Good operating condition.

☒ ☐ ☐ ☒ **G. Garage Door Operator(s):**

Comments: Genie brand chain driven unit with auto reversing sensors.

The doors reversing sensors are not working consistently. The door doesn't always reverse itself when the sensors plane is broken. Recommend having evaluated and repaired as necessary by the builder.

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General view of the garage door opener

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments: The dryer vent termination cover through the north sloping roof covering has a screen installed. The dryer vent termination cover should not be screened. This will cause the lint debris to collect at the termination and create fire hazards and leaks into the exhaust. Recommend having the screen removed.



The dryer vent termination cover through the north sloping roof has a screen

☐ ☐ ☒ ☐ **I. Other**

Comments: N/A.

LIMITATIONS OF APPLIANCES INSPECTION

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Small appliances that are not built-in are outside the scope of this inspection.

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments: N/A.

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☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:**Comments:* N/A.

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments: N/A.

☐ ☐ ☒ ☐ **D. Private Water Wells** (A coli form analysis is recommended.)

Recommend having the well water tested prior to the purchase and annually. Test the well water if there is a noticeable change in taste or an odor of the water or if there are changes in the environment of the well-control area (such as flooding or a septic tank spill on the property).

*Type of Pump:**Type of Storage Equipment:**Comments:* N/A.

☐ ☐ ☒ ☐ **E. Private Sewage Disposal (Septic) Systems**

*Type of System:**Location of Drain Field:**Comments:* N/A.

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments: N/A.

☐ ☐ ☒ ☐ **G. Other**

Comments: N/A.