



Your Inspection Report

1112 13th St
Galveston, TX 77550



PREPARED FOR:
BUDDY SPARKS

INSPECTION DATE:
Sunday, June 14, 2020

PREPARED BY:
Charles Lehnhoff



ENVIROGYN



IMPERIUM
PEST SOLUTIONS



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THE NEW HOME OF HOME INSPECTIONS

PROPERTY INSPECTION REPORT

Prepared For: Buddy Sparks
(Name of Client)

Concerning: 1112 13th St, Galveston, TX
(Address or Other Identification of Inspected Property)

By: Charles Lehnhoff Sun, Jun 14, 2020
(Name and License Number of Inspector) (Date)

License #23070
(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier and beam

Foundation Performance Opinion: Further evaluation by a specialist is recommended, Performing as intended

Comments:

General notes: **Bowed, bulging or leaning** Notes: **Missing garage column may cause settlement.** Location(s): **Right Side Middle**

Columns or piers: **Missing** Location(s): **Front Middle Garage**

Columns or piers: **Insect damage** Location(s): **Front Left Side Garage**

Crawlspace ventilation: **Inadequate** Location(s): **Various Throughout Garage**

Overview: **Recommendation: Monitor for settlement or consult with a licensed engineer about a missed column within the garage space.** *replaced column*

resolved

B. Grading and Drainage

Comments:

Gutters and Downspouts: **Missing** Location(s): **Throughout**

C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: A ladder at the edge of the roof

Comments:

Asphalt shingles: **Exposed fasteners** Location(s): **Various**

Asphalt shingles: **Tree branches touching roof** Location(s): **Various**

Roof/sidewall flashings: **Loose, damaged, patched, open seams**

Location(s): **Rear Right Roof**

Pipe/stack flashings: **Damage** Location(s): **Rear Middle Roof**

Roof/sidewall flashings: **Kickout flashing - missing** Notes: **Kickout flashing needs improvement** Location(s): **Various**

Pipe/stack flashings: **Vertically misaligned** Location(s): **Rear Left Side Roof**

Modified bitumen: **Aging** Location(s): **Rear Left Side Roof**

Modified bitumen: **Damage, punctures, tears** Location(s): **Rear Left Side Roof**

Modified bitumen: **Patched** Location(s): **Rear Roof**

Modified bitumen: **Tree branches touching roof** Location(s): **Rear Exterior**

Overview: **Recommendation: Flat roof may be in deed of repair soon.**

Monitor

Recommendation: Replace pipe/roof jacks with new installations to prevent any water damage or leaking.

D. Roof Structures and Attics

Viewed From: No access was gained to crawlspace

Approximate Average Depth of Insulation: Not determined

Comments:

E. Walls (Interior and Exterior)

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I	NI	NP	D
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Comments:

Plaster or drywall: **Typical flaws** Location(s): **Various**
 Plywood, hardboard, and OSB (Oriented Strand Board): **Mechanical damage**
 Location(s): **Throughout Garage**
 Wood siding: **Too close to grade** Location(s): **Various Throughout Exterior Wall**
 Wood siding: **Too close to grade** Location(s): **Front Yard**
 Soffits (underside of eaves) and fascia (front edge of eaves): **Vents - ineffective / missing** Location(s): **Various Throughout Exterior**
 Overview: **Recommendation: Consult with licensed applicator for possible insect infestation.** *resolved see disclaimer*
Recommendation: Repair any rotted wood around exterior of home. Caulk and seal. *resolved*
Recommendation: Add caps to exterior windows and doors. *resolved*
 Overview: **Recommendation: Add backflow prevention to dishwasher.** *resolved*
Recommendation: Monitor for insect penetration throughout structure internally. *resolved*
Recommendation: Paint caulk and seal any wood or loos trim throughout. *resolved*

F. Ceilings and Floors

Comments:

Sheathing/Subflooring: **Buckled** Location(s): **Middle Garage** *resolved*
 Wood/laminate floors: **Stained** Location(s): **Front Right Porch** *resolved*

G. Doors (Interior and Exterior)

Comments:

Hardware: **Latch not effective on exterior door** Location(s): **Left Side Hall** *resolved*
 Exterior drip caps: **Missing** Location(s): **Rear Exterior Porch** *resolved*
 Doors and frames: **Loose or poor fit** Location(s): **Garage** *resolved*
 Exterior trim: **Paint or stain needed** Location(s): **Rear Exterior Porch** *resolved*

H. Windows

Comments:

Glass (glazing): **Safety glass not installed** Location(s): **Various Throughout**
 Exterior drip caps/Drip cap flashing/Head flashing: **Missing** Location(s): **Various Exterior** *resolved*
 Storms and screens: **Torn or holes** Location(s): **Various**
 Storms and screens: **Missing** Location(s): **Various**

I. Stairways (Interior and Exterior)

Comments:

Stairs and landings: **Stair rise too big or not uniform**
 Location(s): **Front Left Side Yard | Various Throughout Exterior**

J. Fireplaces and Chimneys

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I	NI	NP	D
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Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Joists: **Rot or insect damage** Location(s): **Various Throughout Front Porch**

Handrails and guards: **Missing** Location(s): **Rear Exterior Porch**

Roof structure: **Rot or insect damage** Location(s): **Front Porch**

Joists: **Damage** Location(s): **Left Side Exterior Staircase**

Handrails and guards: **Ineffective** Location(s): **Front Left Side Yard**

Floors: **Paint or stain needed** Location(s): **Front Porch**

Handrails and guards: **Openings between spindles (balusters) too large**

Location(s): **Various | Front Side Porch**

Handrails and guards: **Spindles (balusters) climbable**

Location(s): **Various Throughout Exterior Staircase**

Beams: **Rot or insect damage** Location(s): **Front Left Side Porch**

all resolved

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service drop: **Branches / vines interfering with wires** Location(s): **Front Yard**

Service mast and conductors: **Wires too close to roof**

Location(s): **Front Left Side Exterior Roof**

Distribution fuses/breakers: **Fuses or breakers too big**

Location(s): **Left Side Exterior Wall**

Distribution panel: **Poor access** Location(s): **Left Side Exterior Wall**

Service box: **Unprotected openings** Location(s): **Left Side Exterior Wall**

Panel wires: **White wires connected to breakers not identified as**

hot/live/ungrounded Location(s): **Left Side Exterior Wall**

Overview: **Recommendation: Replace outdoor outlets with bubble covers**

Recommendation: Replace GFCIs in proper locations (outdoor, bathrooms, kitchen, garages, etc.)

Recommendation: Make sure there are no openings in distribution panel.

Recommendation: Make sure AC amperage matches breaker size.

resolved

resolved

resolved

resolved

resolved.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: **Copper - non-metallic sheathed**

Comments:

Wiring - **damaged or exposed: Exposed on walls or ceilings** Location(s): **Front Porch**

Junction boxes: **Cover loose or missing** Location(s): **Various Garage**

Lights: **Inoperative** Location(s): **Various Garage**

all resolved

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Outdoor wiring: Wires too close to grade Location(s): Middle Porch
Switches: Faulty Location(s): Garage
Lights: Missing Location(s): Middle Room
Outlets (receptacles): Not suitable for outdoor (exterior) use Notes: Bubble covers for all outdoor outlets are needed for current building standards
Location(s): Various Exterior
Switches: Inoperative Location(s): Front Left Side Garage
Outlets (receptacles): No GFCI/GFI (Ground Fault Circuit Interrupter)
Location(s): Various Throughout Exterior

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Furnace, Central air

Energy Sources: Gas

Comments:

Venting system: Poor connections Location(s): Garage

Gas piping: No drip leg (sediment trap, dirt pocket) Location(s): Garage

Overview: Recommendation: Add gas piping drip leg to heater.

resolved

B. Cooling Equipment

Type of Systems: Central air

Comments:

Condensate system: Pan leaking Location(s): Garage

Compressor: Excess electric current draw Location(s): Left Side Exterior Wall

Evaporator coil: Dirty Location(s): Rear Left Side Exterior Wall

Condensate drain line: Blocked or crimped Location(s): Garage

Overview: Recommendation: Repair and replace disconnected and leaking ducting under the home.

resolved

Recommendation: Clean and re-plumb condensate lines for primary and secondary evaporator coil.

resolved

Recommendation: Make sure amperage for AC correlates to breaker size.

resolved.

C. Duct Systems, Chases, and Vents

Comments:

Ducts, registers and grilles: Disconnected or leaking

Location(s): Various Throughout Garage

Ducts, registers and grilles: Missing Location(s): Laundry Area

resolved.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front near street

Location of main water supply valve:

Static water pressure reading: 55 psi

Comments:

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I	NI	NP	D
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Water supply piping in building: **Poor support** Location(s): **Left Side Exterior Wall**

Gas piping: **Inadequate support** Location(s): **Middle Garage**

Hose bib or bibb (outdoor faucet): **Loose** Location(s): **Garage**

Hose bib or bibb (outdoor faucet): **Backflow prevention missing**

Location(s): **Various Throughout Exterior**

Overview: **Recommendation: Add backflow preventers to outdoor faucets.**

resolved.

Recommendation: Secure any loose service piping throughout the home.

resolved.

B. Drains, Wastes, and Vents

Comments:

Drain piping - installation: **Poor manifolding of drain pipe** Location(s): **Garage**

resolved

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallons

Comments:

Gas piping: **No drip leg (sediment trap/dirt pocket)** Location(s): **Garage**

resolved

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher: **Backflow prevention missing** Location(s): **Kitchen**

resolved.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

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G. Garage Door Operators

Comments:

Vehicle door operators: Sensors poorly located Location(s): Left Side Garage

H. Dryer Exhaust Systems

Comments:

I. Other

Comments:

Washing machine: Drip pan missing Location(s): Laundry Area

Overview: Recommendation: Remove wood paneling in garage and old insulation to increase ventilation throughout crawlspace.

resolved

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

Fence: Rot or insect damage Notes: Wood soil contact

Location(s): Various Front Yard

resolved.

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I NI NP D

LIMITATIONS

Plumbing

- Items excluded from a building inspection: **Landscape irrigation system**

END OF TREC REPORT



June 20, 2020

Dear Buddy Sparks,

RE: Report No. 1242
1112 13th St
Galveston, TX
77550

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Charles Lehnhoff
on behalf of
Sphaerus Inspections

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SUMMARY

1112 13th St, Galveston, TX June 14, 2020

Report No. 1242

www.sphaerusinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Flat roof may be in deed of repair soon. Monitor

Recommendation: Replace pipe/roof jacks with new installations to prevent any water damage or leaking.

Exterior

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Consult with licensed applicator for possible insect infestation.

Recommendation: Repair any rotted wood around exterior of home. Caulk and seal.

Recommendation: Add caps to exterior windows and doors.

Structure

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Monitor for settlement or consult with a licensed engineer about a missed column within the garage space.

Electrical

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Replace outdoor outlets with bubble covers

Recommendation: Replace GFCIs in proper locations (outdoor, bathrooms, kitchen, garages, etc.)

Recommendation: Make sure there are no openings in distribution panel.

Recommendation: Make sure AC amperage matches breaker size.

Heating

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Add gad piping drip leg to heater.

Cooling & Heat Pump

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Repair and replace disconnected and leaking ducting under the home.

Recommendation: Clean and re-plumb condensate lines for primary and secondary evaporator coil.

Recommendation: Make sure amperage for AC correlates to breaker size.

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Insulation and Ventilation

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Remove wood paneling in garage and old insulation to increase ventilation throughout crawlspace.

Plumbing

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Add backflow preventers to outdoor faucets.

Recommendation: Secure any loose service piping throughout the home.

Interior

RECOMMENDATIONS \ Overview

Condition: • Recommendation: Add backflow prevention to dishwasher.

Recommendation: Monitor for insect penetration throughout structure internally.

Recommendation: Paint caulk and seal any wood or loos trim throughout.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

Types of Roof Covering: • [Asphalt shingles](#)

Viewed From: • A ladder at the edge of the roof

Sloped roofing material:

• [Asphalt shingles](#)



1. Asphalt shingles

Sloped roof flashing material: • Metal

Flat roofing material: • [Modified bitumen membrane](#)

Flat roof flashing material: • Metal

Probability of leakage: • Medium

Approximate age:

• 5-10 years



2. 5-10 years

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Typical life expectancy: • 25-30 years

Recommendations

RECOMMENDATIONS \ Overview

- 1. Condition:** • Recommendation: Flat roof may be in deed of repair soon. Monitor
Recommendation: Replace pipe/roof jacks with new installations to prevent any water damage or leaking.

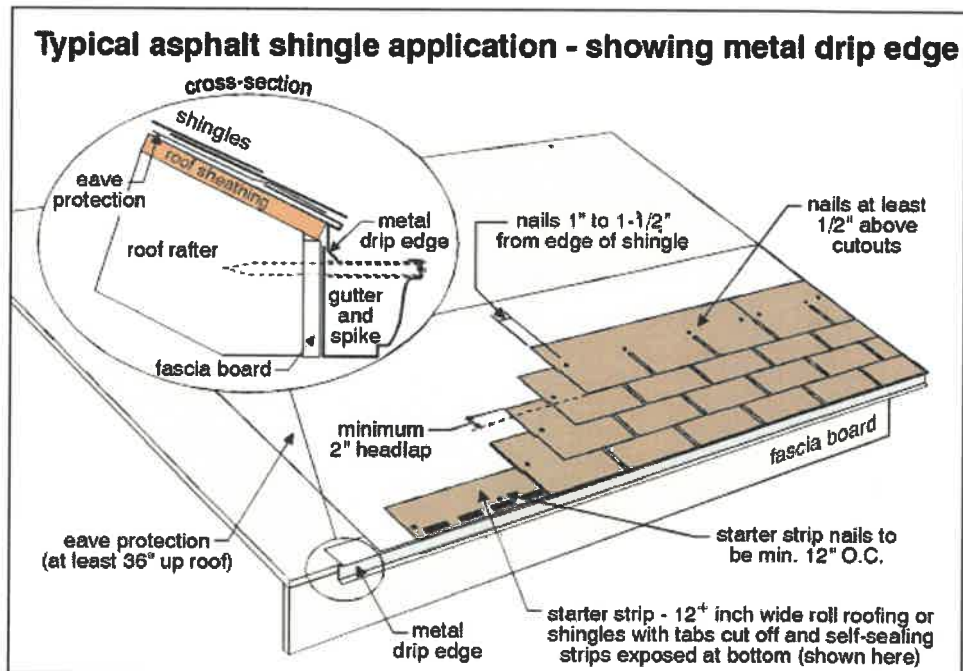
SLOPED ROOFING \ Asphalt shingles

- 2. Condition:** • [Exposed fasteners](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Improve



- 3. Condition:** • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: Various

Task: Remove

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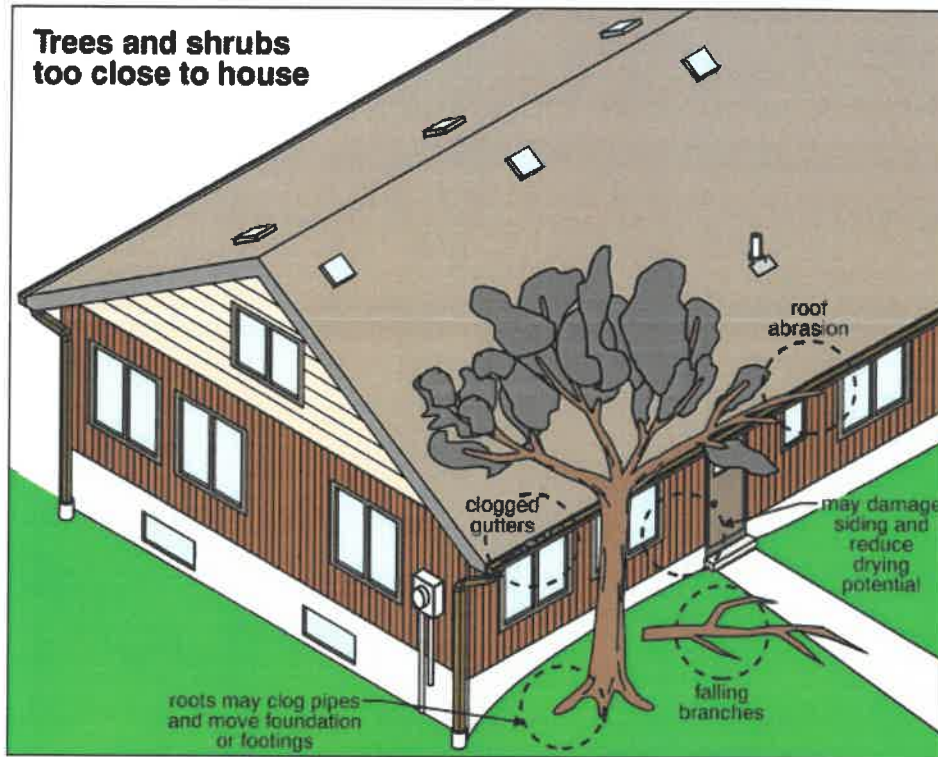
HEATING

COOLING

INSULATION

PLUMBING

INTERIOR



3. Tree branches touching roof

SLOPED ROOF FLASHINGS \ Roof/sidewall flashings

4. Condition: • [Loose, damaged, patched, open seams](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Right Roof

Task: Improve

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4. Loose, damaged, patched, open seams

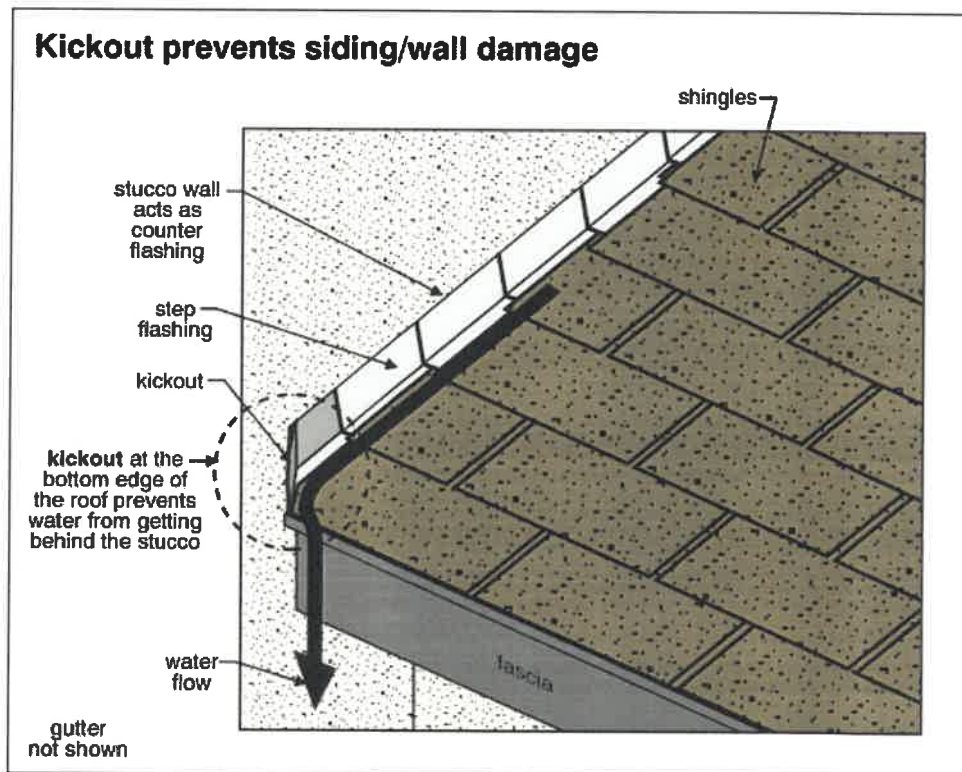
5. Condition: • [Kickout flashing - missing](#)

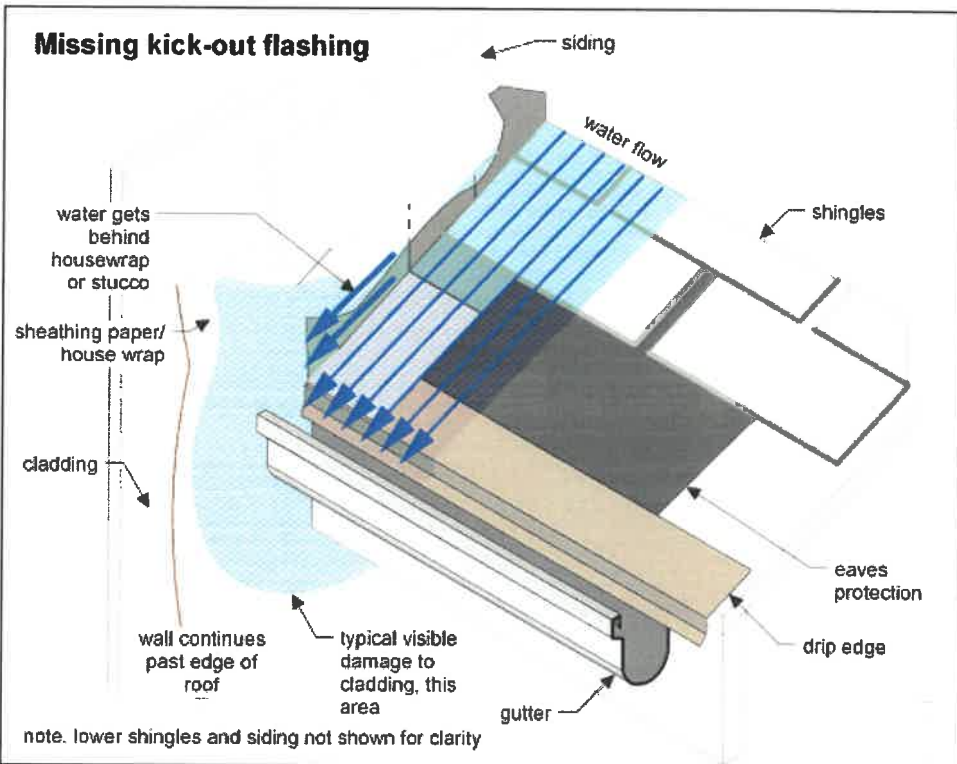
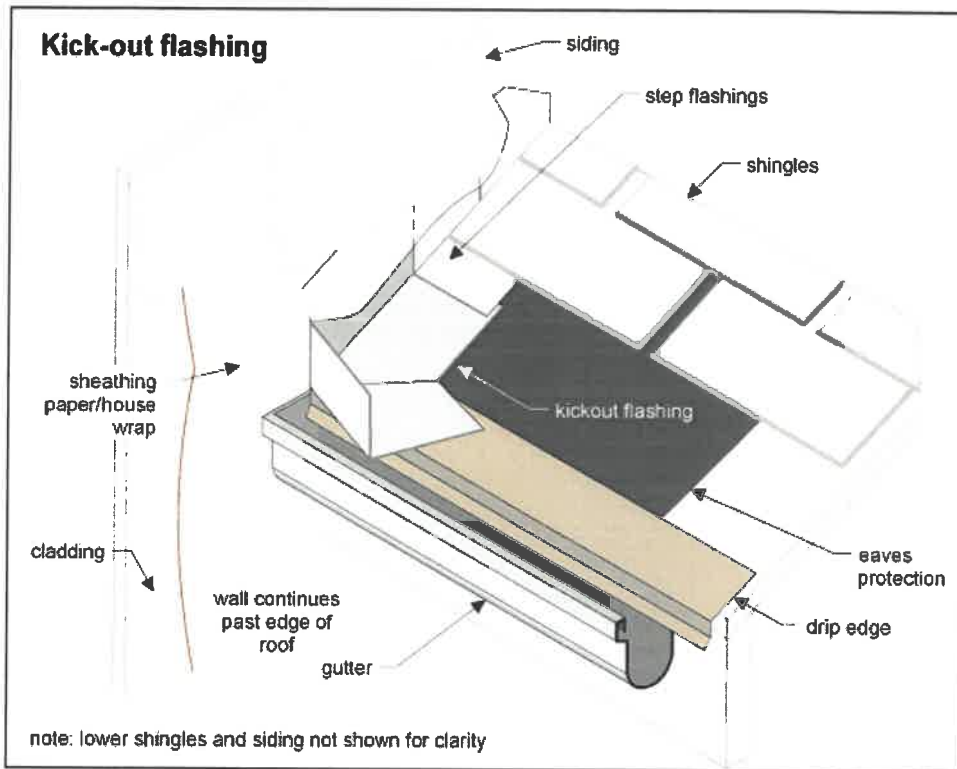
Kickout flashing needs improvement

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various

Task: Replace





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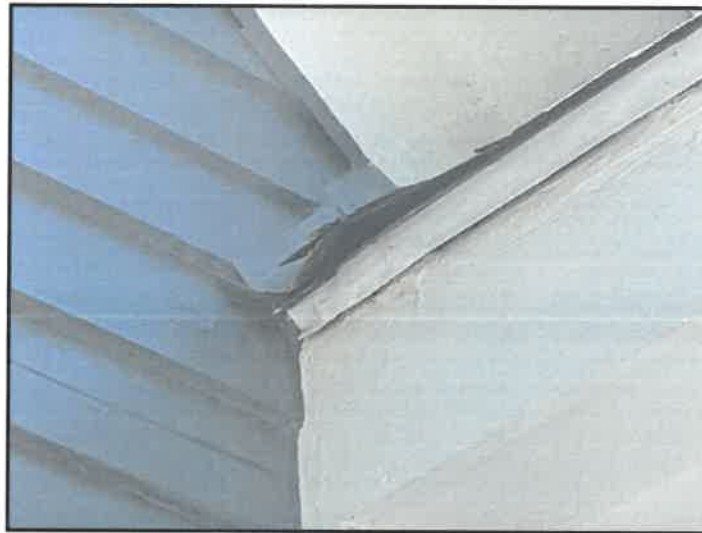
HEATING

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5. Kickout flashing - missing

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

6. Condition: • [Damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Middle Roof

Task: Replace



6. Damage

7. Condition: • [Vertically misaligned](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Left Side Roof

Task: Monitor

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INTERIOR



7. Vertically misaligned

FLAT ROOFING \ Modified bitumen

8. Condition: • Aging

Location: Rear Left Side Roof

Task: Repair or replace



8. Aging

9. Condition: • [Damage, punctures, tears](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Left Side Roof

Task: Correct

ROOFING

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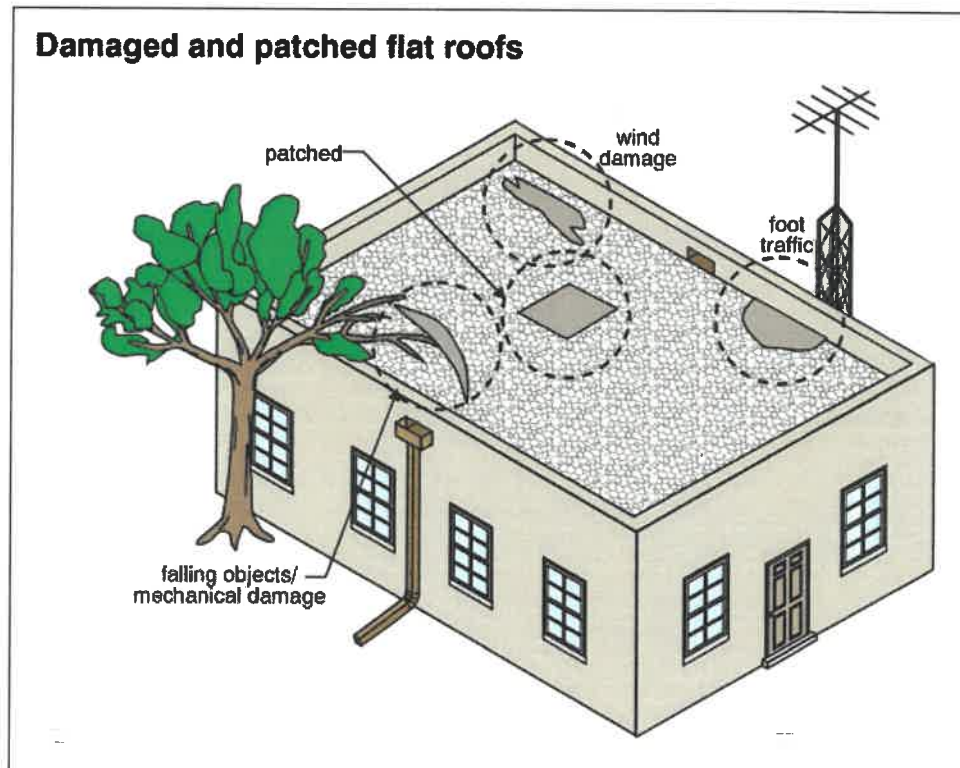
9. Damage, punctures, tears

10. Condition: • [Patched](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Roof

Task: Further evaluation Monitor



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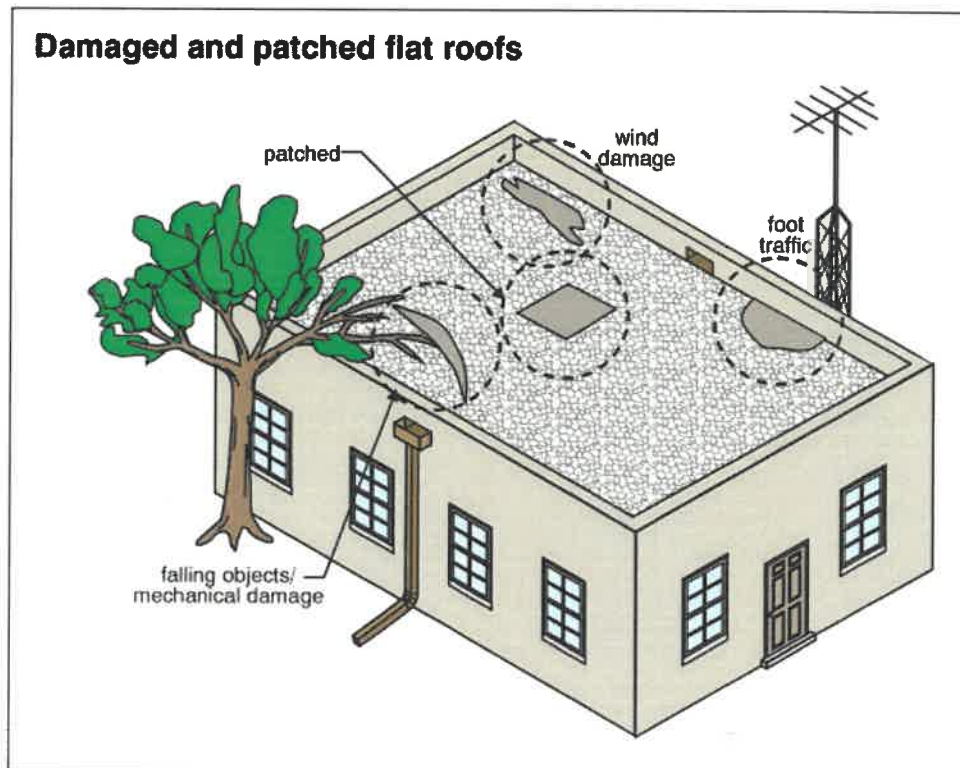
10. Patched

11. Condition: • [Tree branches touching roof](#)

Implication(s): Shortened life expectancy of material

Location: Rear Exterior

Task: Remove



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11. *Tree branches touching roof*

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Description

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • [Wood](#)

Wall surfaces - wood: • [Boards](#)

Walkway: • Stone

Window Shutters/Panels:

• Storm panels



12. Storm panels

Deck: • Raised • Wood

Porch: • Wood

Exterior steps: • Wood

Balcony: • Wood

Fence:

• Wood

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13. Wood

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator: • Present

Recommendations

RECOMMENDATIONS \ Overview

12. Condition: • Recommendation: Consult with licensed applicator for possible insect infestation.

Recommendation: Repair any rotted wood around exterior of home. Caulk and seal.

Recommendation: Add caps to exterior windows and doors.

ROOF DRAINAGE \ Gutters and Downspouts

13. Condition: • Missing

Location: Throughout

Task: Provide



14. Missing

WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)

14. Condition: • [Vents - ineffective / missing](#)

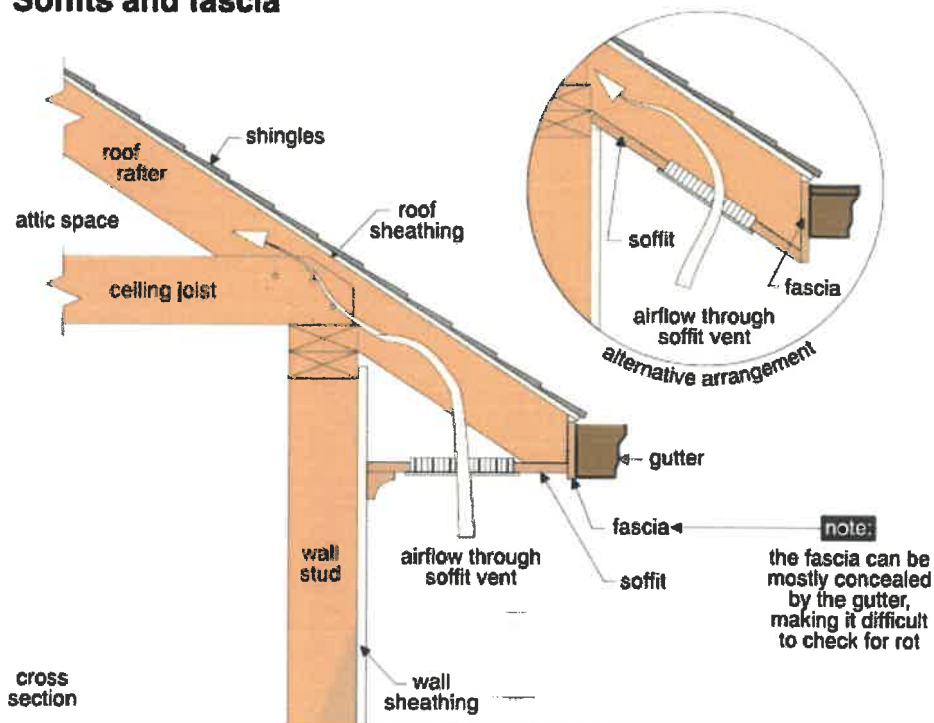
Implication(s): Chance of condensation damage to finishes and/or structure | Material deterioration

Location: Various Throughout Exterior

Task: Provide

Time: Discretionary

Soffits and fascia



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15. Vents - ineffective / missing

WALLS \ Wood siding

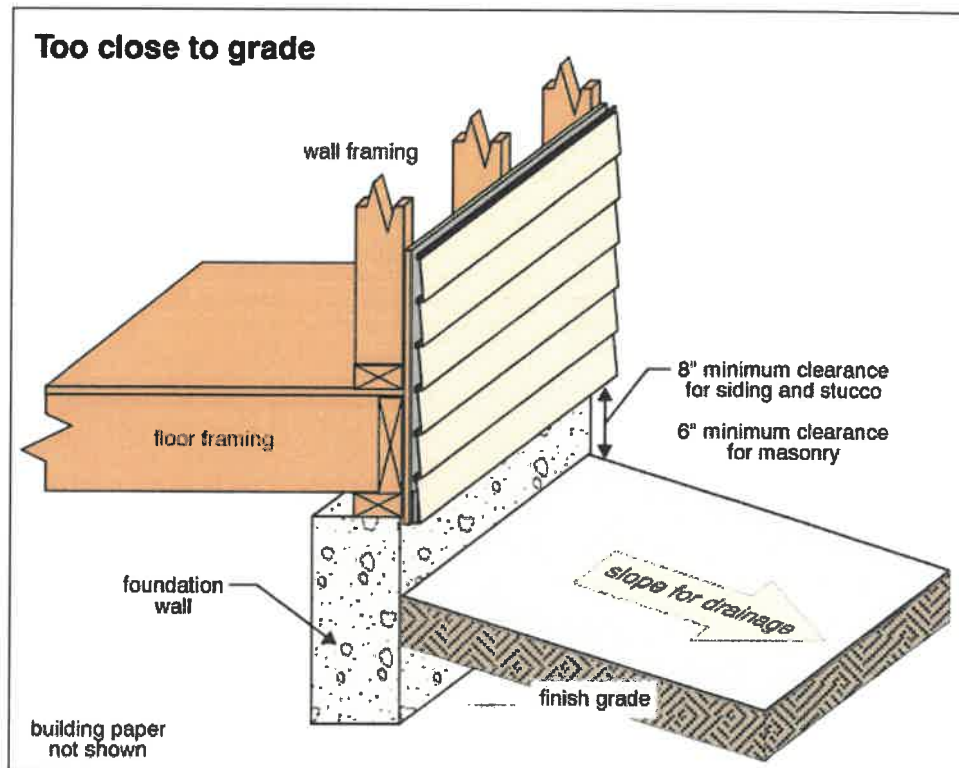
15. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: Various Throughout Exterior Wall

Task: Improve

Time: Discretionary



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16. Too close to grade

16. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration | Rot | Insect damage

Location: Front Yard

Task: Improve

Time: Discretionary



17. Too close to grade

WALLS \ Plywood, hardboard, and OSB (Oriented Strand Board)

17. Condition: • [Mechanical damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout Garage

Task: Remove

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18. Mechanical damage



19. Mechanical damage

WINDOWS \ General notes

18. Condition: • Paint and Caulking - deteriorated / missing

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various Exterior Wall

Task: Improve



20. Paint and Caulking - deteriorated / missing

EXTERIOR GLASS/WINDOWS \ Exterior drip caps/Drip cap flashing/Head flashing

19. Condition: • [Missing](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Exterior

Task: Provide

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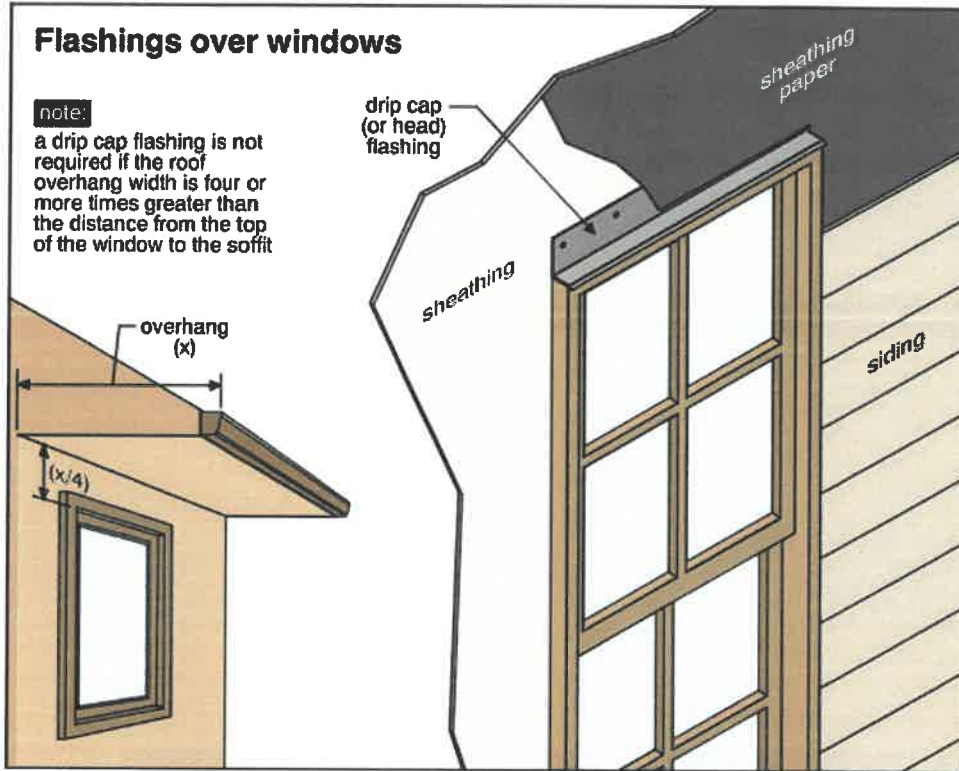
PLUMBING

INTERIOR

Flashings over windows

note:

a drip cap flashing is not required if the roof overhang width is four or more times greater than the distance from the top of the window to the soffit



21. Missing

EXTERIOR GLASS/WINDOWS \ Storms and screens

20. Condition: • [Torn or holes](#)

Implication(s): Chance of pests entering building

Location: Various

Task: Replace

Time: Discretionary

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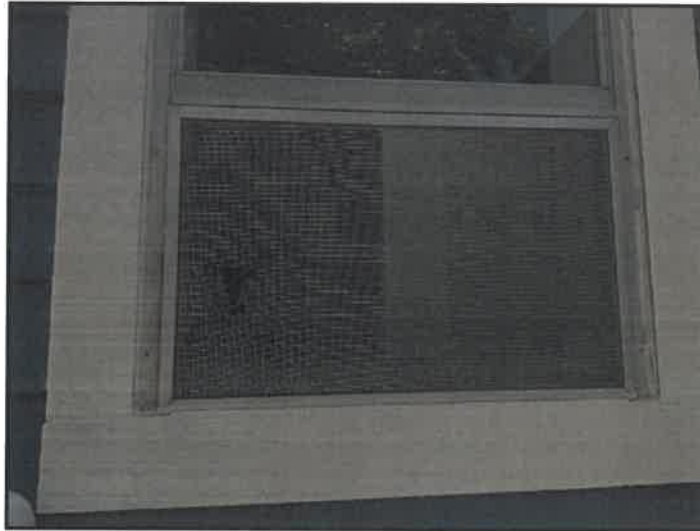
HEATING

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22. Torn or holes

21. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various

Task: Provide



23. Missing

DOORS \ Doors and frames

22. Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Garage

Task: Replace

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24. Loose or poor fit

DOORS \ Exterior trim

23. Condition: • [Paint or stain needed](#)

Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: Rear Exterior Porch

Task: Correct



25. Paint or stain needed

DOORS \ Exterior drip caps

24. Condition: • [Missing](#)

Implication(s): Chance of damage to finishes and structure

Location: Rear Exterior Porch

Task: Replace

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26. Missing

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Beams

25. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Left Side Porch

Task: Repair or replace Monitor



27. Rot or insect damage

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

26. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Throughout Front Porch

Task: Further evaluation Monitor

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28. Rot or insect damage



29. Rot or insect damage



30. Rot or insect damage



31. Rot or insect damage

27. Condition: • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Left Side Exterior Staircase

Task: Repair or replace

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32. Damage

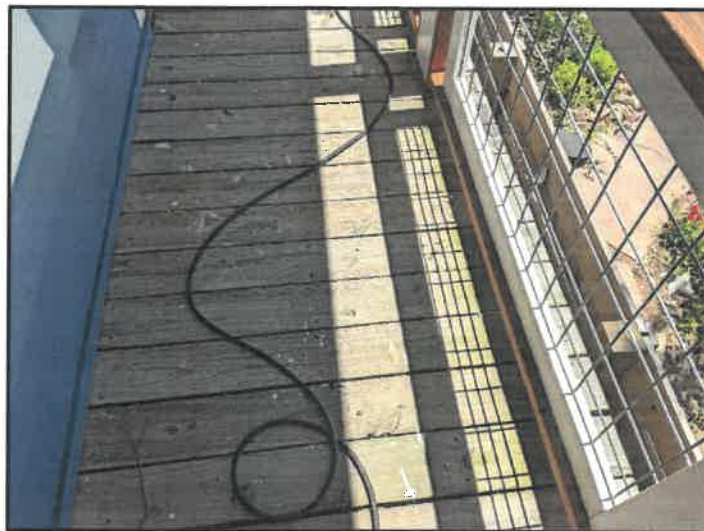
PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

28. Condition: • [Paint or stain needed](#)

Implication(s): Shortened life expectancy of material

Location: Front Porch

Task: Improve



33. Paint or stain needed

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

29. Condition: • [Stair rise too big or not uniform](#)

Implication(s): Trip or fall hazard

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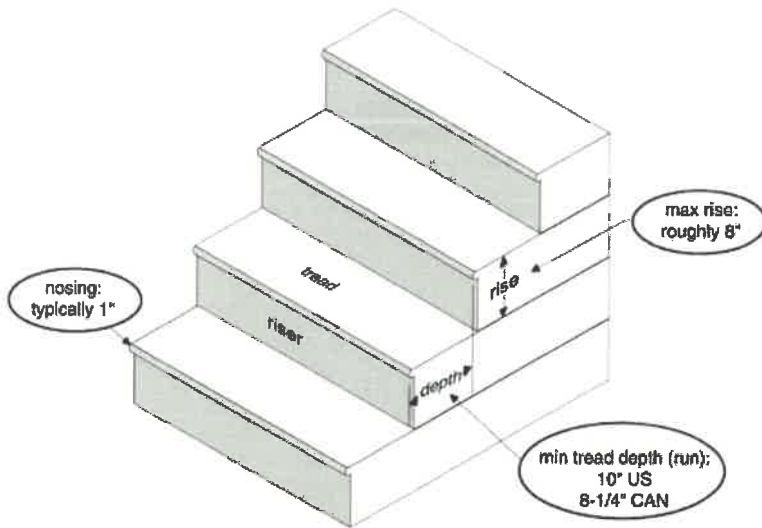
INTERIOR

Location: Front Left Side Yard | Various Throughout Exterior

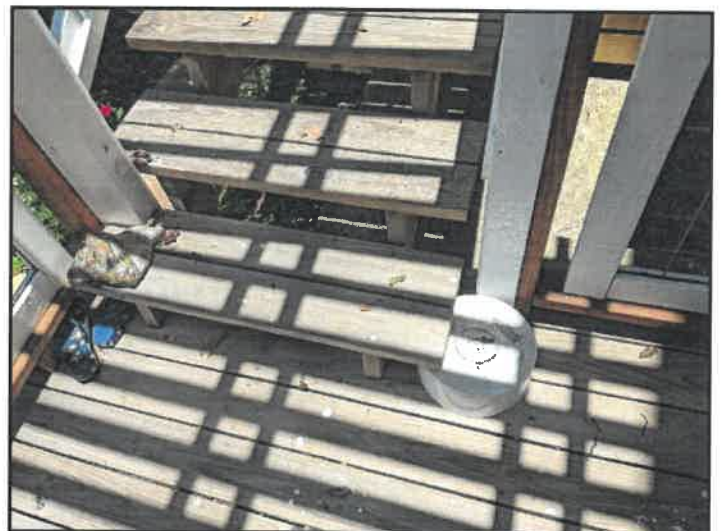
Task: Improve

Time: Discretionary

Rise, tread depth (run) and nosing



34. Stair rise too big or not uniform



35. Stair rise too big or not uniform

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

30. Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Rear Exterior Porch

Task: Provide

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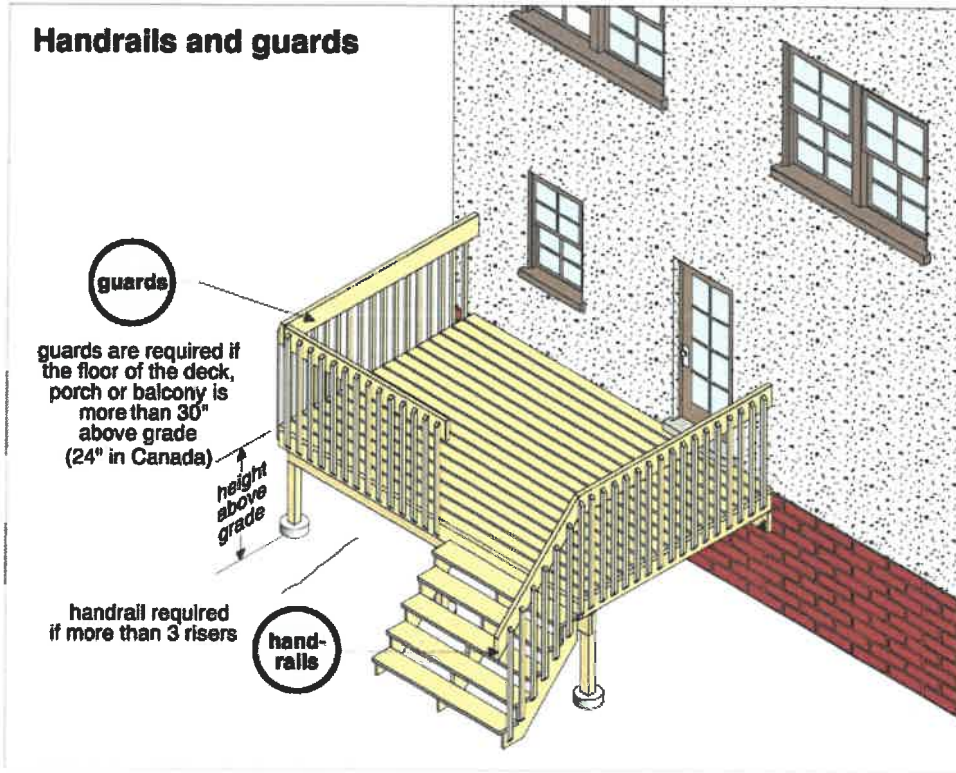
COOLING

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Handrails and guards



36. Missing

31. Condition: • [Ineffective](#)

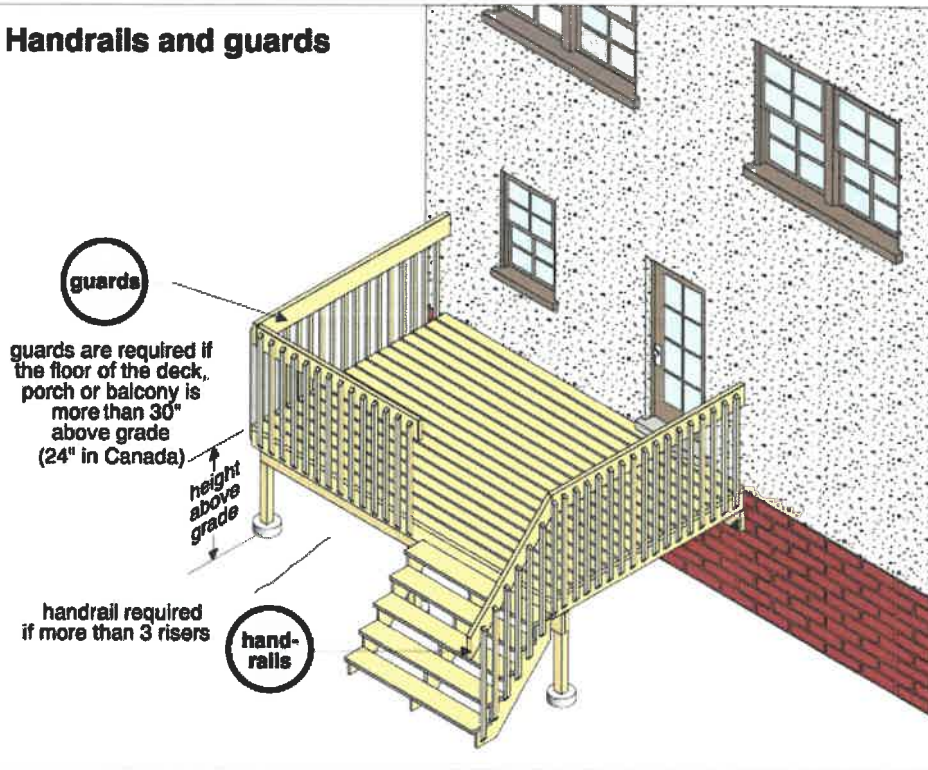
Implication(s): Fall hazard

Location: Front Left Side Yard

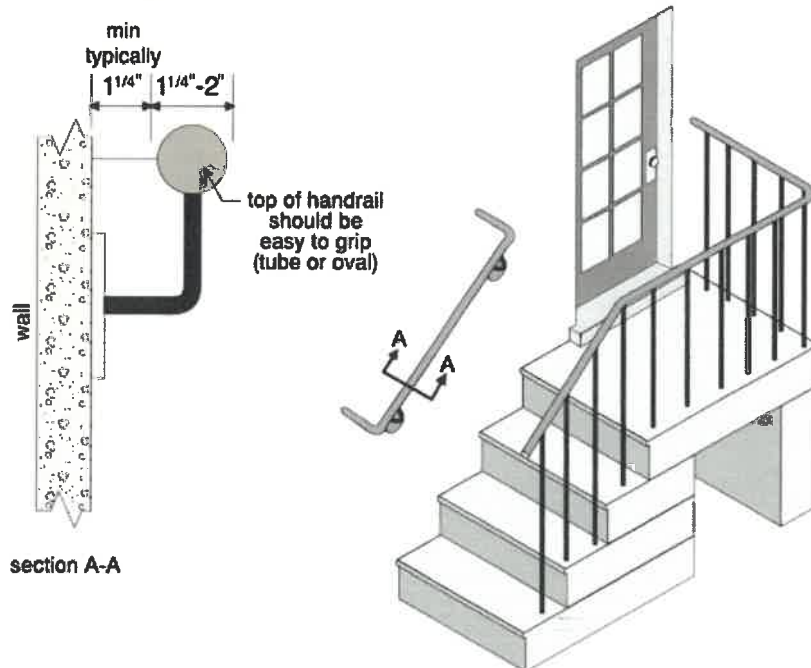
Task: Improve

Time: Discretionary

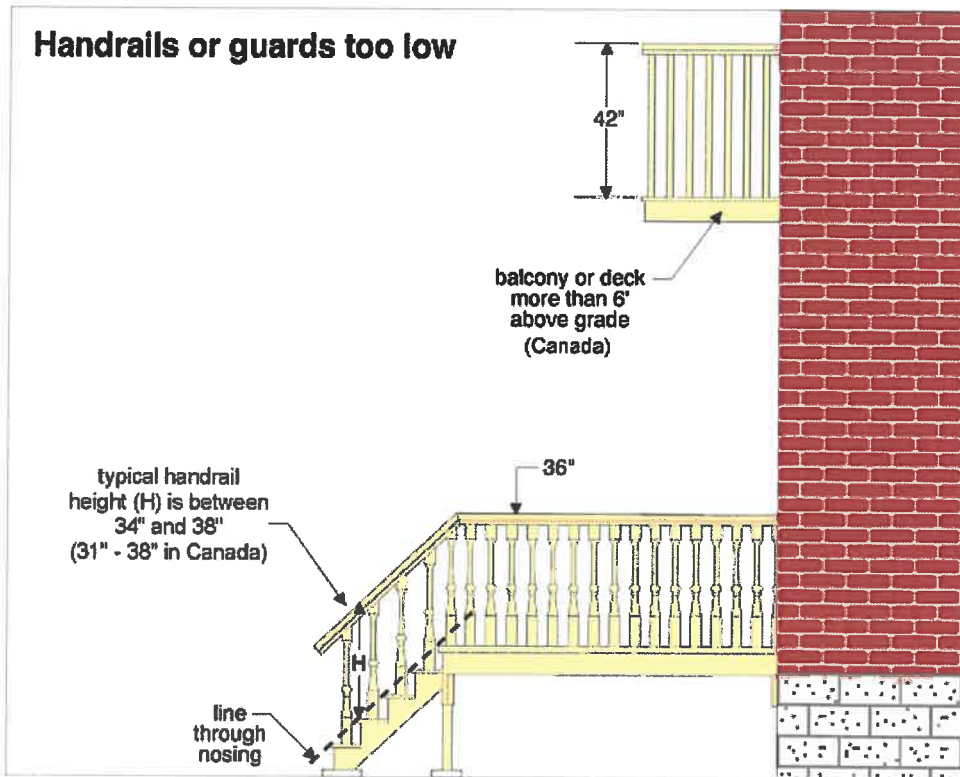
Handrails and guards



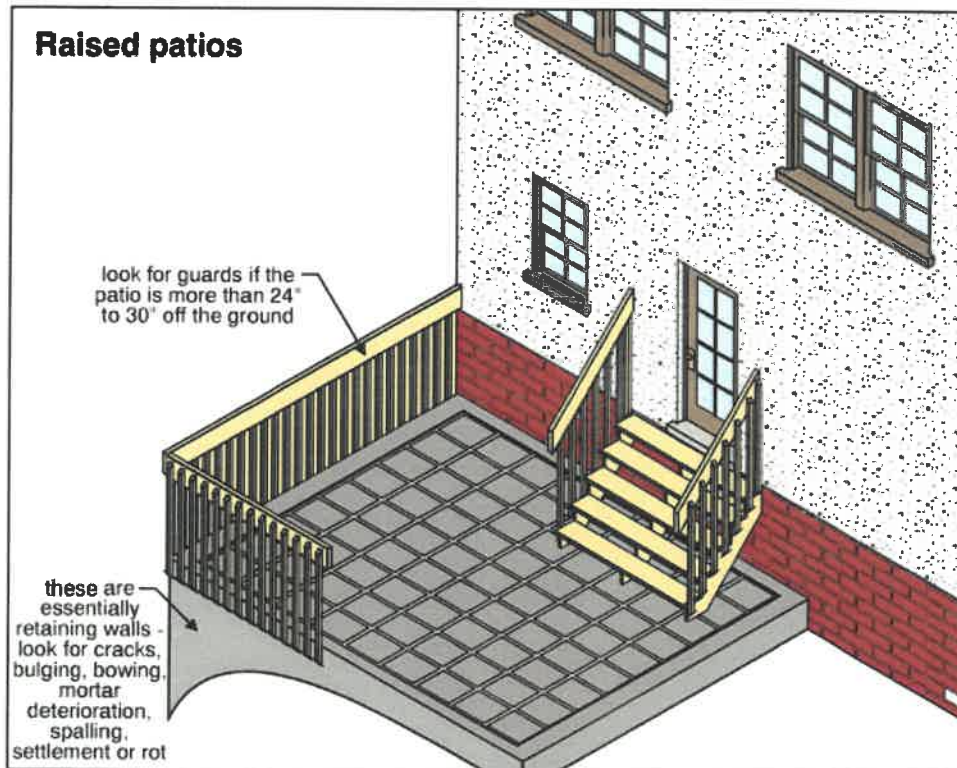
Handrail design



Handrails or guards too low



Raised patios



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37. Ineffective

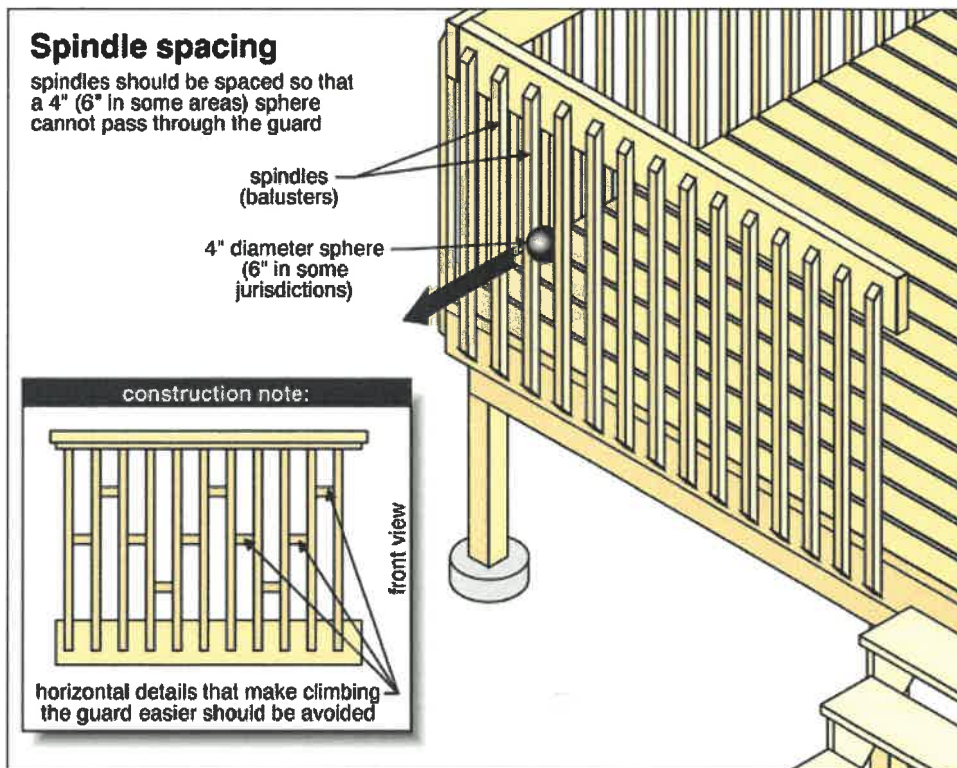
32. Condition: • [Openings between spindles \(balusters\) too large](#)

Implication(s): Fall hazard

Location: Various | Front Side Porch

Task: Improve

Time: Discretionary



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38. Openings between spindles (balusters) too...



39. Openings between spindles (balusters) too...

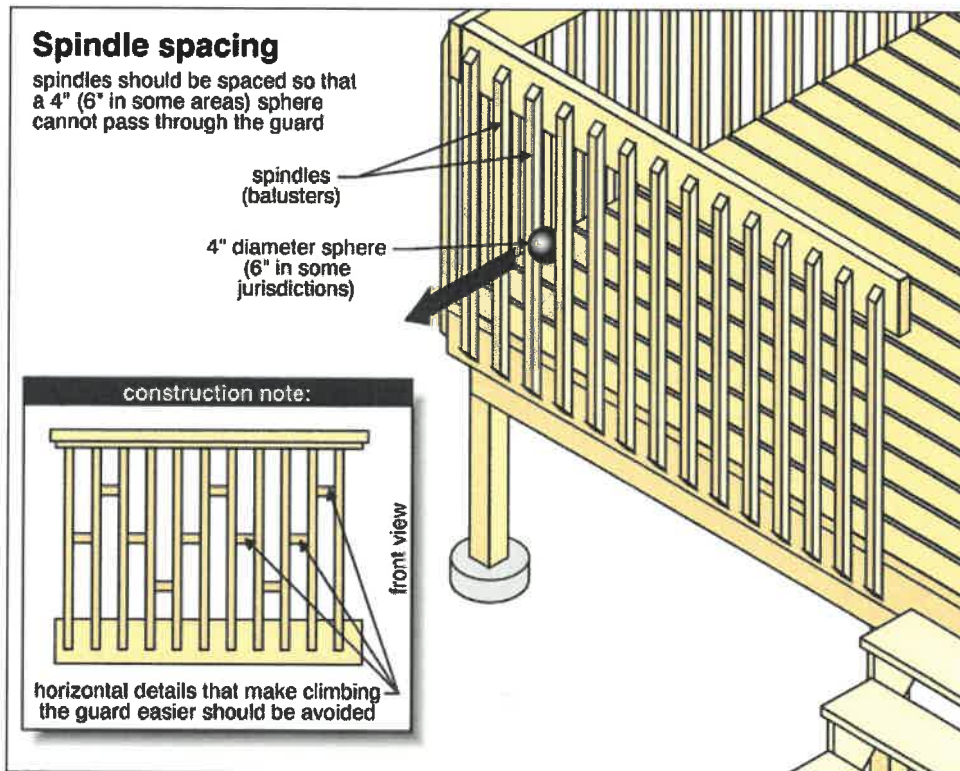
33. Condition: • [Spindles \(balusters\) climbable](#)

Implication(s): Fall hazard

Location: Various Throughout Exterior Staircase

Task: Improve

Time: Discretionary



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40. Spindles (balusters) climbable

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Roof structure

34. Condition: • [Rot or insect damage](#)

Implication(s): Weakened structure | Chance of movement

Location: Front Porch

Task: Further evaluation



41. Rot or insect damage

LANDSCAPING \ Fence

35. Condition: • Rot or insect damage

Wood soil contact

Implication(s): Material deterioration

Location: Various Front Yard

Task: Monitor

Time: Discretionary

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42. Rot or insect damage

STAIRS \ Stringers

36. Condition: • Inadequately secured to header

Location: Left Side Exterior Staircase

Task: Repair



43. Inadequately secured to header

Description

Type of Foundation(s): • Pier and beam

Foundation Performance Opinion: • Further evaluation by a specialist is recommended • Performing as intended

Roof Structures and Attics Viewed From: • No access was gained to crawlspace

Configuration: • [Piers](#)

Foundation material: • [Wood](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters

Recommendations

RECOMMENDATIONS \ Overview

37. Condition: • Recommendation: Monitor for settlement or consult with a licensed engineer about a missed column within the garage space.

FOUNDATIONS \ General notes

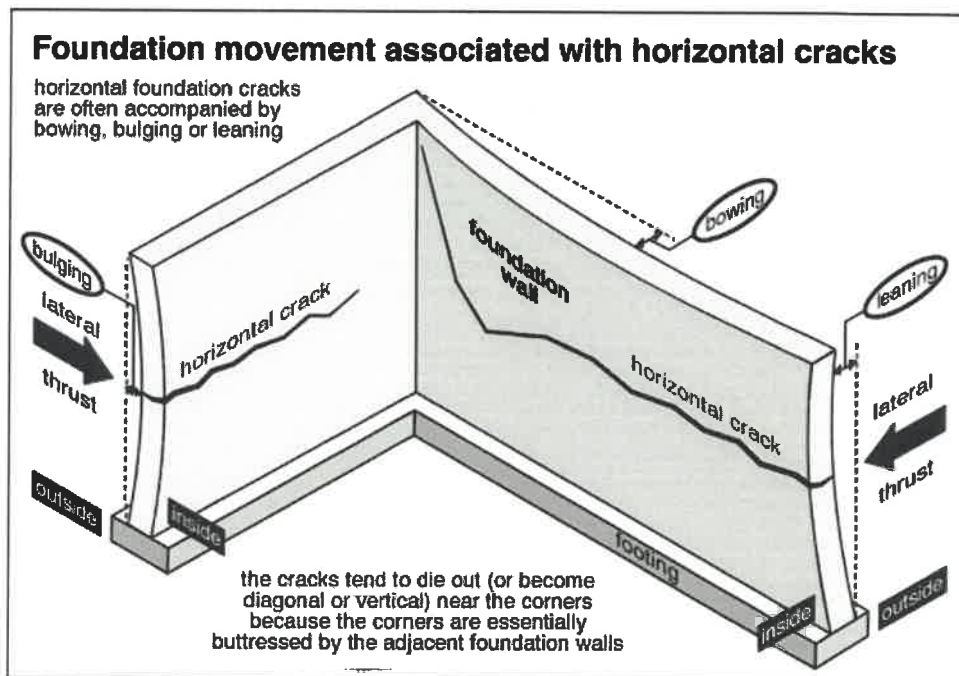
38. Condition: • [Bowed, bulging or leaning](#)

Missing garage column may cause settlement.

Implication(s): Weakened structure | Chance of structural movement

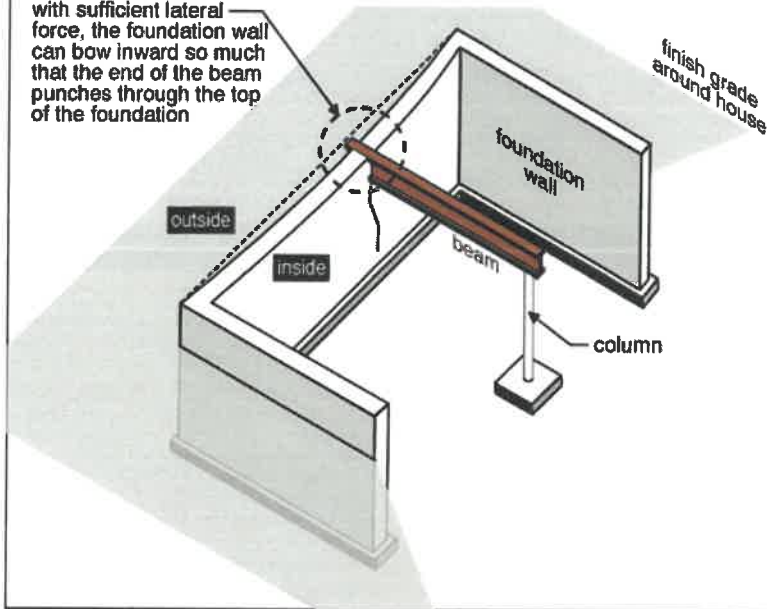
Location: Right Side Middle

Task: Further evaluation Monitor

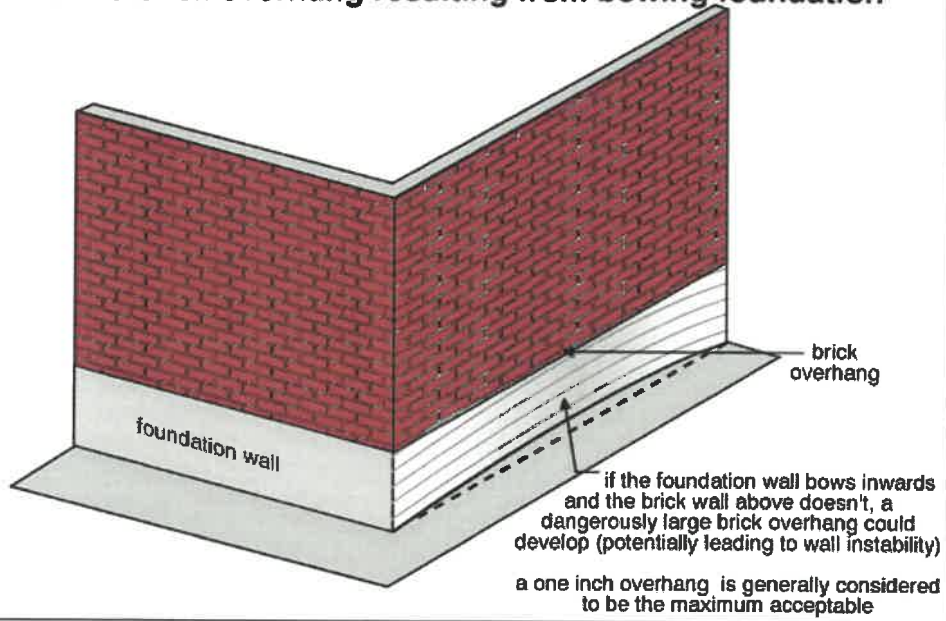


Beam punching through foundation wall

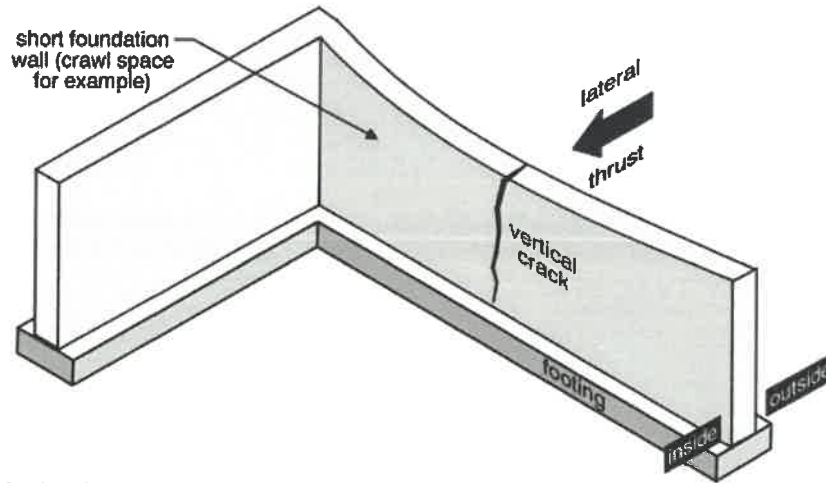
with sufficient lateral force, the foundation wall can bow inward so much that the end of the beam punches through the top of the foundation



Excess brick overhang resulting from bowing foundation



Vertical foundation cracks



in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



44. Bowed, bulging or leaning

FLOORS \ Columns or piers

39. Condition: • [Missing](#)

Implication(s): Chance of structural movement

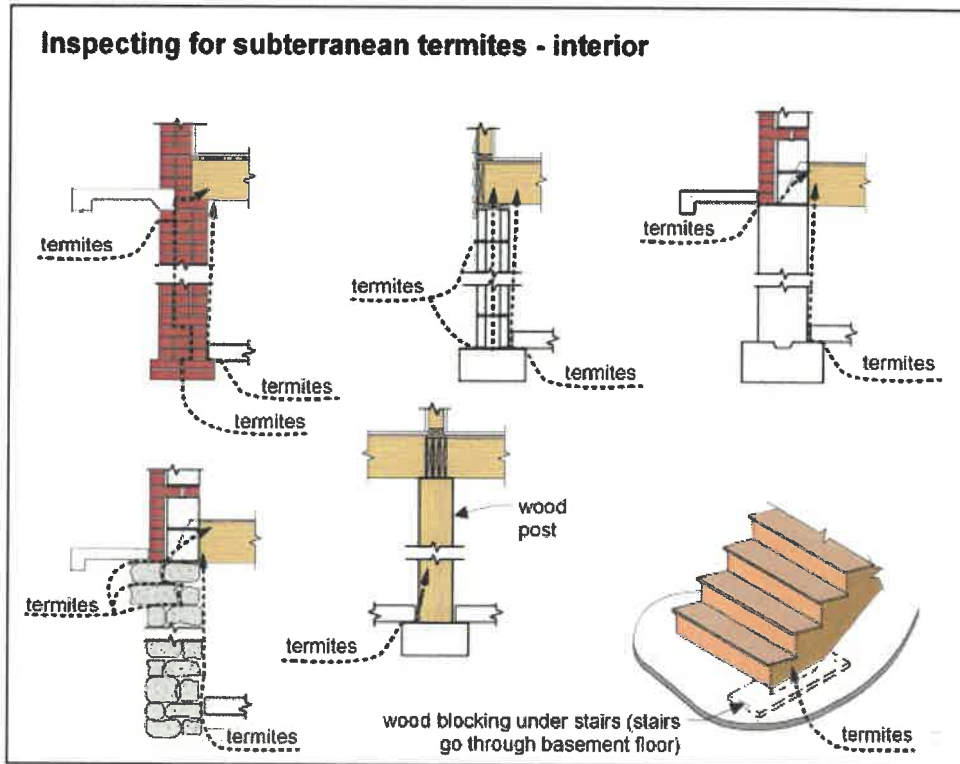
Location: Front Middle Garage

Task: Replace



45. Missing

40. Condition: • [Insect damage](#)
Implication(s): Weakened structure
Location: Front Left Side Garage
Task: Monitor



STRUCTURE

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46. Insect damage

FLOORS \ Sheathing/Subflooring

41. Condition: • Buckled

Implication(s): Weakened structure | Chance of structural movement

Location: Middle Garage

Task: Replace Monitor



47. Buckled

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Description

Type of Wiring: • [Copper - non-metallic sheathed](#)

Service entrance cable and location:

• [Overhead - cable type not determined](#)



48. Overhead - cable type not determined

Service size:

• [200 Amps \(240 Volts\)](#)



49. 200 Amps (240 Volts)

Main disconnect/service box type and location:

• [Breakers - exterior wall](#)

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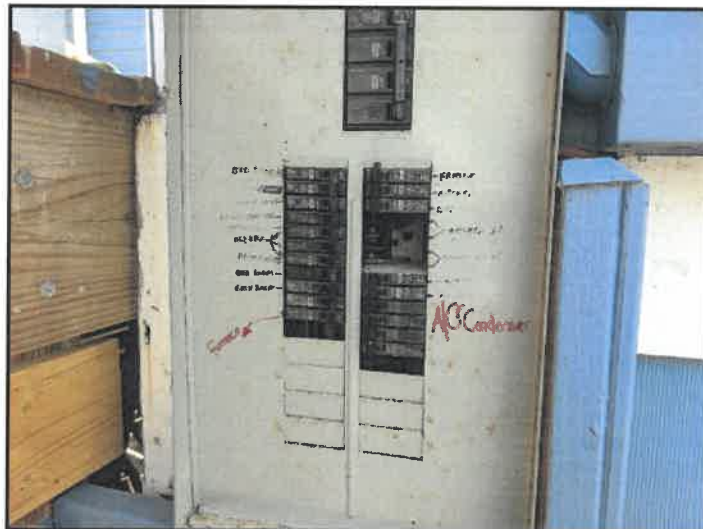


50. Breakers - exterior wall

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

- [Breakers - exterior wall](#)

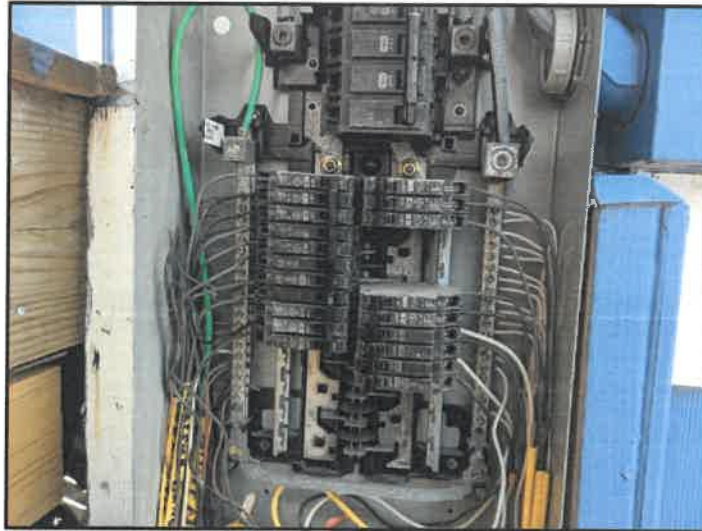


51. Breakers - exterior wall

Electrical panel manufacturers: • GE

Auxiliary panel (subpanel) type and location:

- [Breakers - exterior wall](#)



52. Breakers - exterior wall

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present • No AFCI

Smoke alarms (detectors): • [Present](#)

Recommendations

RECOMMENDATIONS \ Overview

42. Condition: • Recommendation: Replace outdoor outlets with bubble covers

Recommendation: Replace GFCIs in proper locations (outdoor, bathrooms, kitchen, garages, etc.)

Recommendation: Make sure there are no openings in distribution panel.

Recommendation: Make sure AC amperage matches breaker size.

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

43. Condition: • [Branches / vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Front Yard

Task: Correct



53. Branches / vines interfering with wires

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

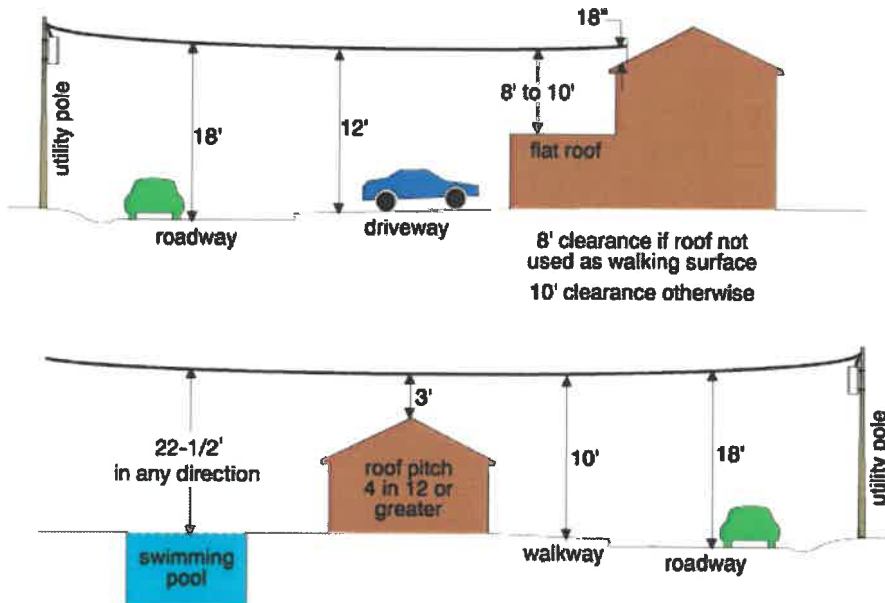
44. Condition: • [Wires too close to roof](#)

Implication(s): Electric shock | Interruption of electrical service

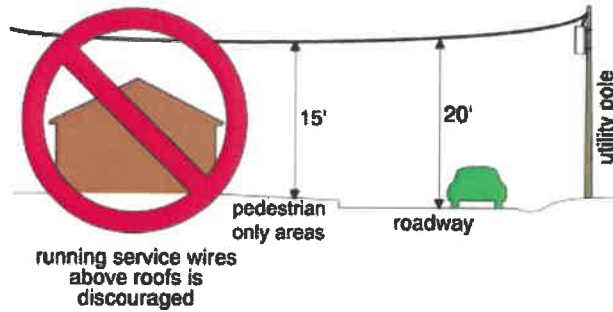
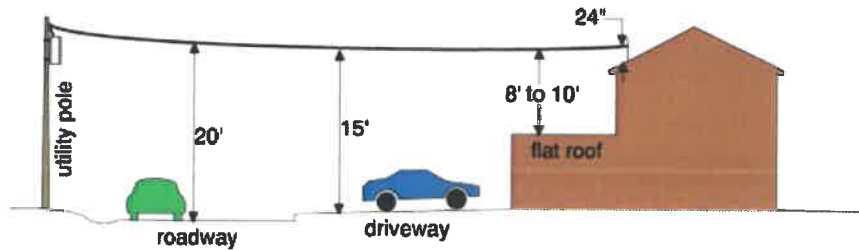
Location: Front Left Side Exterior Roof

Task: Improve

Service drop clearances (United States)



Service drop clearances (Canada)



Inadequate wire clearance over roofs



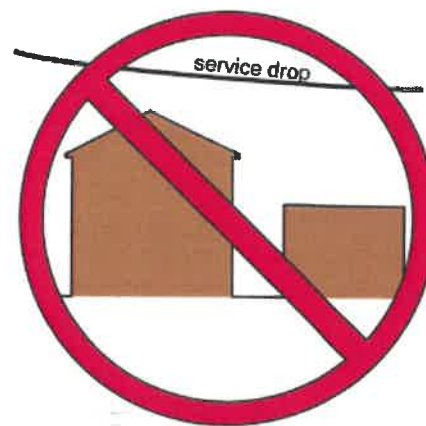
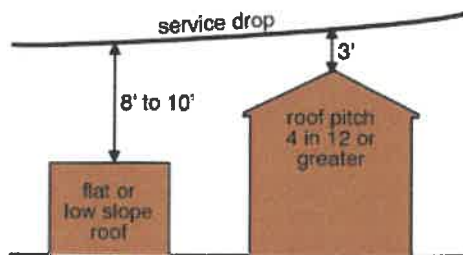
UNITED STATES

check to ensure that the clearances indicated below have been provided



CANADA

installing wires over roofs is not generally allowed except by special permission



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54. Wires too close to roof

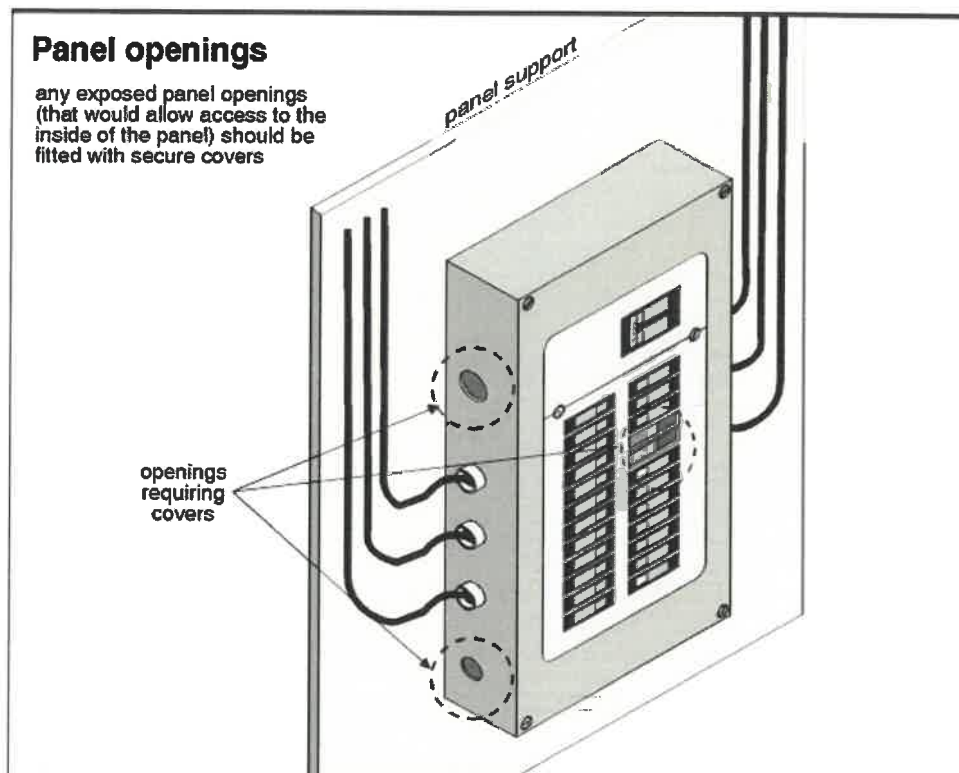
SERVICE BOX, GROUNDING AND PANEL \ Service box

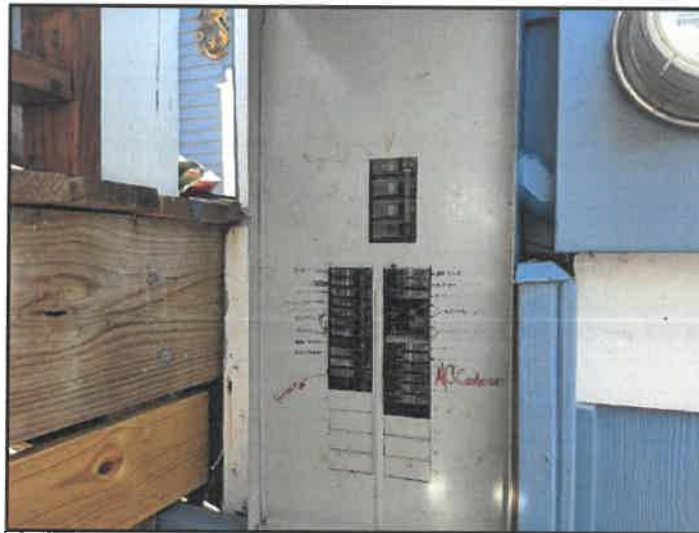
45. Condition: • [Unprotected openings](#)

Implication(s): Electric shock

Location: Left Side Exterior Wall

Task: Replace





55. Unprotected openings

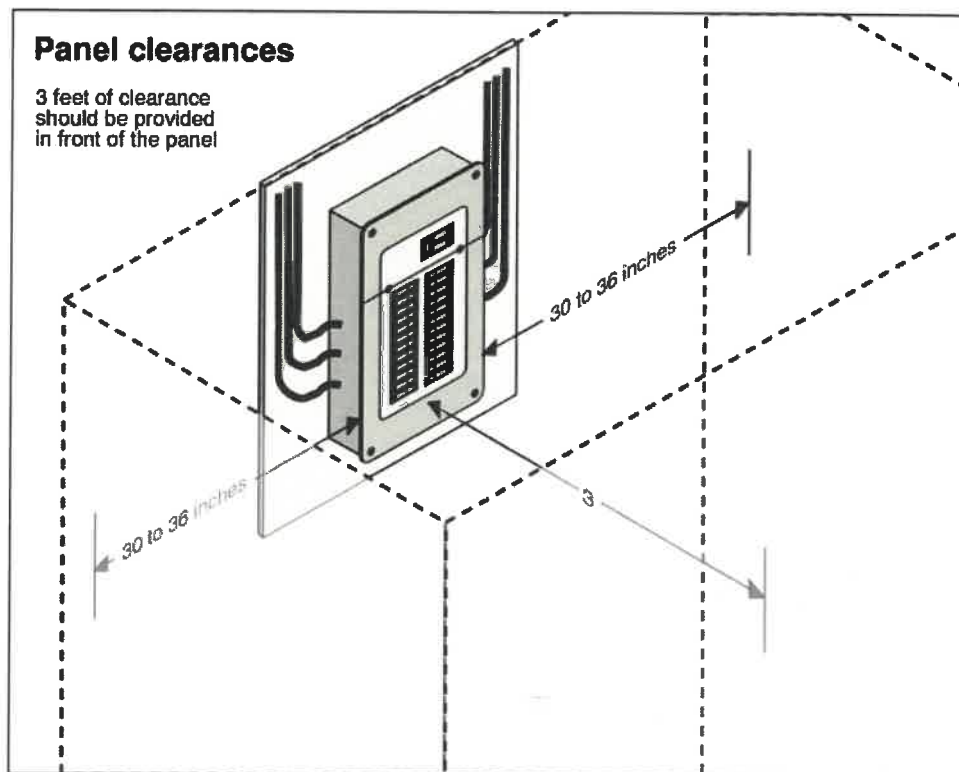
SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

46. Condition: • [Poor access](#)

Implication(s): Difficult to service

Location: Left Side Exterior Wall

Task: Improve



SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

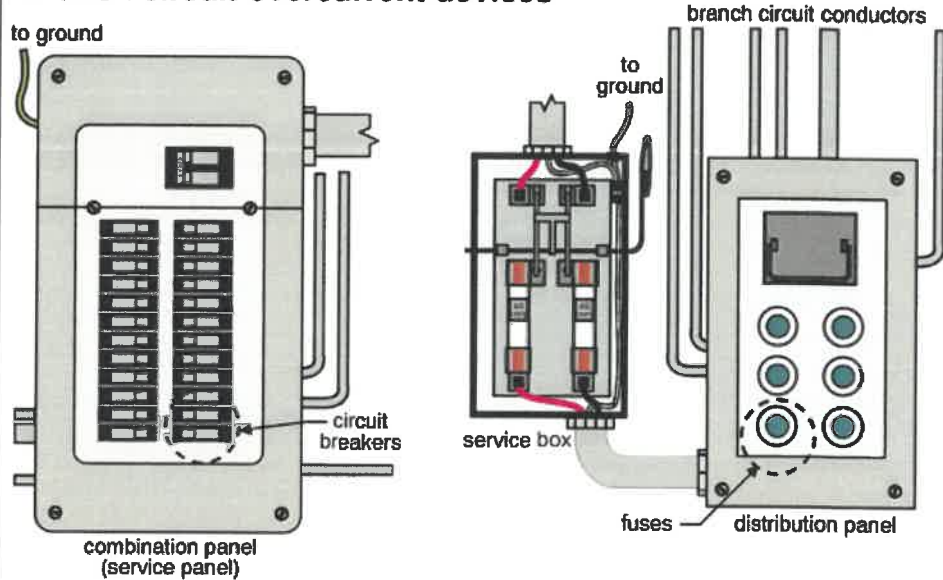
47. Condition: • [Fuses or breakers too big](#)

Implication(s): Equipment overheating | Fire hazard

Location: Left Side Exterior Wall

Task: Replace

Branch circuit overcurrent devices



overcurrent devices can be circuit breakers or fuses
check that the overcurrent devices are compatible with
the branch circuit conductors

Common household wire and fuse sizes



common uses:
most circuits for lighting and receptacles, electric baseboard heaters

typical fuse/breaker size:
15 amps



common uses:
electric clothes dryers, air conditioners, water heaters

typical fuse/breaker size:
30 amps



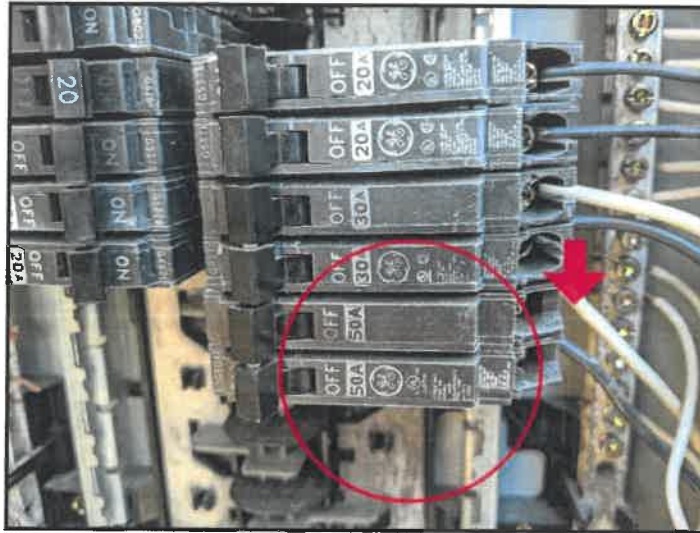
common uses:
some receptacles, electric baseboard heaters, small air conditioners

typical fuse/breaker size:
20 amps



common uses:
electric stoves and ovens

typical fuse/breaker size:
40 amps



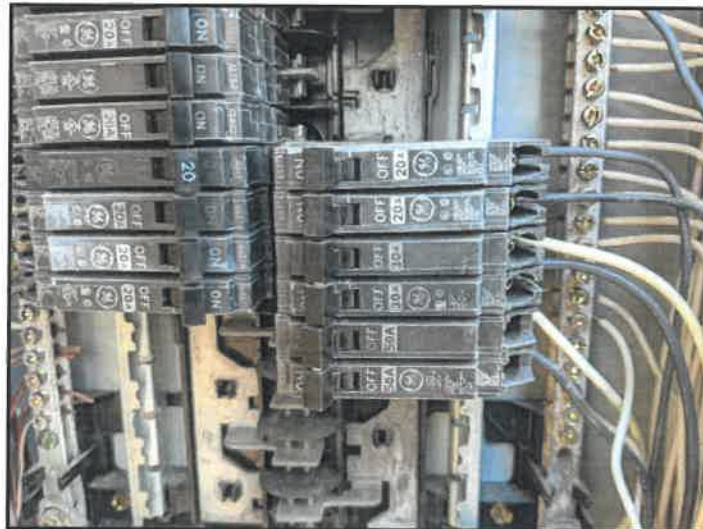
56. Fuses or breakers too big

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

48. Condition: • White wires connected to breakers not identified as hot/live/ungrounded

Location: Left Side Exterior Wall

Task: Improve



57. White wires connected to breakers not...

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

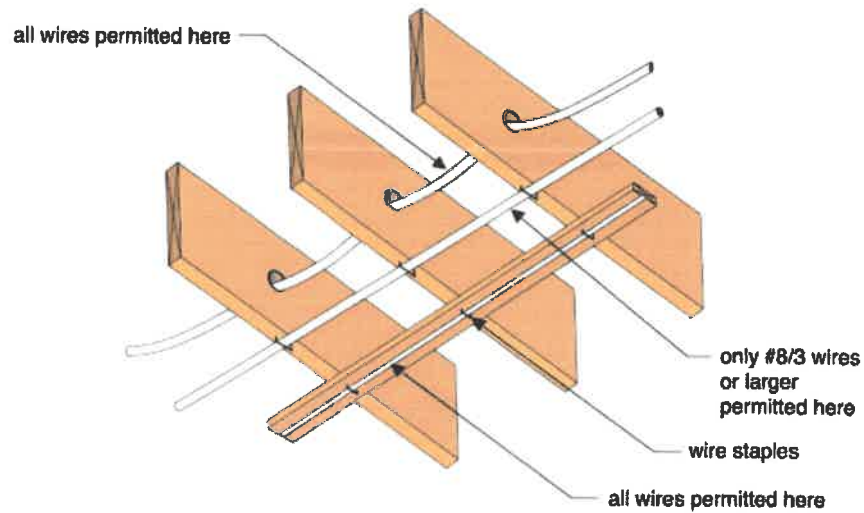
49. Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Front Porch

Task: Correct

Wire installations below floors



58. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Outdoor wiring

50. Condition: • [Wires too close to grade](#)

Implication(s): Damage to wire | Electric shock

Location: Middle Porch

Task: Improve



59. Wires too close to grade

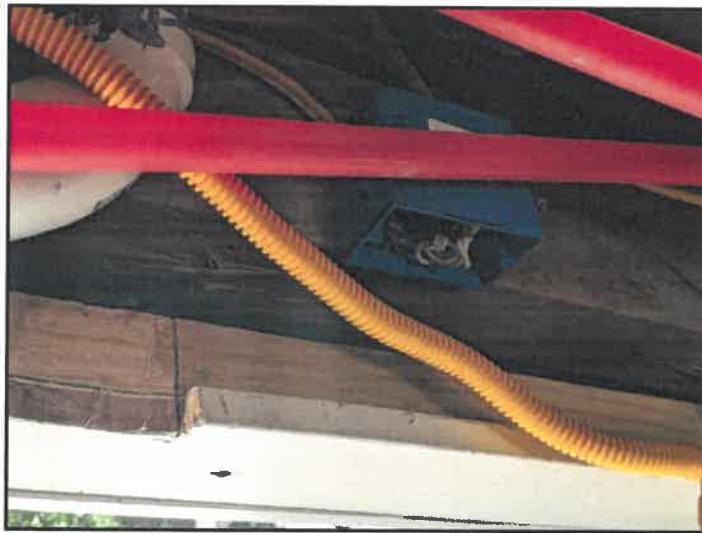
DISTRIBUTION SYSTEM \ Junction boxes

51. Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Various Garage

Task: Replace



60. Cover loose or missing

DISTRIBUTION SYSTEM \ Outlets (receptacles)

52. Condition: • Not suitable for outdoor (exterior) use

Bubble covers for all outdoor outlets are needed for current building standards

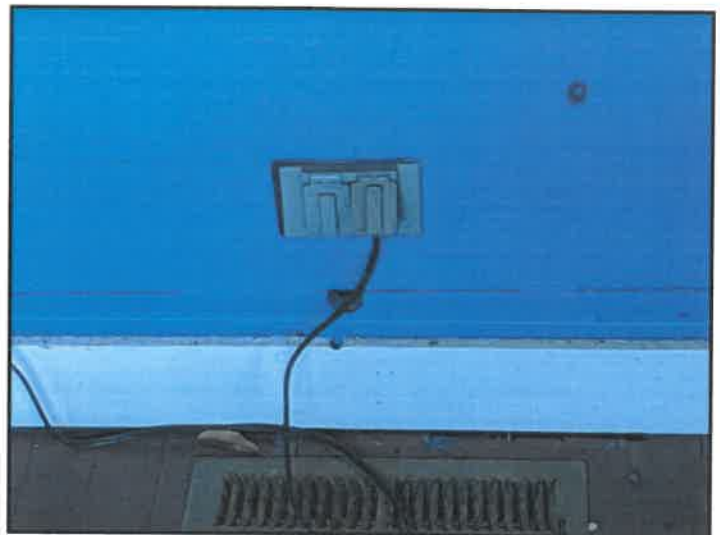
Implication(s): Shock hazard or interruption of electrical service

Location: Various Exterior

Task: Replace



61. Not suitable for outdoor (exterior) use



62. Not suitable for outdoor (exterior) use

53. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Various Throughout Exterior

Task: Replace

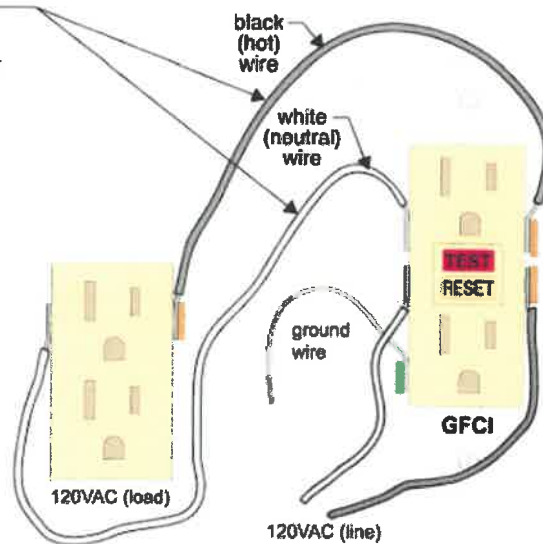
Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 millamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



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63. No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Switches

54. Condition: • [Faulty](#)

Implication(s): Electric shock | Fire hazard

Location: Garage

Task: Replace



64. Faulty

55. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Front Left Side Garage

Task: Remove

ELECTRICAL

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65. Inoperative

DISTRIBUTION SYSTEM \ Lights

56. Condition: • [Inoperative](#)

Implication(s): Inadequate lighting

Location: Various Garage

Task: Remove



66. Inoperative



67. Inoperative

57. Condition: • [Missing](#)

Implication(s): Inadequate lighting

Location: Middle Room

Task: Replace

ELECTRICAL

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68. *Missing*

HEATING

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Description

Type of Systems: • [Furnace](#) • Central air

Energy Sources: • [Gas](#)

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Efficiency: • [Mid-efficiency](#)

Exhaust venting method: • [Direct vent](#)

Combustion air source: • Outside

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Garage

Failure probability: • [Low](#)

Recommendations

RECOMMENDATIONS \ Overview

58. **Condition:** • Recommendation: Add gad piping drip leg to heater.

GAS FURNACE \ Gas piping

59. **Condition:** • [No drip leg \(sediment trap, dirt pocket\)](#)

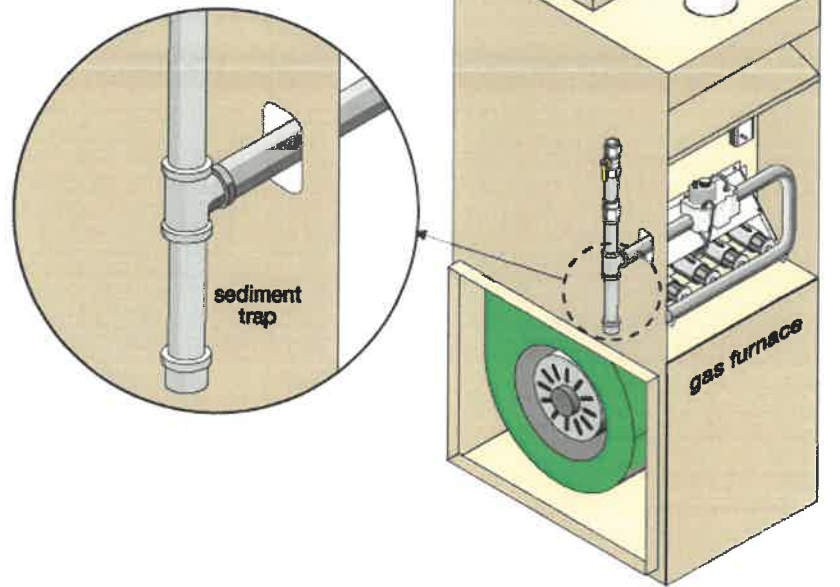
Implication(s): Equipment not operating properly

Location: Garage

Task: Provide

Sediment trap

the sediment trap (drip leg/dirt pocket/drip) serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



69. No drip leg (sediment trap, dirt pocket)

GAS FURNACE \ Venting system

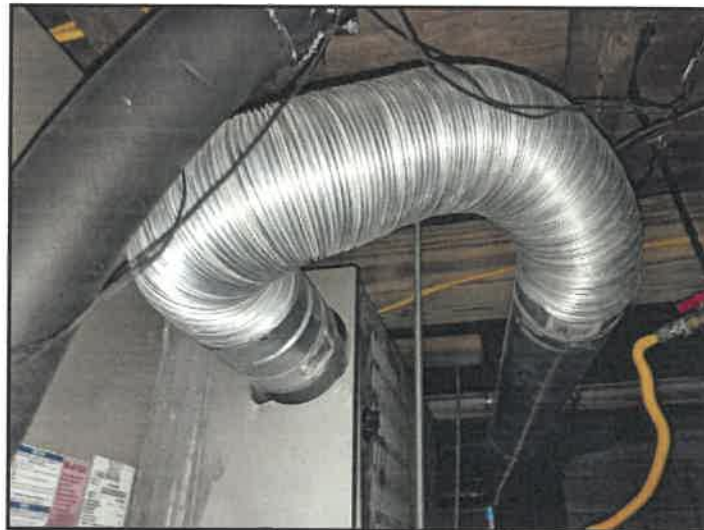
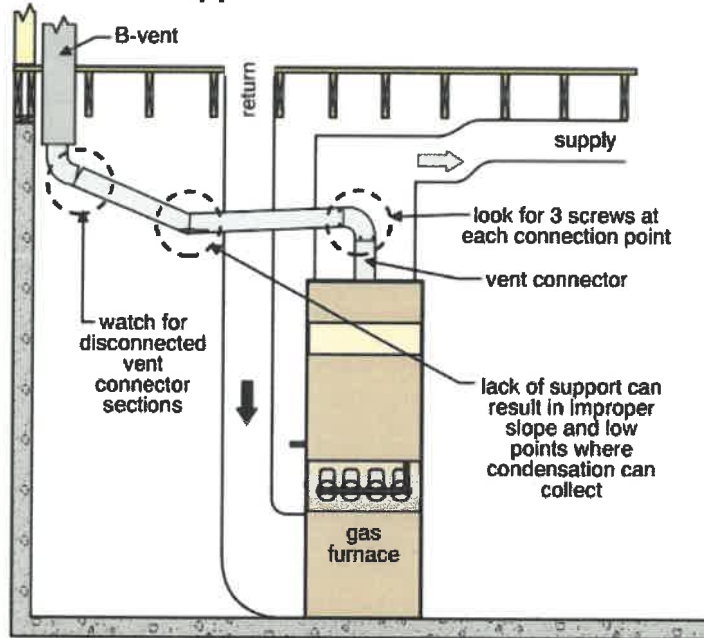
60. Condition: • [Poor connections](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Garage

Task: Improve

Vent connector support



70. Poor connections

COOLING & HEAT PUMP

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Description

Type of Systems: • Central air

Air conditioning type: • Central • Electric

Cooling capacity:

• 3 Tons



71. 3 Tons

Compressor type: • Electric

Compressor approximate age: • 2 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Medium](#)

Air filter: • Disposable

Evaporative cooler motor: • [One speed](#)

Refrigerant type: • R-410A

Condensate system: • Discharges to exterior

Recommendations

RECOMMENDATIONS \ Overview

61. Condition: • Recommendation: Repair and replace disconnected and leaking ducting under the home.

Recommendation: Clean and re-plumb condensate lines for primary and secondary evaporator coil.

Recommendation: Make sure amperage for AC correlates to breaker size.

AIR CONDITIONING \ Compressor

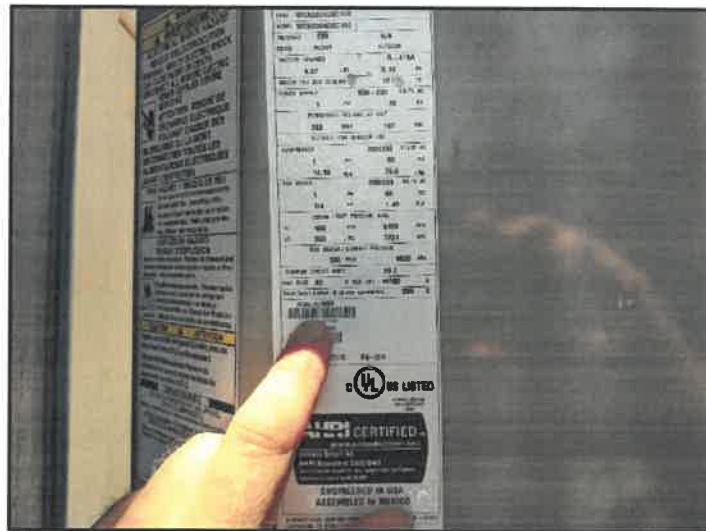
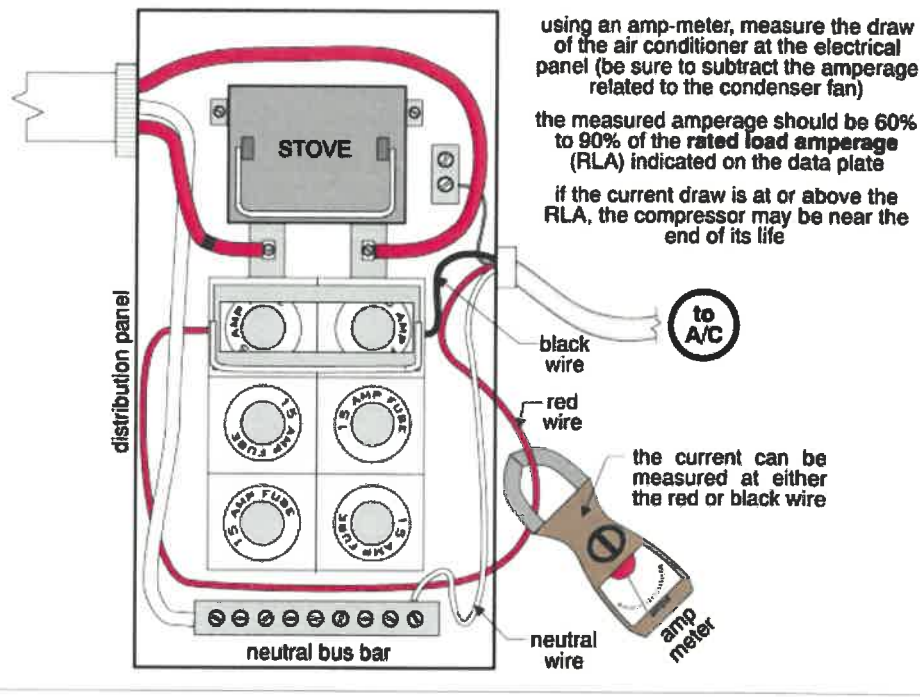
62. Condition: • [Excess electric current draw](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort | Inadequate lighting

Location: Left Side Exterior Wall

Task: Replace Improve

Excess electrical current draw (beyond standards)



72. Excess electric current draw

AIR CONDITIONING \ Evaporator coil

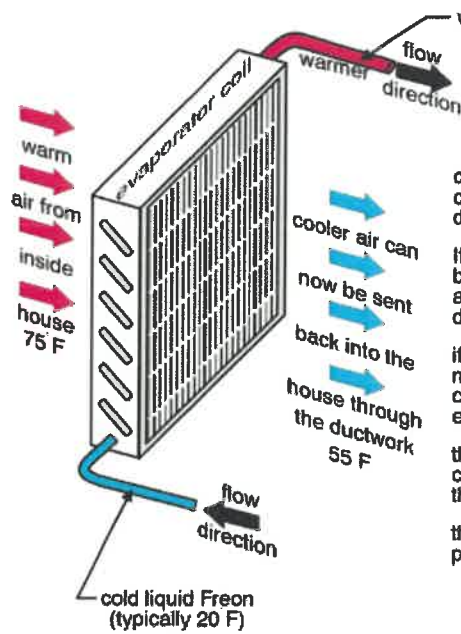
63. Condition: • [Dirty](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: Rear Left Side Exterior Wall

Task: Clean

Evaporator coil - inspection procedures



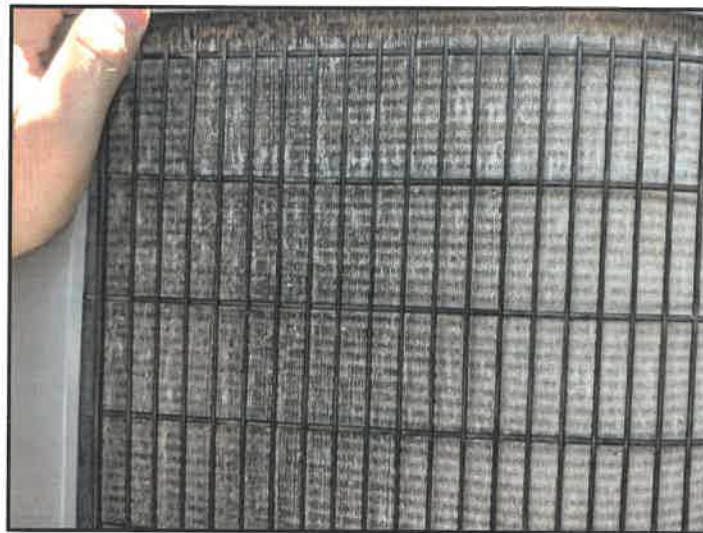
check the temperature above and below the coil - a 15 F to 20 F temperature drop is desirable (beyond the Standards)

if the coil is visible, look for bent fins, dirt buildup or a dirty air filter that could reduce airflow - expect an increased temperature drop in this case

if the temperature drop is less than 15 or 20, more Freon may be required or the compressor may not be working at peak efficiency

the coil should be uniformly wet with condensation (dryness at the top may mean the unit is low on Freon)

there should be no ice buildup on the coils - if present, this may indicate low airflow



73. Dirty

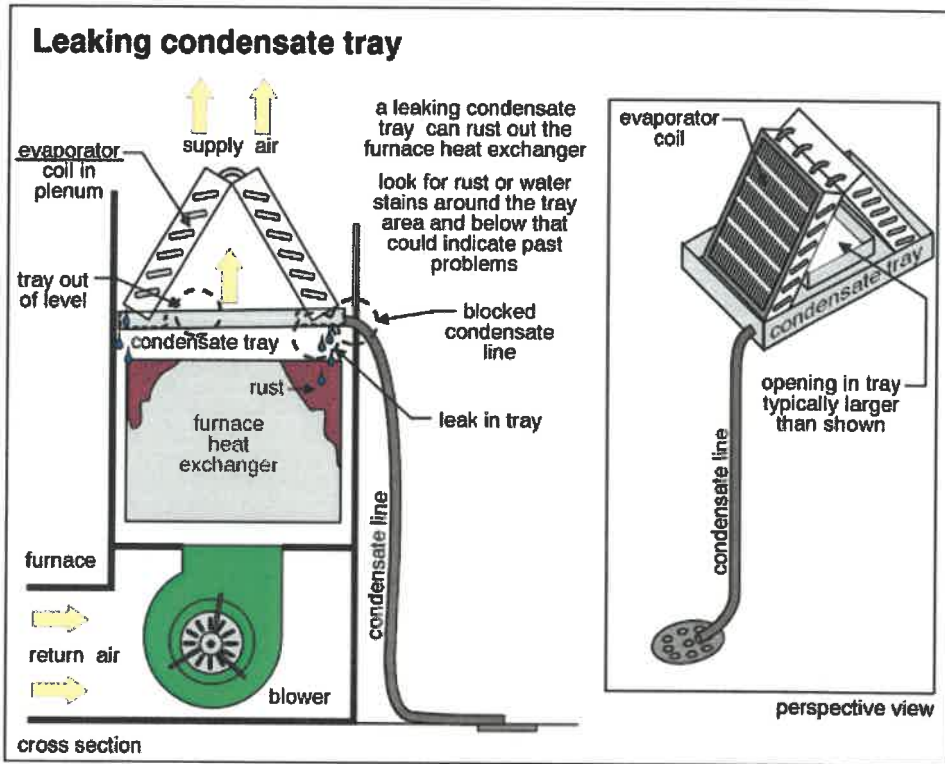
AIR CONDITIONING \ Condensate system

64. Condition: • [Pan leaking](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Garage

Task: Further evaluation



74. Blocked or crimped

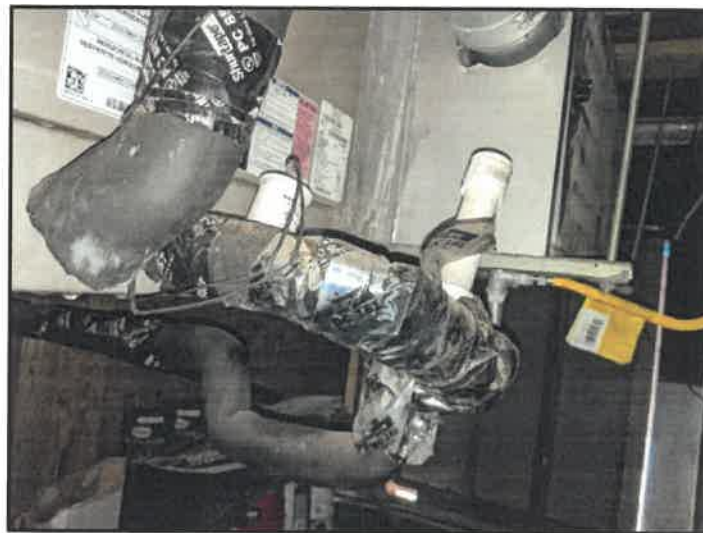
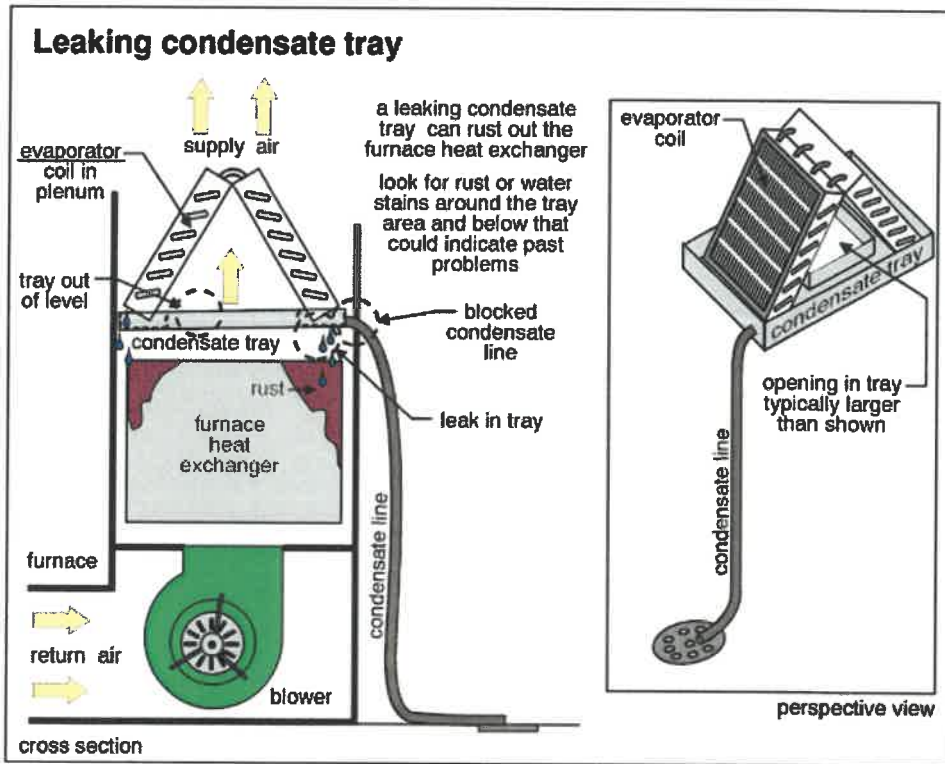
AIR CONDITIONING \ Condensate drain line

65. Condition: • [Blocked or crimped](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Damage to equipment

Location: Garage

Task: Further evaluation Clean



75. Blocked or crimped

AIR CONDITIONING \ Ducts, registers and grilles

66. Condition: • [Disconnected or leaking](#)

Implication(s): Increased cooling costs | Reduced comfort.

Location: Various Throughout Garage

Task: Repair or replace

COOLING & HEAT PUMP

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76. *Disconnected or leaking*

67. **Condition:** • [Missing](#)

Implication(s): Reduced comfort

Location: Laundry Area

Task: Replace



77. *Missing*

INSULATION AND VENTILATION

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Description

Approximate Average Depth of Insulation: • Not determined

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation:

- [Roof vent](#)
- [Gable vent](#)
- [Ridge vent](#)



78. Ridge vent

Recommendations

RECOMMENDATIONS \ Overview

68. Condition: • Recommendation: Remove wood paneling in garage and old insulation to increase ventilation throughout crawlspace.

FOUNDATION \ Crawlspace ventilation

69. Condition: • Inadequate

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Various Throughout Garage

Task: Improve

INSULATION AND VENTILATION

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79. Inadequate

PLUMBING

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Description

Location of water meter: • Front near street

Static water pressure reading: • [55 psi](#)

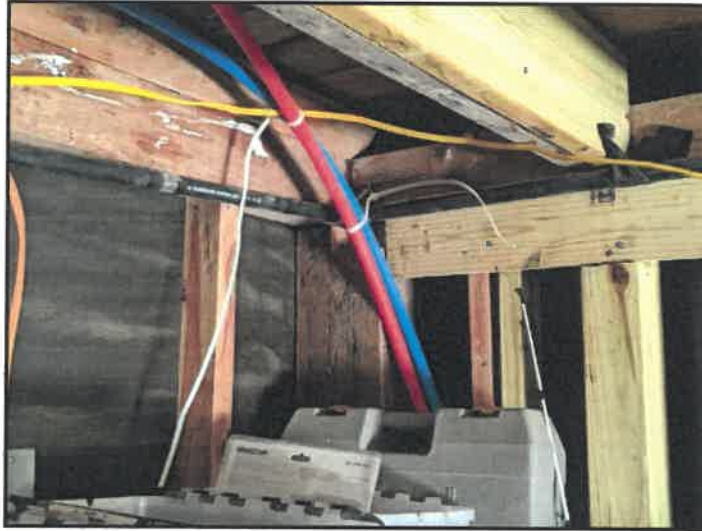
Water Heating Energy Source: • [Gas](#)

Water Heating Capacity: • [40 gallons](#)

Water supply source (based on observed evidence): • Public

Supply piping in building:

• PEX (cross-linked Polyethylene)



80. PEX (cross-linked Polyethylene)

• [Galvanized steel](#)

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#) • Tank

Water heater location: • Garage

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Direct vent

Water heater tank capacity:

• [40 gallons](#)

PLUMBING

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81. 40 gallons

Water heater typical life expectancy: • 10 to 15 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Gas piping: • Steel

Main fuel shut off valve at the:

- Gas meter



82. Gas meter

Exterior hose bibb (outdoor faucet): • Not present

Limitations

Items excluded from a building inspection:

- Landscape irrigation system



83. Landscape irrigation system

Recommendations

RECOMMENDATIONS \ Overview

70. Condition: • Recommendation: Add backflow preventers to outdoor faucets.
Recommendation: Secure any loose service piping throughout the home.

SUPPLY PLUMBING \ Water supply piping in building

71. Condition: • [Poor support](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Leakage

Location: Left Side Exterior Wall

Task: Correct

PLUMBING

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84. Poor support

GAS SUPPLY \ Gas piping

72. Condition: • [Inadequate support](#)

Implication(s): Equipment not operating properly | Fire or explosion

Location: Middle Garage

Task: Improve



85. Inadequate support

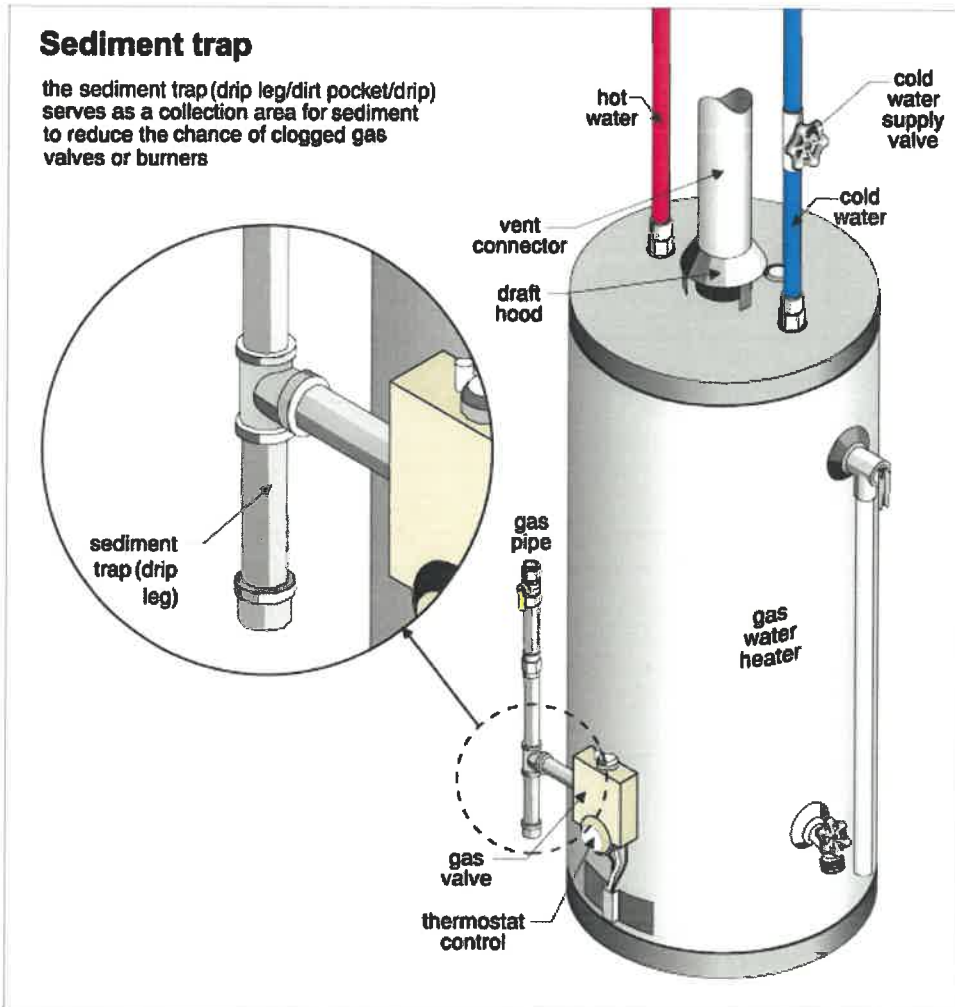
WATER HEATER - GAS BURNER AND VENTING \ Gas piping

73. Condition: • No drip leg (sediment trap/dirt pocket)

Implication(s): Equipment failure

Location: Garage

Task: Provide



PLUMBING

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86. No drip leg (sediment trap/dirt pocket)

WASTE PLUMBING \ Drain piping - installation

74. Condition: • [Poor manifolding of drain pipe](#)

Implication(s): Sewage entering the building

Location: Garage

Task: Repair or replace



87. Poor manifolding of drain pipe

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

75. Condition: • [Loose](#)

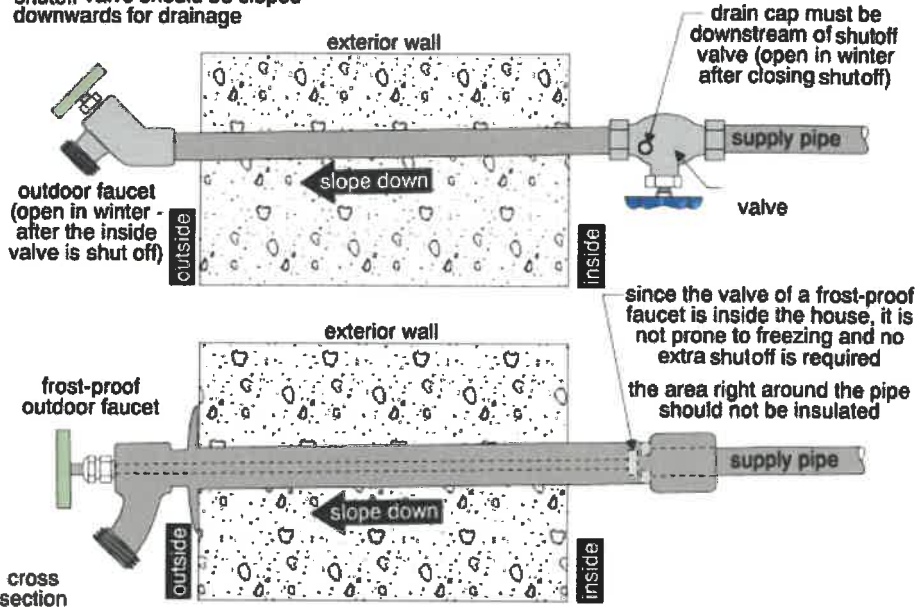
Implication(s): Reduced system life expectancy

Location: Garage

Task: Correct

Shutoff valves for outside faucets

pipng/faucets downstream of the shutoff valve should be sloped downwards for drainage



88. Loose

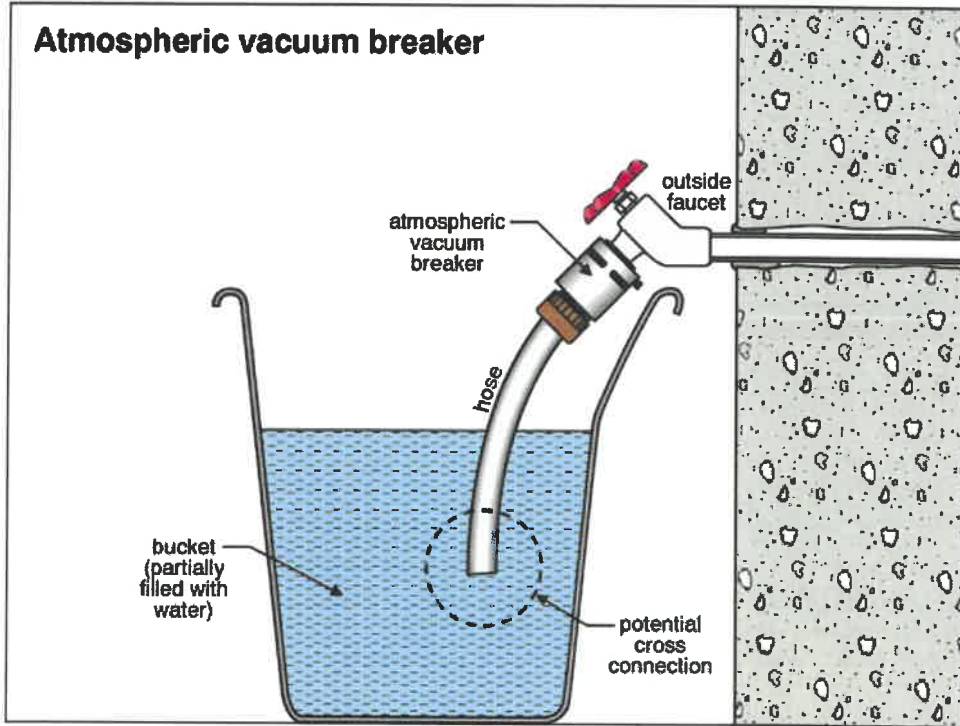
76. Condition: • [Backflow prevention missing](#)

Implication(s): Contaminated drinking water

Location: Various Throughout Exterior

Task: Provide

Atmospheric vacuum breaker



INTERIOR

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Description

Major floor finishes: • [Hardwood](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Sliders](#)

Glazing: • [Single](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Oven type: • Conventional

Laundry facilities:

• Washer/dryer combo



89. Washer/dryer combo

Bathroom ventilation:

• Exhaust fan

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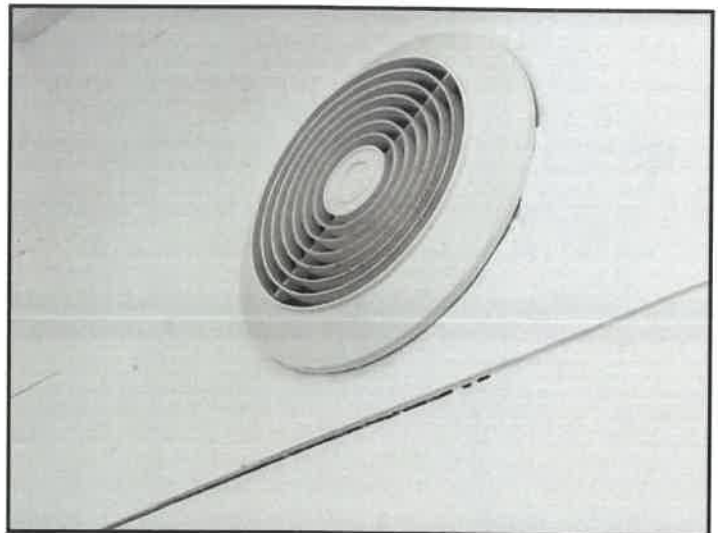
INSULATION

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90. Exhaust fan



91. Exhaust fan

Laundry room ventilation: • Operable Window



92.

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Accessibility equipment: • Present

Recommendations

RECOMMENDATIONS \ Overview

77. Condition: • Recommendation: Add backflow prevention to dishwasher.
Recommendation: Monitor for insect penetration throughout structure internally.
Recommendation: Paint caulk and seal any wood or loos trim throughout.

WALLS \ Plaster or drywall

78. Condition: • [Typical flaws](#)

Location: Various

Task: Monitor



93. Typical flaws

FLOORS \ Wood/laminate floors

79. Condition: • [Stained](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Right Porch

Task: Service annually



94. Stained

INTERIOR

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WINDOWS \ Glass (glazing)

80. Condition: • Safety glass not installed

Implication(s): Physical injury

Location: Various Throughout

Time: Discretionary



95. Safety glass not installed

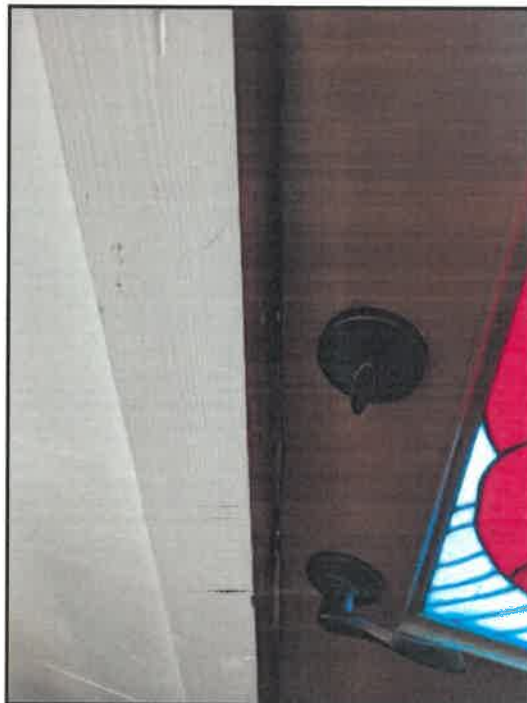
DOORS \ Hardware

81. Condition: • Latch not effective on exterior door

Implication(s): Poor security

Location: Left Side Hall

Task: Correct



96. Latch not effective on exterior door

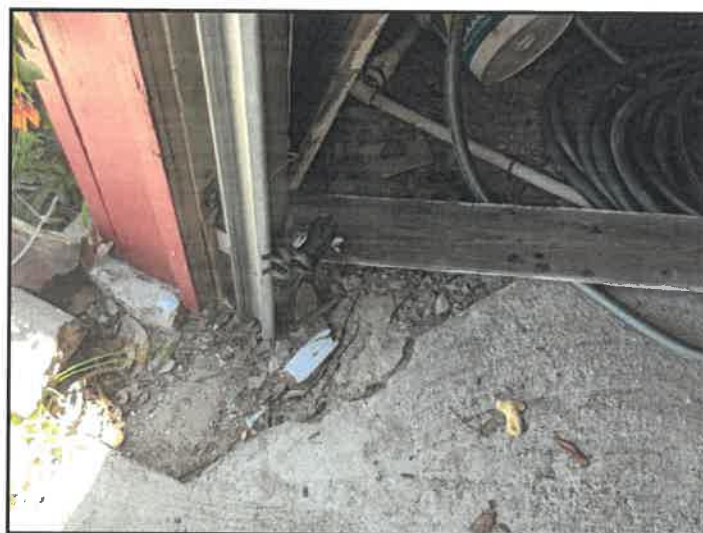
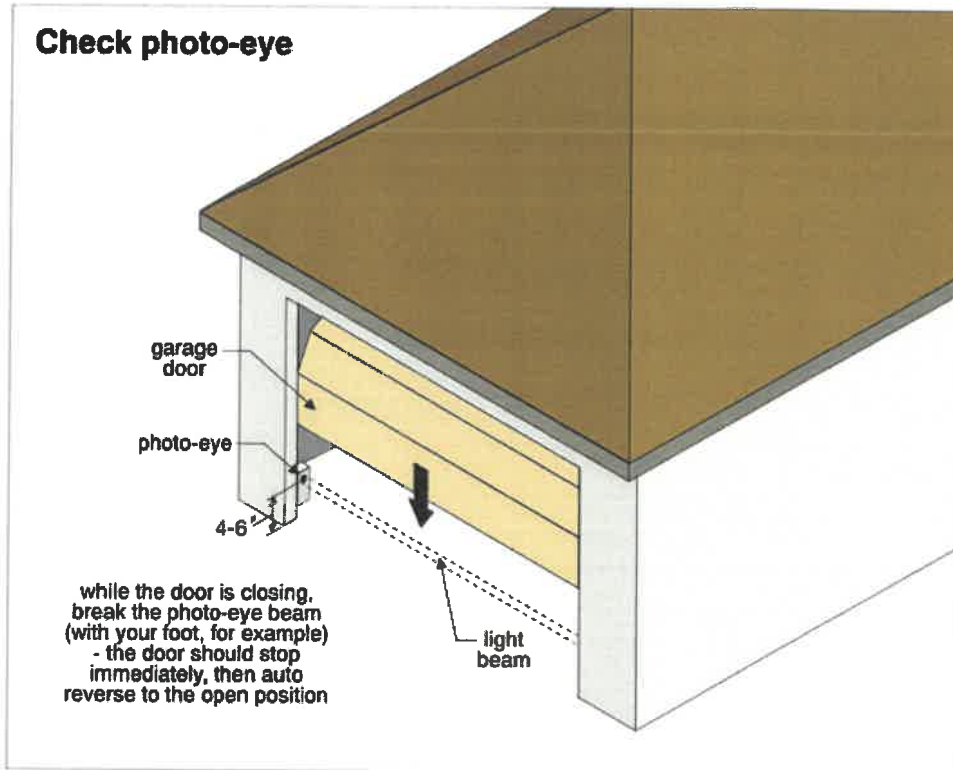
GARAGE \ Vehicle door operators

82. Condition: • Sensors poorly located

Implication(s): Physical injury

Location: Left Side Garage

Task: Improve



97. Sensors poorly located

APPLIANCES \ Dishwasher

83. Condition: • Backflow prevention missing

Implication(s): Contaminated drinking water

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Location: Kitchen

Task: Provide

APPLIANCES \ Washing machine

84. Condition: • Drip pan missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Laundry Area

Task: Provide



98. *Drip pan missing*

END OF REPORT