

PROPERTY INSPECTION REPORT

Prepared For: Carly Bowman
(Name of Client)

Concerning: 113 Dolphin Ave, Galveston TX 77550
(Address or Other Identification of Inspected Property)

By: Neal Harris - TREC #23748 11/19/2020 9:00 am
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Access provided by:: Supra

In Attendance: None

Occupancy: Vacant

Weather Conditions: Clear

Temperature (approximate): 71 Fahrenheit (F)

Thank you for choosing Bryan & Bryan Inspections

Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this web-page includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.

I. STRUCTURAL SYSTEMS

General Photos of Interior:



Report Identification: 113 Dolphin Ave, Galveston TX 77550

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

I	NI	NP	D
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General Photos of Structure:



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General Photos of Roof Covering:



I	NI	NP	D
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A. Foundations

Type of Foundation(s): Slab on Grade

Foundation Inspected with Digital Level:

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation. At the time of this inspection the measured areas did not indicate any variations that, in this inspector's **OPINION**, indicated any need for invasive repairs to the foundation.



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Possible prior repairs:

Note: There was evidence of possible previous foundation repairs. All available repair documentation and possible warranty documentation should be provided by seller/property owner.



1: Slab: Cracks

🚫 Recommendation

For Example: Rear

Cracking was noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Evaluation and recommendation of a course of action/remedy by a licensed structural engineer is recommended.

Recommendation: Contact a qualified structural engineer.



2: Trees Too Close

🚫 Recommendation

Root systems of large trees planted too close to the foundation can cause foundation problems.

Recommendation: Contact a qualified professional.



B. Grading and Drainage

1: Grading & Drainage: Inadequate

⊖ Recommendation

Low spots, ruts, and/or damaged sod were present at the time of inspection. Regrading by a qualified landscaping contractor or foundation contractor so that water flows away from the home is recommended.

Recommendation: Contact a qualified landscaping contractor



2: Gutters & Downspouts: Clogged

⊖ Recommendation

Clear gutters of debris to improve drainage. Badly clogged gutters can cause water to back up under the roof covering and cause damage.

Recommendation: Contact a qualified landscaping contractor

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3: Gutters & Downspouts: Damaged

🔴 Recommendation

Further evaluation of the gutter and drainage system is recommended.

Recommendation: Contact a qualified landscaping contractor



4: Gutters & Downspouts: Missing Downspout

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Recommended DIY Project

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I NI NP D



5: Gutters & Downspouts: Rusted

Recommendation

For Example: Rear

Further evaluation of the gutter and drainage system is recommended.

Recommendation: Contact a qualified landscaping contractor



C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Binoculars, Walking the roof surface, Ladder

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Roof Access was limited: Unsafe to access -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

Roof fastening not verified:

The roof fastening method was not verified as determining this may have caused damage to the roofing material.

Decking under Satellite Dish:

The inspector unable to verify the condition of roof decking material under the mounted satellite dish(es).

1: Satellite Dish(es) on Roof

⊖ Recommendation

Satellite dish(es) mounted to the roof. The inspector was unable to determine the condition of the roofing materials underneath. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



2: Tree limbs on/near roof

⊖ Recommendation

Tree limbs that are in contact with roof or hanging near roof should be trimmed to prevent damage to the roofing materials.

I	NI	NP	D
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3: Debris on roof

🚫 Recommendation

Debris was present on roof surface. The condition of the roof covering underneath could not be determined. Removal of debris and evaluation of the roofing materials underneath is recommended.

Recommendation: Contact a qualified professional.



4: Loss of adhesion

🚫 Recommendation

For Example: Front

Adhesive strips not fully bonded. Shingles with this condition can be vulnerable to wind uplift. Evaluation and repair by a qualified roofing professional is recommended.

Recommendation: Contact a qualified roofing professional.

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5: Drip Edge: Loose, Damaged, or Not Continuous

Recommendation

For Example: Multiple Locations

Sections of drip edge were loose, damaged, or not continuous.

Recommendation: Contact a qualified roofing professional.



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6: Flashing: Unpainted Materials

➔ Recommendation

Roof materials were not painted (flashings, roof jacks). This can help extend the life of the flashing material, but also helps maintain a consistent look with other roofing materials. Remedy as needed.

Recommendation: Contact a qualified roofing professional.



D. Roof Structure and Attic

Viewed From: Attic access hatch

Approximate Average Depth of Insulation: 6 Inches

Attic Access Method: Access Hatch



Type of Attic/Roof Ventillation: Gable vent, Ridge and soffit vent



Type of Insulation Material: Cellulose, Batt Fiberglass

No access to the attic area:

This area was inaccessible at the time of inspection. If you are interested in having this area inspected, please contact our office about a follow-up inspection.



Only accessible areas were entered:

Note: Only accessible areas of the attic are inspected. The inspector does not crawl/walk over areas that may be unsafe or not easily accessible.

1: Framing: Separation of rafters from ridge

🔴 Recommendation

For Example: Garage

Rafters were not bearing fully on the ridge board. Further evaluation is recommended.

Recommendation: Contact a qualified professional.

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2: Venting: Damaged Soffit Vent Screens

+ Recommendation

One or more soffit vent screens were damaged at the time of inspection. Evaluation and remediation by a qualified professional is recommended.

Recommendation: Contact a qualified roofing professional.



E. Walls (Interior and Exterior)

1: Exterior: Seal Wall Fixtures

+ Maintenance Item/Note

All Exterior Wall Penetrations -
Fixtures/Electrical boxes were not properly sealed. Remedy as needed.

Note: Modern building practices recommend sealing around components that are mounted on or pass through the exterior wall to limit moisture intrusion.

Recommendation: Recommended DIY Project

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2: Exterior- Siding: Siding Damage

🔴 Recommendation

For Example: Multiple Locations

There was damage to exterior siding.

Recommendation: Contact a qualified professional.



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3: Exterior- Siding: Siding too close to roof surface

🔴 Recommendation

The siding does not adequately clear the roof surface. Installation guidelines generally require 1-2 inches of clearance between the siding and the roof covering. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



4: Exterior- Caulking: Deteriorated/Missing

🔴 Recommendation

Caulking around siding or trim was deteriorated or missing.

Recommendation: Contact a qualified professional.



5: Exterior: Paint is deteriorated, damaged, or missing

🔴 Recommendation

For Example: Left and Right Hall

There were some areas of the exterior siding or trim that needed painting or staining to prevent premature weathering of building materials. Remedy as needed.

Recommendation: Contact a qualified painting contractor.

I	NI	NP	D
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6: Exterior: Siding or brick is too close to grade

⊖ Recommendation

For Example: Right

Siding should be a minimum of 6 inches above finished grade. Brick and stone should be a minimum of 4" above grade. Remedy as needed.

Recommendation: Contact a qualified professional.



7: Exterior- Siding: Too close to concrete

⊖ Recommendation

For Example: Front

Siding was installed too close to concrete. The siding should be installed a minimum 1 1/2 inches above concrete. Remedy as needed.

Recommendation: Contact a qualified professional.

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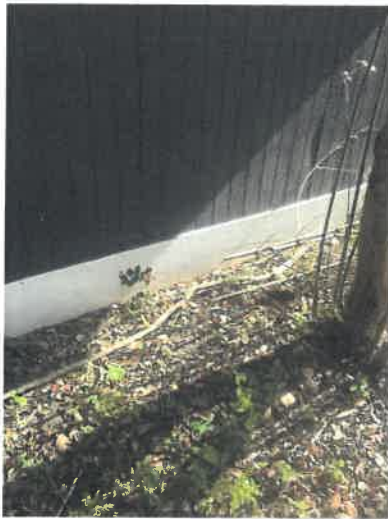
8: Exterior: High Soil

 Recommendation

For Example: Right

A high soil level was observed. The foundation should have at least 4 inches of exposure. Remedy as needed.

Recommendation: Contact a qualified landscaping contractor



F. Ceilings and Floors

Previous Repairs:

Previous repairs were observed. Recommend obtaining repair documentation or further explanation from the seller.

For Example: Kitchen

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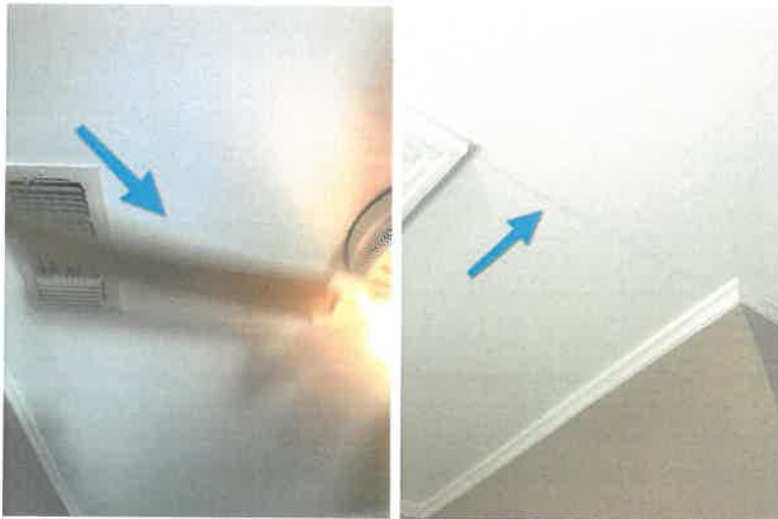
1: Ceiling: Texture Cracks

 Maintenance Item/Note

For Example: Living Room

Texturing cracks were observed in vaulted ceiling joints and appear cosmetic in nature. These are not typically caused by structural defects.

Recommendation: Contact a handyman or DIY project



2: Ceiling: Evidence of Previous Moisture Contact

 Recommendation

For Example: Right Living Room

Wall structure showed signs of previous water intrusion. Tested negative for moisture at the time of the inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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3: Flooring: Damaged

 Recommendation

Flooring had damage visible at the time of the inspection. Evaluation by a qualified flooring contractor is recommended.

Recommendation: Contact a qualified professional.



4: Flooring: Tiles Cracked/Chipped

 Recommendation

Floor tiles were cracked or chipped.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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G. Doors (Interior and Exterior)

1: Door: Wood Rot at Base of Frame

⊖ Recommendation

For Example: Exterior Right

Wood rot was observed at the base of a door frame. Remedy as needed.

Recommendation: Contact a qualified handyman.



2: Door: Sticks/Difficult to Operate

⊖ Recommendation

For Example: Left Rear Bedroom

Door sticks and is tough to open. Remedy as needed.

Recommendation: Contact a handyman or DIY project

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3: Door: Noticeable Gap at Frame

🔴 Recommendation

For Example: Right Exterior

Gaps were observed between the door and frame, which could result in energy loss. Evaluate and remedy as needed.

Recommendation: Contact a qualified door repair/installation contractor.



4: Doors: Closet Door Off Track

🔴 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a handyman or DIY project



5: Door Hardware: Missing/Damaged Hardware

[Maintenance Item/Note](#)

For Example: Front Door

One or more door had missing or damaged hardware. Evaluation and remediation is recommended.

Recommendation: Recommended DIY Project



6: Door Hardware: Missing Doorstops

[Maintenance Item/Note](#)

For Example: Multiple Locations

One or more missing doorstops were observed. Replace any missing doorstops to prevent damage to the drywall.

Recommendation: Recommended DIY Project

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7: Door Hardware: Doorknob Loose

 Recommendation

For Example: Exterior Right

Loose doorknobs were observed. Loose doorknobs can cause door to stick or eventually fall out of place. Remedy as needed.

Recommendation: Recommended DIY Project



H. Windows

Solar Screens:

Solar screens limited the visual inspections of one or more windows.

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1: Missing/Damaged Screen(s)

🚫 Recommendation

For Example: Multiple Locations

One or more windows are missing a screen or had a damaged screen. Replacement of screens is recommended.

Recommendation: Contact a qualified window repair/installation contractor.



2: Cracked/Broken Glass Panes

🚫 Recommendation

For Example: Rear

Cracked or broken glass panes were present. Remedy as needed.

Recommendation: Contact a qualified window repair/installation contractor.

Report Identification: 113 Dolphin Ave, Galveston TX 77550

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I NI NP D



3: Possible microbial growth

⊖ Recommendation

For Example: Left Rear Bedroom

Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

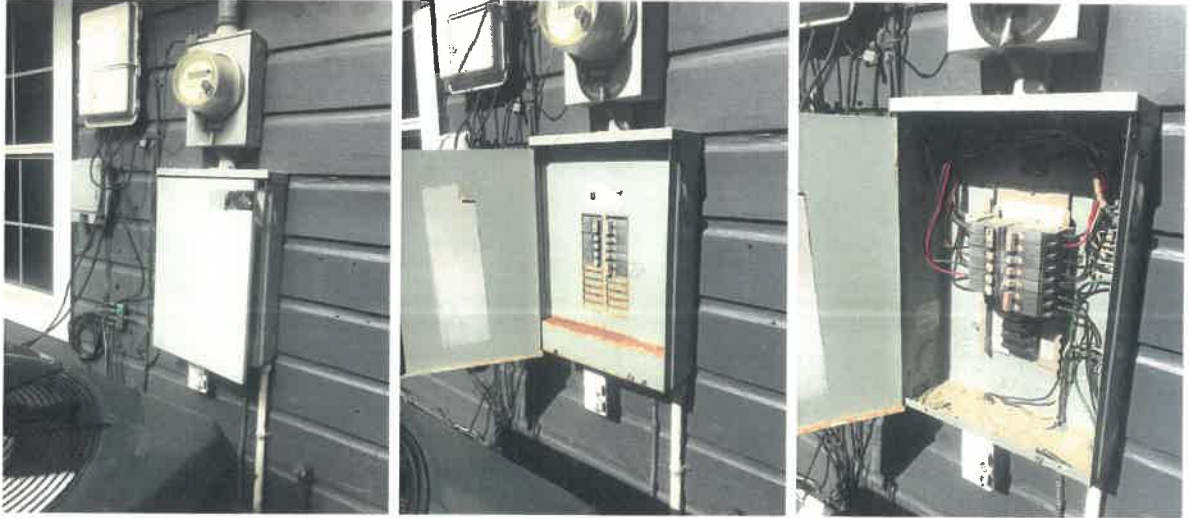
II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:

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I NI NP D



General Photos of 220V Outlets:



General Photos of Grounding System(s):



A. Service Entrance and Panels

Main disconnect/service box type and location: Breakers -exterior wall

Service entrance cable location: Overhead

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Service size: 125 Amps



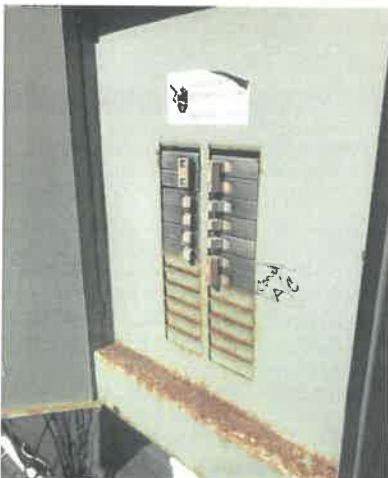
Unable to Verify Gas Line Bonding:

1: Circuits Not Labeled

🚫 Recommendation

Circuits in the distribution panel were not properly labeled. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



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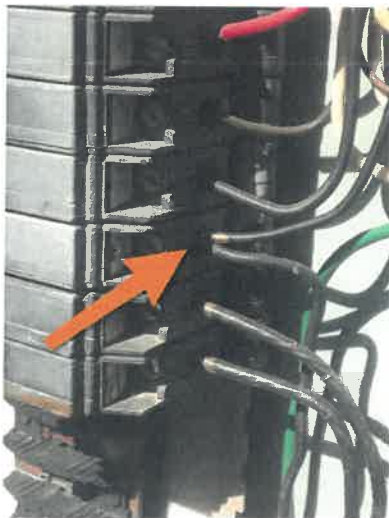
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2: Double Lugged Breaker

⊖ Recommendation

Two or more wires are attached to a single breaker. Most terminals are not designed for two wires, and is a poor installation practice. Further evaluation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.

**3: IR: Breaker Too Hot**

⊖ Recommendation

Inspection of the distribution panel with an infrared camera revealed one or more breakers that were excessively hot. The temperatures could cause injury to a potential user if the surface or handle of the breaker is touched. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified professional.

**4: Rusted breaker panel**

⊖ Recommendation

Recommendation: Contact a qualified electrical contractor.

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B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Copper



Detectors not tested:

The smoke detectors were not tested due to possible interconnectivity with the house security system.

1: Inoperable/Damaged Doorbell

 Recommendation

Recommendation: Contact a qualified professional.

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2: Smoke Detector Defective

🔴 Recommendation

Not present in required location, Old/Past life expectancy -
Smoke detectors are required in all bedrooms, hallways to bedrooms, and living areas on every level of the home. These devices should be changed every 10 years for safety. Evaluate the units in the home and remedy as needed.

Note: The inspector does not disassemble devices to check for expiration dates.

Recommendation: Contact a qualified professional.



3: Ceiling Fan Defects

🔴 Recommendation

Light out, Inoperative -
Further evaluation is recommended.

Recommendation: Contact a qualified professional.

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4: Receptacles: GFCI Protection Inadequate/Missing

⊖ Recommendation

Hallway Bathroom, Exterior -

GFCI protection was inadequate or missing. Current building standards recommend the installation of ground fault protection:

- at all countertop receptacles in the kitchen
- in bathrooms
- in garages
- all exterior receptacles

GFCI protection was not present in one or more of these locations. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



5: Receptacle/Switch Covers: Missing or Damaged

⊖ Recommendation

One or more receptacle/switch cover plates were missing or damaged. Replacement of cover plates is recommended for safety. Evaluation and remediation by a qualified electrical contractor is recommended.

Recommendation: Contact a qualified electrical contractor.

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6: Receptacles: GFCI Does Not Trip or Reset as Designed

⊖ Recommendation

For Example: Bathroom, Kitchen

Recommendation: Contact a qualified professional.



7: Receptacle: Hot/Neutral Wires Reversed

⊖ Recommendation

For Example: Multiple Locations

Receptacle(s) are not wired correctly. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.

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8: Light: Inoperable

⊖ Recommendation

For Example: Multiple Locations

One or more light fixtures were not operating at time of inspection. Cause was not determined. Remedy as needed.

Recommendation: Contact a qualified electrical contractor.



9: Light: Globe Damaged/Missing

⊖ Recommendation

Missing/damaged light globe was observed. Remedy as needed.

Recommendation: Recommended DIY Project

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10: Wiring: Exposed Ends & Splices

⊖ Recommendation

For Example: Right Living Room Closet

Exposed wire connections, splices, and ends were present. All wire connections and charged wires with exposed ends and splices should be covered in junction boxes for safety. Evaluation and/or remediation by a licensed electrician is recommended.

Recommendation: Contact a qualified electrical contractor.



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

General Photos of HVAC Equipment:

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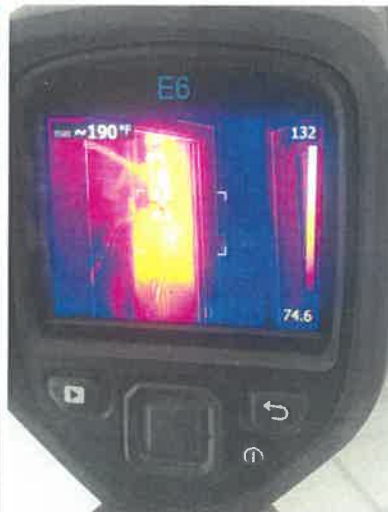
I NI NP D



General Photos of Thermostats:



General Infrared Photos of HVAC Equipment:



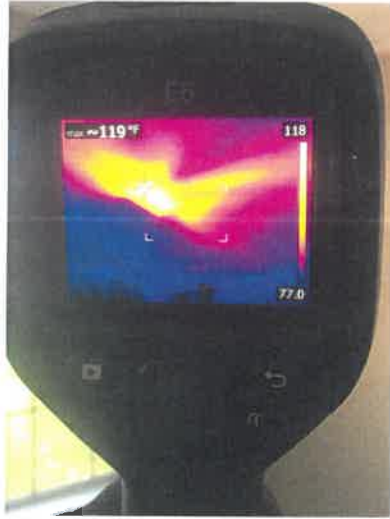
- A. Heating Equipment**
- Type of System:* Furnace
- Energy Source:* Gas

Report Identification: 113 Dolphin Ave. Galveston TX 77550

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

I	NI	NP	D
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The Heating System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.

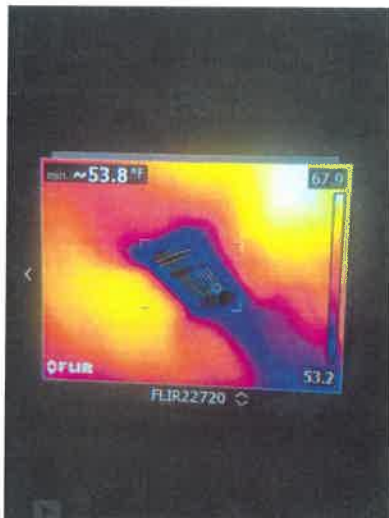


B. Cooling Equipment

Type of System: Central Air Conditioner

Cooling System was Functioning:

The Cooling System was functioning at the time of inspection. Refer to the Inspection Report for any further recommendations.



Temperature difference (delta) - First Floor: 18°

C. Duct System, Chases, and Vents

1: Ducts: Ducts on attic floor

⊖ Recommendation

Sections of ducting were resting on the attic insulation which compresses the insulation. Hang ducting where possible. Remedy as needed.

Recommendation: Contact a qualified HVAC professional.

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2: Ducts: Ducts resting on each other.

🔴 Recommendation

Ducts were resting on each other. This can result in condensation forming between the two sections of ductwork. Remedy as needed.

Recommendation: Contact a qualified professional.



3: Register Loose

🔴 Recommendation

For Example: Right Living Room

Loose register was observed.

Recommendation: Contact a qualified professional.

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4: Visible substance observed on Supply Register

➔ Recommendation

For Example: Kitchen

A dark substance was observed on an air supply register in the home. Servicing and cleaning of the system by a qualified HVAC contractor is recommended, as this can be a result of excessive water vapor/humidity in the conditioned air.

Unless otherwise contracted, the Inspector does not test these areas to determine the presence of microbial growth.

Recommendation: Contact a qualified HVAC professional.



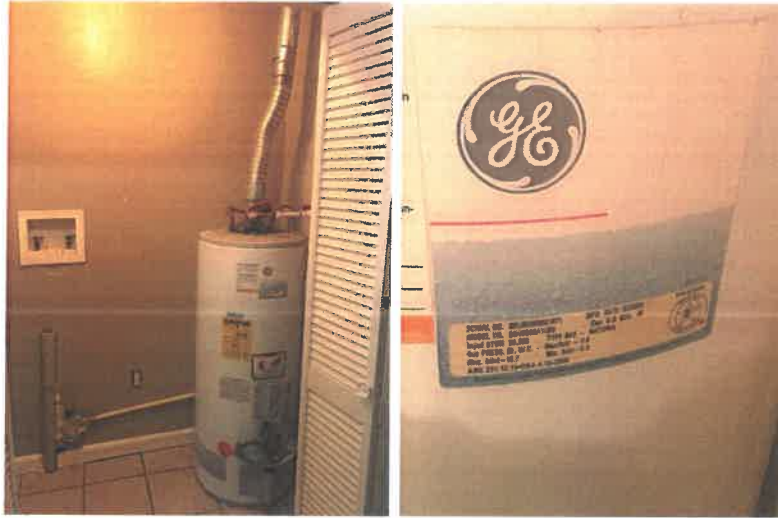
IV. PLUMBING SYSTEMS

General Photos of Water Heating Equipment:

Report Identification: 113 Dolphin Ave, Galveston TX 77550

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General Infrared Photos of Water Heating Equipment:



General Photos of Plumbing Fixtures:



I	NI	NP	D
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General Photos of Gas Meter(s):

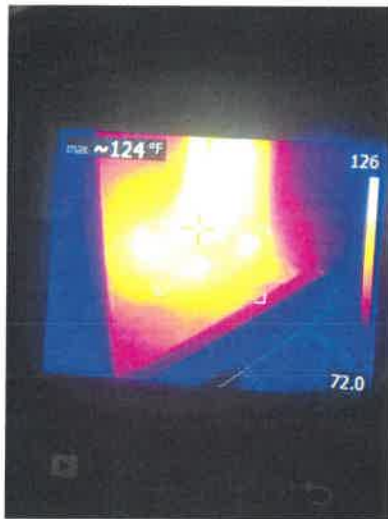


General Photos of Drain Lines:

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I	NI	NP	D
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A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: Front yard near street

Location of main water supply valve: Exterior Wall - Front



Static water pressure reading: 60 psi

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1: Hose bibb (outdoor faucet): Backflow Prevention Missing

[✦ Maintenance Item/Note](#)

For Example: Multiple Locations

A hose bibb was missing a backflow preventer. These devices are inexpensive and easily installed, and help to prevent contamination of potable water. Remedy as needed.

Recommendation: Contact a handyman or DIY project



2: Fixture: Drain Stops Missing or Ineffective

[🔴 Recommendation](#)

For Example: Multiple Locations

Drain stops had issues that prevented them from working properly (holding water). Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.

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3: Fixtures: Stem Leaking

🔴 Recommendation

For Example: Kitchen

The faucet stem leaked when operated. Remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



4: Fixtures: Not Sealed at Wall

🔵 Maintenance Item/Note

The bathtub faucet was not sealed at the wall. Remedy as needed.

Recommendation: Contact a handyman or DIY project

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5: Supply piping: Corrosion on Galvanized Pipes

🚫 Recommendation

Galvanized water supply piping was corroded. The extent of rusting on the piping is not determined. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified plumbing contractor.



6: Toilet: Not securely Mounted to Floor

🚫 Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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7: Toilet: Caulk needed at base

 Maintenance Item/Note

The toilet base was not caulked at the floor. Remedy as needed.

Recommendation: Contact a handyman or DIY project



8: Tub: Surface Defects

 Recommendation

Defects were observed on the tub surface. Remedy as needed.

Recommendation: Contact a qualified professional.

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9: Tub: Rust at overflow (not leaking)

 Maintenance Item/Note

Rust was observed at back of tub around overflow drain, but no leaks were observed. Monitor for future leaks or consult a plumber if further evaluation is desired.

Recommendation: Recommend monitoring.



10: Sink: Surface Defects

 Recommendation

For Example: Kitchen

Surface defects in one or more sinks were present at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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B. Drains, Wastes, & Vents

1: Vents: Too Short

 Recommendation

For Example: Right

Plumbing vents should protrude at least 6" above the roof line.

Recommendation: Contact a qualified plumbing contractor.



C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons

Location: Utility Room

1: Annual Maintenance Flush Recommended

 Maintenance Item/Note

Water heaters should typically be flushed annually to prevent sediment buildup and maintain efficiency. It is recommended that you refer to the manufacturer's manual for maintenance schedules specific to this device and make any service appointments as needed.

Recommendation: Contact a qualified plumbing contractor.

2: Hot Water Temperature Exceeds 125 Degrees F

Report Identification: 113 Dolphin Ave, Galveston TX 77550**I = Inspected****NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D**

The hot water temperature was measured and exceeds 125-Degrees F, which can cause burns from scalding. Refer to the Operating Instructions in the manual for this specific unit for detailed instructions on setting the proper water temperature for your needs. Contact a licensed plumber for further information.



3: Gas Water Heater: Missing Sediment Trap (Drip Leg)

⊖ Recommendation

Sediment traps are installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and causing problems. Remedy as needed.

Recommendation: Contact a qualified professional.



4: Tank: Missing Drain Pan

⊖ Recommendation

Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

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5: Tank: Not 18 inches above floor

🔴 Recommendation

The water heater was not raised at least 18-inches above floor for safety. Remedy as needed.

Recommendation: Contact a qualified professional.



6: TPR Valve Note: Replacement may be needed

🔵 Maintenance Item/Note

The manufacturer recommends replacement of the pressure relief valve every three years to ensure proper emergency function. The inspector does not test TPR valves due to safety hazard or possible damage to unit.

Recommendation: Contact a qualified professional.

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7: Venting system: Missing/loose ceiling collar

Recommendation

The collar was missing/loose where the flue passes through the ceiling. Remedy as needed.

Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

V. APPLIANCES

General Photos of Dishwasher:

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General Photos of Food Waste Disposer:



General Photos of Range Hood/Exhaust Systems:



General Photos of Ranges, Cooktops, and Ovens:

Report Identification: 113 Dolphin Ave, Galveston TX 77550

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General Photos of Microwave Oven:



A. Dishwashers

1: No Anti-Siphon Loop

— Recommendation

An anti-siphon loop was not installed at the drain hose under the sink. Most manufacturers specifications suggest that in the absence of an air gap, the drain be looped to prevent back washing from the sink.

Recommendation: Contact a qualified professional.

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D = Deficient

I	NI	NP	D
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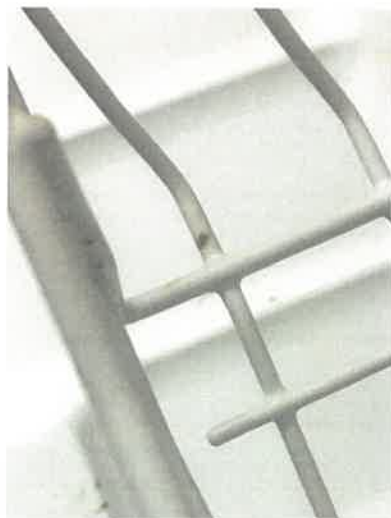


2: Rusted Dish Racks

⊖ Recommendation

There is evidence of rust on dishwasher racks. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



3: Did Not Drain Properly

⊖ Recommendation

The dishwasher did not drain properly when tested.

Recommendation: Contact a qualified professional.

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B. Food Waste Disposers

1: Inoperative

⊖ Recommendation

Garbage disposal was inoperative at the time of inspection. Evaluation and/or remediation by a licensed plumber is recommended.

Recommendation: Contact a qualified handyman.

2: Leaking

⊖ Recommendation

The disposal leaked at the time of inspection. Evaluate and remedy as needed.

Recommendation: Contact a qualified plumbing contractor.



C. Range Hood and Exhaust Systems

Exhaust Hood Type: Re-circulate

1: Greasy Kitchen Filter

⊖ Recommendation

Kitchen exhaust filter had excessive grease build-up. Clean and/or replace as needed.

Recommendation: Contact a qualified professional.

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2: Exhaust Light Out

➔ Recommendation

The light did not function at the kitchen exhaust. This may be the result of a bad bulb. Replace and test or remedy as needed.

Recommendation: Contact a qualified professional.



D. Ranges, Cooktops, and Ovens
Range/Oven Energy Source: Gas

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I **NI** **NP** **D**



1: Missing Anti-Tip Device

▲ Safety Hazard

There was no anti-tipping device installed on the oven/range to prevent tipping if the door is climbed on while opened. This is a possible safety hazard. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

2: Oven Light Inoperable

⊖ Recommendation

Oven light did not come on when tested. This may be the result of a bad bulb. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.

3: Rust

⊖ Recommendation

Recommendation: Contact a qualified professional.



E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

1: Dirty Vent Cover

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Cleaning of the exhaust vent cover is needed to ensure unrestricted air flow.

Recommendation: Contact a qualified professional.



G. Garage Door Operators

H. Dryer Exhaust Systems

1: Cleaning Vent Recommended

● Recommendation

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.



VI. OPTIONAL SYSTEMS

C. Outbuildings

Comments:

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