

All About Plumbing

BRYAN & BRYAN INSPECTIONS

281.484.8318  InspectorTeam.com

Inspection Report For:
1727 Ball St, Galveston, TX 77550



654128 -
Outages
0711 -

Prepared For: Nancy Neil

Inspection Date: 4/15/2017

Prepared By: Chance Phillips TREC # 3899

105 E Spreading Oaks Ave, Friendswood, TX 77546-3808 • (281) 484-8318 • InspectorTeam.com

Web Presentation

Nancy Neil

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Property Address: 1727 Ball St, Galveston, TX 77550



Bryan & Bryan Inspections

**Chance Phillips TREC # 3899
105 E. Spreading Oaks Ave.
Friendswood, TX 77546
(281) 484 - 8318**

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Date: 4/15/2017	Time: 09:00 AM	Report ID: 20170415-1727-Ball-St
Property: 1727 Ball St Galveston TX 77550	Customer: Nancy Neil	Real Estate Professional: David Bowers The House Company

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Remedy as Needed = Remedy as Needed is a recommendation for a third party evaluation of the noted component to determine the best method to remedy any and all deficiencies of the component. Licensed tradesmen should always be used when applicable. If not, use a qualified or certified tradesman.

General Maintenance = The primary goal of the inspection is identifying items that are deficient and in need of immediate repair or evaluation. In this report, additional items of interest are added for your consideration. General maintenance items are essentially a "heads up" for items that are not necessarily deficient or in need of "repair" but should be addressed for long term performance. An example would be caulking around the windows or clearing debris from the roof covering.

Limited/Inaccessible = Inaccessible, as defined under TREC guidelines, is any component that is not fully visibly accessible to the Inspector at the time of inspection. This includes, but is not limited to, home furnishings; boxes, automobiles or any other stored items as well as any components inside walls and ceilings and underneath the slab foundation. Any system or component not visible for any reason, by definition is inaccessible. TREC guidelines allows for Inspectors to subjectively determine accessibility. Client accepts that it is virtually impossible for the Inspector to notate every stored item in the inspected property. If Client desires inspection of any areas that are inaccessible, Client accepts responsibility to have the areas cleared for the inspection or, if desired, have the home re-inspected once the property is cleared of all items.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

In Attendance:

Customer

Type of building:

Multi-family

Approximate age of building:

Over 50 Years

Occupancy:

The home was vacant at the time of

Utilities:

All utilities were on at the time of inspection.

inspection

Summary

Bryan & Bryan Inspections

105 E. Spreading Oaks Ave.
Friendswood, TX 77546
(281) 484 - 8318

Customer
Nancy Neil

Address
1727 Ball St
Galveston TX 77550

I. Structural Systems

Remedy As Needed

A. Foundations

Inspected, Deficient

(1) The crawl space access appears to be open. This leaves access to rodents or other pest that may do damage to crawl space components.

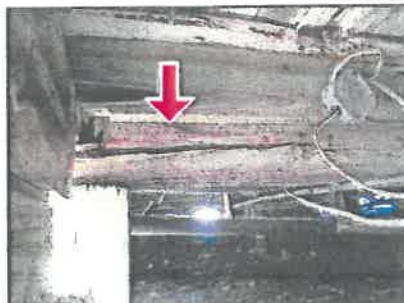


A. Item 1(Picture)

(2) Wood rot/deterioration was observed to the beam member(s) under the home. The inspector cannot determine the integrity of the wood. If further evaluation is desired, consult with a qualified contractor or structural engineer to determine the best method of remedy.

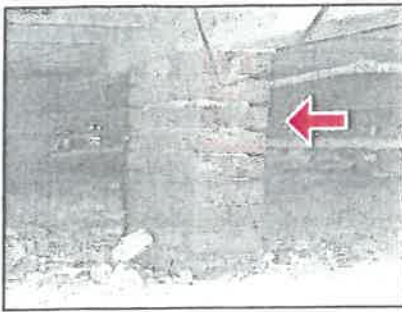


A. Item 2(Picture)

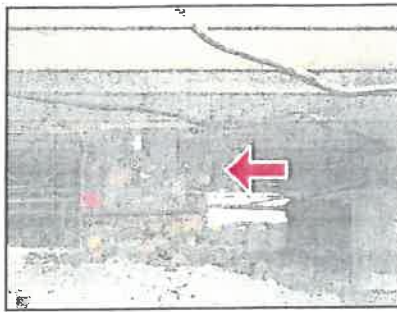


A. Item 3(Picture)

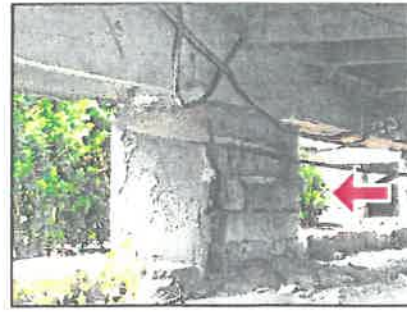
(3) Deterioration or leaning of masonry piers was observed. If further evaluation is desired, consult with a qualified contractor or structural engineer to determine the best method of remedy.



A. Item 4(Picture)



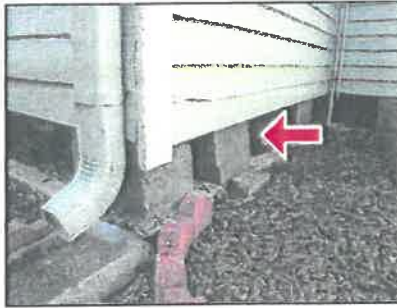
A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

(4) Further evaluation of the foundation is recommended. There is evidence of structural movement that, in the inspector's **OPINION**, should be further evaluated by a structural engineer and/or qualified foundation company.



A. Item 9(Picture)

C. Roof Covering Materials

Inspected, Deficient

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



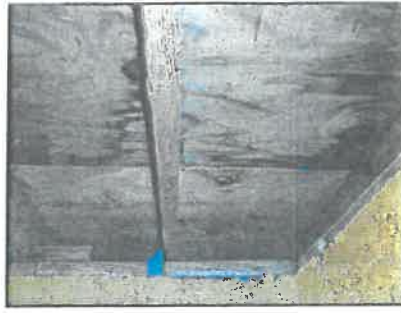
C. Item 6(Picture)

(5) Evidence of prior moisture intrusion is observed indicating a possible active or prior breach in the roof covering. Evaluate and remedy as needed.

Location: Garage/laundry



C. Item 9(Picture)



C. Item 10(Picture)

D. Roof Structures and Attics

Inspected, Deficient

(2) Attic ventilation appears to be lacking or inadequate to provide for proper air flow and performance of the roof attic system: Consultation with a qualified contractor is recommended to calculate the adequate venting that is needed.

(3) The attic insulation coverage in the attic appears inadequate. Additional insulation should be considered for optimal insulating barrier.



D. Item 4(Picture)

E. Walls (Interior and Exterior)

Inspected, Deficient

(3) Stress cracks are observed on the interior drywall. This is consistent with the structural movement of the home.

Location(s): Multiple Locations



E. Item 24(Picture)



E. Item 25(Picture)



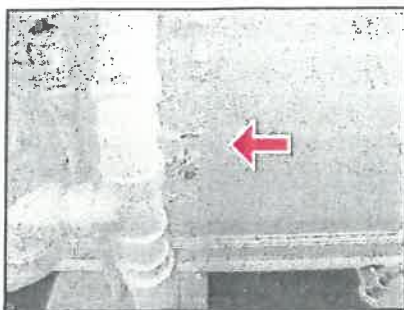
E. Item 26(Picture)



E. Item 27(Picture)

(4) Water damage was observed. No moisture was detected at the time of inspection using a surface moisture meter.

Location(s): Unit 4 bath



E. Item 28(Picture)

F. Ceilings and Floors

Inspected, Deficient

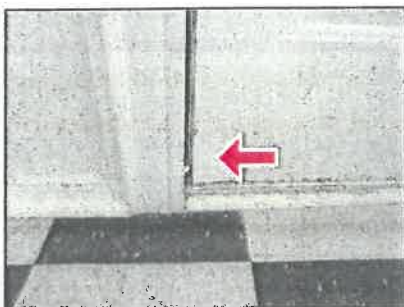
Sloping in the floors was observed in several areas of the home. This is a common occurrence in older homes with pier & beam foundations. If further evaluation is desired, consult with a structural engineer.

G. Doors (Interior and Exterior)

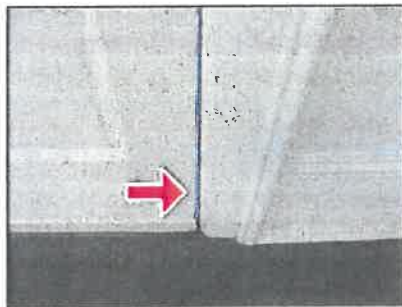
Inspected, Deficient

(2) Door does not make proper seal: adjust as needed.

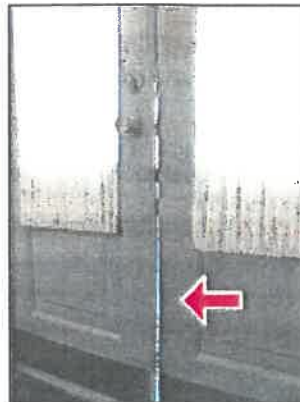
Location(s): Front door, rear door of unit 3, front door of unit 4



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

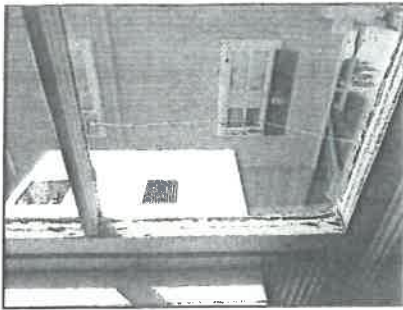
H. Windows

Inspected, Deficient

(2) Windows are painted shut and were not operational. In bedrooms, this prevents secondary means of egress from the home in the event of an emergency. Windows in the bedrooms should be openable and accessible for safety.

(3) Cracked window glass was observed.

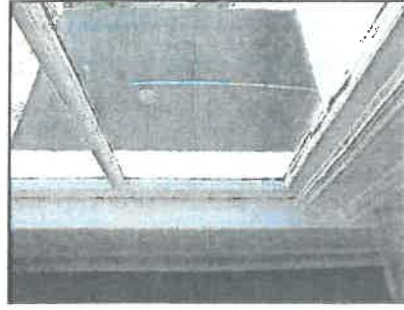
Location(s): Multiple Locations



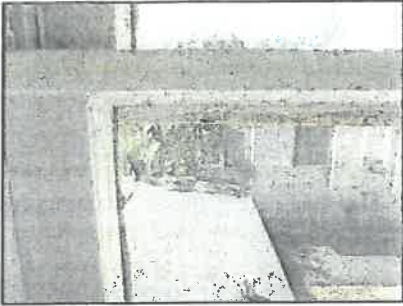
H. Item 2(Picture)



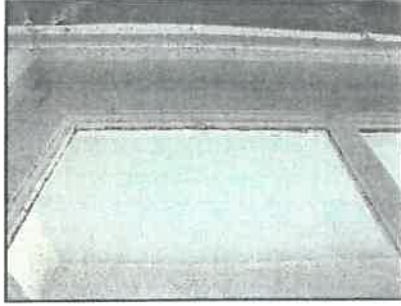
H. Item 3(Picture)



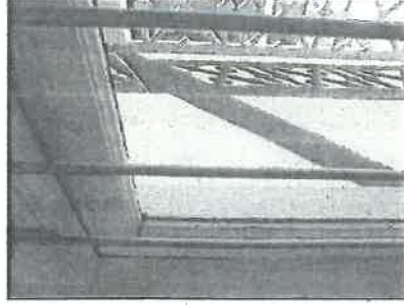
H. Item 4(Picture)



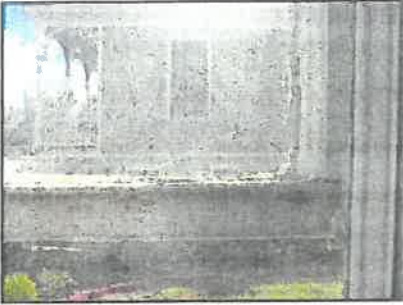
H. Item 5(Picture)



H. Item 6(Picture)



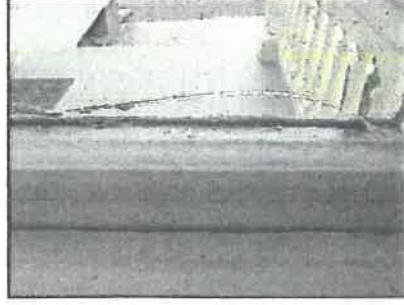
H. Item 7(Picture)



H. Item 8(Picture)

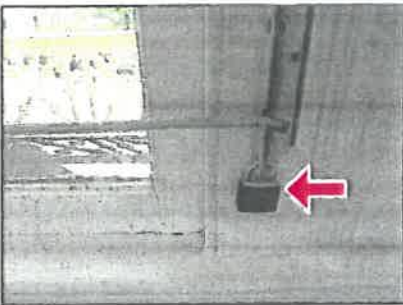


H. Item 9(Picture)



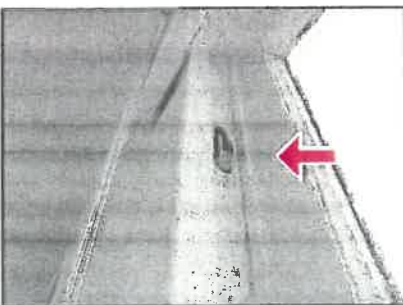
H. Item 10(Picture)

(4) Window metal bars have no apparent release mechanism. (Pad locks are improper) Safety hazard.

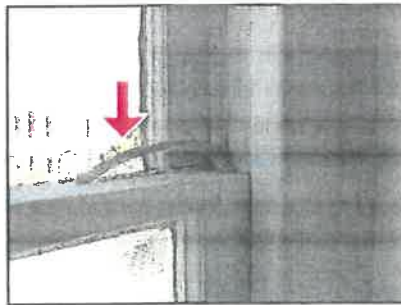


H. Item 11(Picture)

(5) Window(s) do not stay open properly due to lack of support/missing guide springs or counter weights. Location(s): Unit 2



H. Item 12(Picture)



H. Item 13(Picture)

(6) Tempered may be required for safety. Building standards recommend windows having sill heights less than 18" be tempered glass.

Location(s): Multiple Locations

I. Stairways (Interior and Exterior)

Inspected, Deficient

(1) There is a missing handrail/guardrail at the rear exterior stairs: Installation is recommended for safety. Multiple locations



I. Item 1(Picture)



I. Item 2(Picture)



I. Item 3(Picture)

(2) The railing/guard balusters are installed horizontally which could allow them to be climbed on. Building standards recommend that balusters be installed vertical so that they cannot be climbed on.



I. Item 4(Picture)

(3) The guard rail appears to be too short. Current building standards require a 36 inch guardrail for safety.



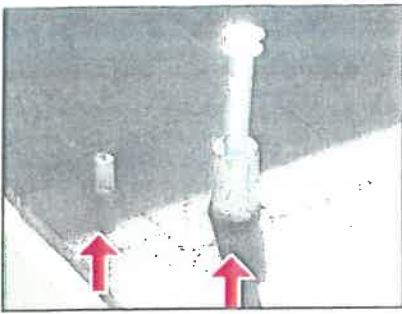
I. Item 5(Picture)

General Maintenance Summary

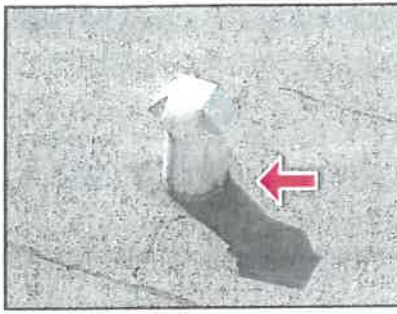
C. Roof Covering Materials

Inspected, Deficient

(4) Noted heavy tar around vent flashing. These are typically temporary repair measures. Tar may deteriorate over time. Monitor as needed.



C. Item 7(Picture)



C. Item 8(Picture)

G. Doors (Interior and Exterior)

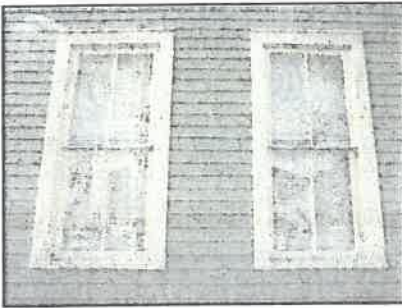
Inspected, Deficient

(1) Door stops are missing/need adjustment to prevent doors from hitting other interior components.
Location(s): Multiple Locations

H. Windows

Inspected, Deficient

(1) Screens were observed damaged/missing.
Location(s): Multiple Locations



H. Item 1(Picture)

Limited/Inaccessible

C. Roof Covering Materials

Inspected, Deficient

(2) **Note:** Due to lack of roof access due to the height and/or steepness, evaluation of the roof was limited to views from the ground with binoculars and windows. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

II. Electrical Systems

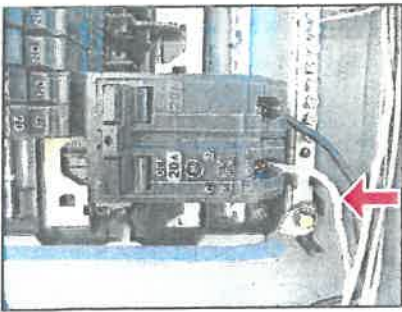
Remedy As Needed

A. Service Entrance and Panels

Inspected, Deficient

(6) Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.

(7) White wires connected to breakers should be marked as hot with black or red electrical tape.



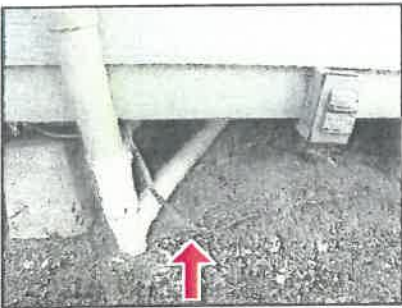
Marked

A. Item 10(Picture)

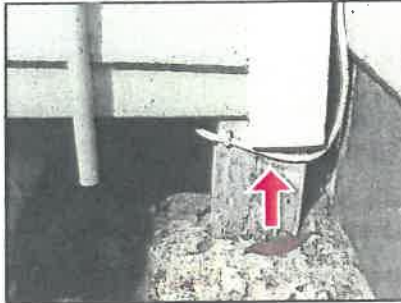
B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

(2) Noted exterior wiring that has not been contained in protective conduit. For safety purposes, exterior wiring should be protected per the manufacturers specifications.



B. Item 2(Picture)



B. Item 3(Picture)

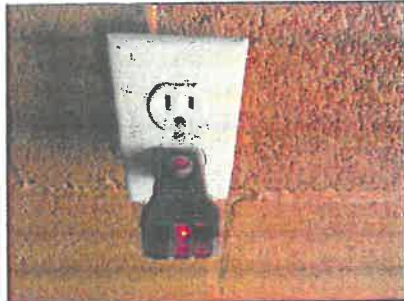
(3) Some rooms only have one outlet installed, and most areas in the home do not meet the current standards for outlet spacing. Current building standards require an outlet every 6 feet along a the wall. This discourages users from plugging more things into a receptacle then is designed. If further evaluation is desired, consult with a qualified electrician.

(4) Receptacle(s) are not properly grounded (as designed).

Location(s): Multiple Locations in unit 1, unit 2, garage/laundry area



B. Item 4(Picture)

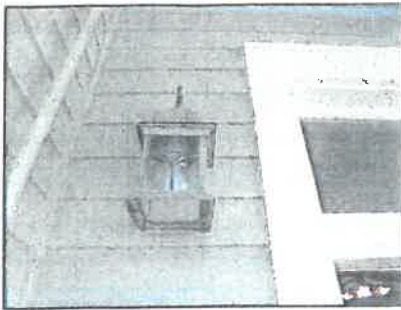


B. Item 5(Picture)

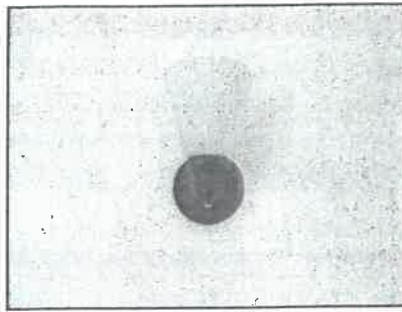
** garage wiring*

(7) Lights are not functioning. This may be a result of a bad bulb: test with new bulb and remedy if needed.

Location(s): Exterior, Unit 4



B. Item 8(Picture)



B. Item 9(Picture)

o/c

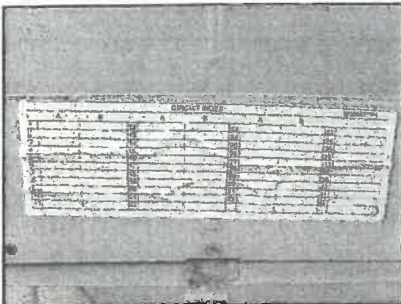
(8) Smoke detectors are not located in all the required locations; bedrooms, hallways to bedrooms, and living areas on every level of the home.

General Maintenance Summary

A. Service Entrance and Panels

Inspected, Deficient

(8) The distribution panel is not properly labeled to identify circuit locations.



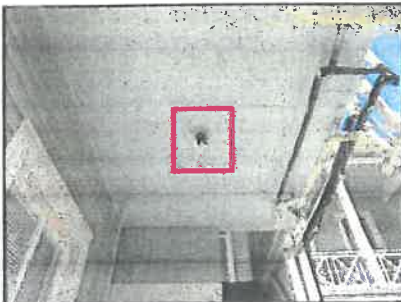
A. Item 11(Picture)

✓

B. Branch Circuits, Connected Devices and Fixtures

Inspected, Deficient

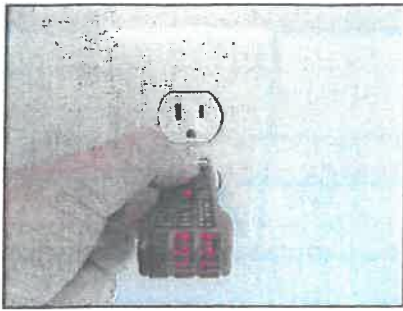
(1) Missing/damaged light globe(s) were observed. Recommend repairing or replacing globes.
Location(s): Rear exterior



B. Item 1(Picture)

✓

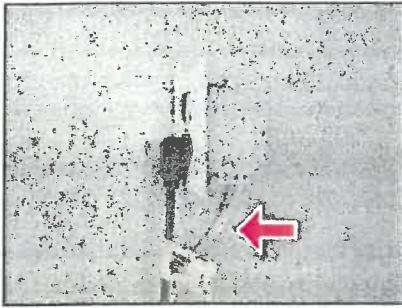
(5) Not all receptacles at locations in kitchens, bathrooms, garages, and the exterior are currently ground fault (GFCI) protected for safety, which is consistent with the age of the home. Current building standards now require all receptacles in these locations to be GFCI protected. If further evaluation or replacement is desired, contact a qualified electrician.



B. Item 6(Picture)

(6) Romex is exposed and subject to physical damage. Install behind walls or enclose in conduit for safety.

Location: Kitchen in unit 4



B. Item 7(Picture)

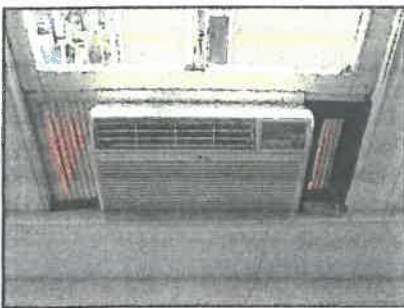
III. Heating, Ventilation and Air Conditioning Systems

Limited/Inaccessible

B. Cooling Equipment

Not Present

Note: Window A/C units are not inspected or operated.



B. Item 1(Picture)

IV. Plumbing System

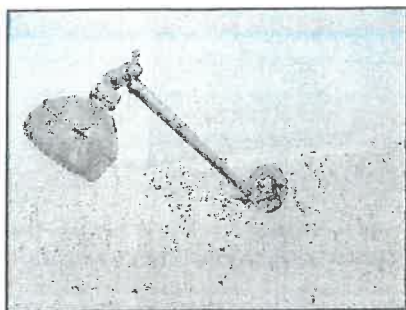
Remedy As Needed

A. Plumbing Supply, Distribution System and Fixtures

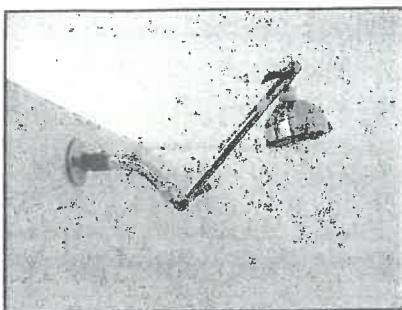
Inspected, Deficient

(3) Water lines appear to be unsecured or improperly secured behind the shower wall. Faucet handles move excessively when operated. Evaluate and remedy as needed.

Location(s): Unit 2, unit 4



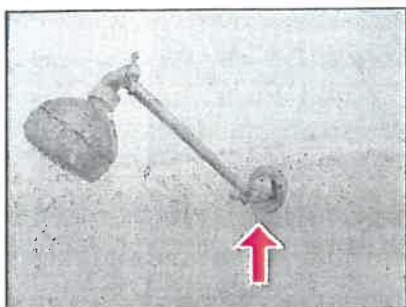
A. Item 2(Picture)



A. Item 3(Picture)

(4) Water leaks/sprays around the showerhead during operation; remedy as needed.

Location(s): Unit 2



A. Item 4(Picture)

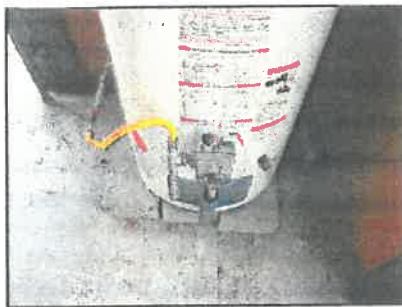
C. Water Heating Equipment

Inspected, Deficient

(4) Water heaters are not raised the recommended 18 inches above garage floor. Possible fire hazard.



C. Item 7(Picture)



C. Item 8(Picture)

~~X~~ ✓

(5) The rear water heater vent pipe is not properly strapped. Strapping is needed to prevent movement.



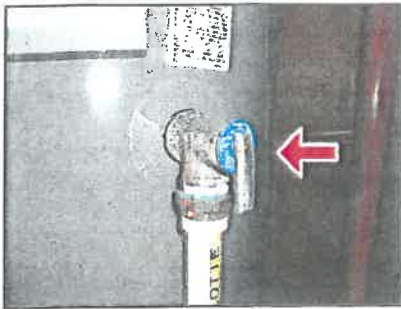
C. Item 9(Picture)

General Maintenance Summary

C. Water Heating Equipment

Inspected, Deficient

(3) **Note:** The manufacturer recommends replacement of the TPR valves every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.



C. Item 5(Picture)



C. Item 6(Picture)

Limited/Inaccessible

A. Plumbing Supply, Distribution System and Fixtures

Inspected, Deficient

(2) **Note:** It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

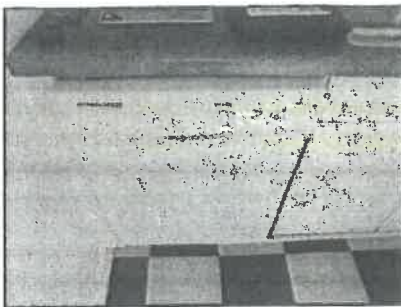
V. Appliances

Remedy As Needed

A. Dishwasher

Inspected, Deficient

(1) The dishwasher did not operate properly when tested. Unit 3 (No water used)



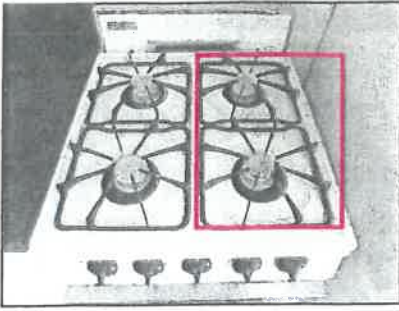
A. Item 1(Picture)

D. Ranges, Cooktops and Ovens

Inspected, Deficient

(3) There is 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. Unit 1, unit 2, unit 3, unit 4

(4) The right burners were inoperative at the time of inspection. Evaluate and remedy as needed. Unit 2



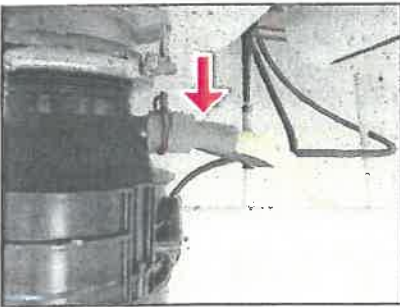
D. Item 7(Picture)

General Maintenance Summary

A. Dishwasher

Inspected, Deficient

(2) Anti-siphon loop is not installed at the drain hose under the sink: the drain hose must be lifted at some point where it is higher than the hose connection to the drain (or disposal) to prevent water from back flowing from the drain (or disposal) back into the dishwasher. Unit 3, unit 4

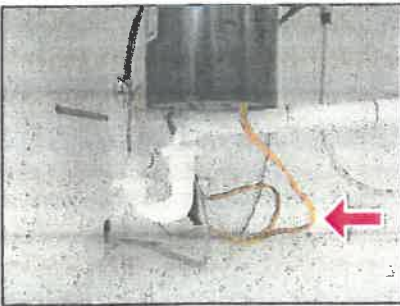


A. Item 2(Picture)

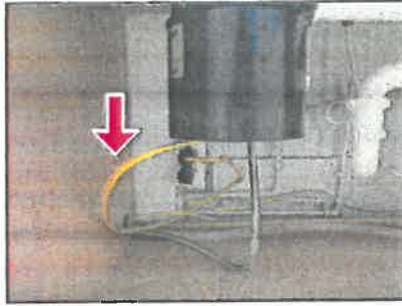
B. Food Waste Disposers

Inspected, Deficient

(2) Romex wiring is not properly secured in conduit under the kitchen sink at the disposal. Unit 3, unit 4



B. Item 3(Picture)



B. Item 4(Picture)

F. Mechanical Exhaust Vents and bathroom Heaters

Inspected, Deficient

Current building standards recommend exhaust fans be installed if no openable windows are present in the bathroom. No bathroom exhaust fans were noted at the time of inspection. Unit 4



F. Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chance Phillips

1727 Ball St / Bryan & Bryan Inspections / Charles H. Miller Page 20 of 12

Bryan & Bryan Inspections

**105 E. Spreading Oaks Ave.
Friendswood, TX 77546
(281) 484 - 8318**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[WDI Report for 1727 Ball Street](#)

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

I NI NP D

I. Structural Systems

General Limitation/Notes:

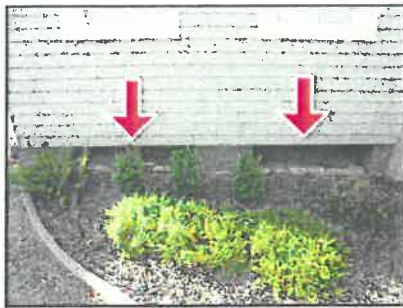
- The interior component inspection is visual only and is non-intrusive.
- Hidden damage behind any interior wall finish cannot be determined. This is considered a "latent" defect and is beyond the scope of this inspection.
- Only accessible windows are operated; furniture or other stored items are not moved to gain access to windows.
- If thermal windows are present, dirt and the time of day may prevent determinations of thermal seal failure.
- Window locks and latches are NOT addressed under the scope of this inspection.
- Carbon monoxide detectors, security systems, and central vac systems are not covered under the scope of the inspection.
- Leak testing is not performed under the scope of this inspection (visual inspection only). If leak testing is desired, consult with a qualified roofing contractor.

A. Foundations

Foundation: Pier & Beam

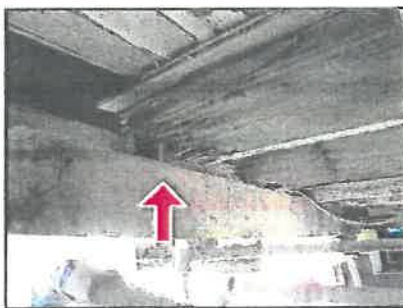
Comments:

(1) The crawl space access appears to be open. This leaves access to rodents or other pest that may do damage to crawl space components.

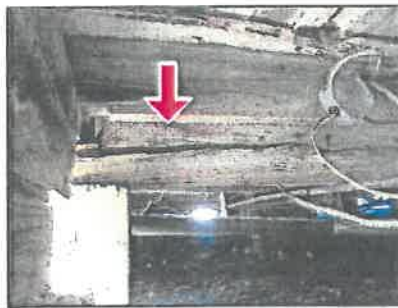


A. Item 1(Picture)

(2) Wood rot/deterioration was observed to the beam member(s) under the home. The inspector cannot determine the integrity of the wood. If further evaluation is desired, consult with a qualified contractor or structural engineer to determine the best method of remedy.



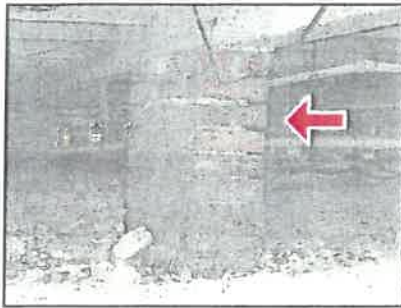
A. Item 2(Picture)



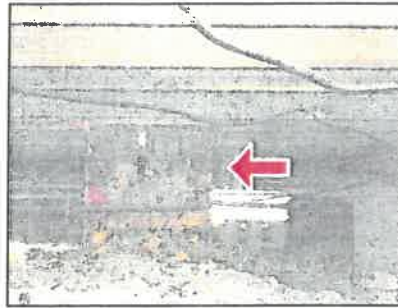
A. Item 3(Picture)

(3) Deterioration or leaning of masonry piers was observed. If further evaluation is desired, consult with a qualified contractor or structural engineer to determine the best method of remedy.

I NI NP D



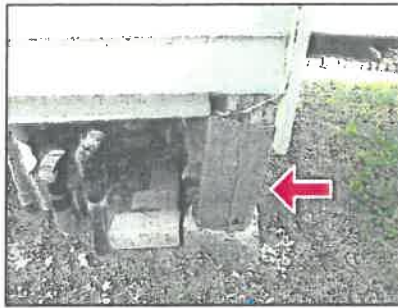
A. Item 4(Picture)



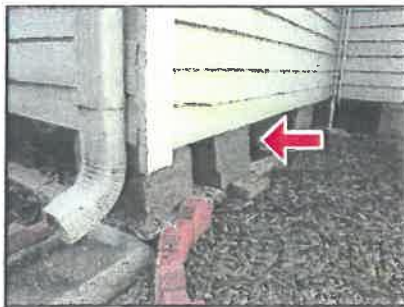
A. Item 5(Picture)



A. Item 6(Picture)



A. Item 7(Picture)



A. Item 8(Picture)

(4) Further evaluation of the foundation is recommended. There is evidence of structural movement that, in the inspector's **OPINION**, should be further evaluated by a structural engineer and/or qualified foundation company.



A. Item 9(Picture)

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Roof Covering: Composition/Asphalt/Fiberglass, Roll/Selvage

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

I NI NP D

Viewed Roof Covering From: Binoculars

Comments:

(1) General Photo of Roof Covering



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)

(2) **Note:** Due to lack of roof access due to the height and/or steepness, evaluation of the roof was limited to views from the ground with binoculars and windows. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

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

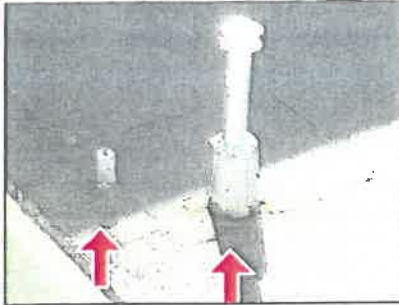


C. Item 6(Picture)

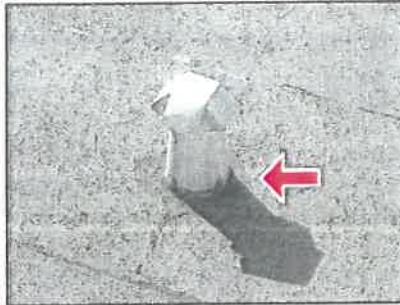
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I NI NP D

(4) Noted heavy tar around vent flashing. These are typically temporary repair measures. Tar may deteriorate over time. Monitor as needed.



C. Item 7(Picture)



C. Item 8(Picture)

(5) Evidence of prior moisture intrusion is observed indicating a possible active or prior breach in the roof covering. Evaluate and remedy as needed.

Location: Garage/laundry



C. Item 9(Picture)



C. Item 10(Picture)

D. Roof Structures and Attics

Method Used to Observe Attic: Limited Access

Attic Info: Pull Down Ladder(s)

Average Depth of Attic Insulation: 6 Inches

Type of Attic Insulation: Batt Fiberglass

Attic/Roof Ventilation: None Observed

Comments:

(1) **General Photo of Attic Space**

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D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

(2) Attic ventilation appears to be lacking or inadequate to provide for proper air flow and performance of the roof attic system: Consultation with a qualified contractor is recommended to calculate the adequate venting that is needed.

(3) The attic insulation coverage in the attic appears inadequate. Additional insulation should be considered for optimal insulating barrier.



D. Item 4(Picture)

E. Walls (Interior and Exterior)

Comments:

(1) **General Photo of the Exterior**

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

I NI NP D



E. Item 1(Picture)



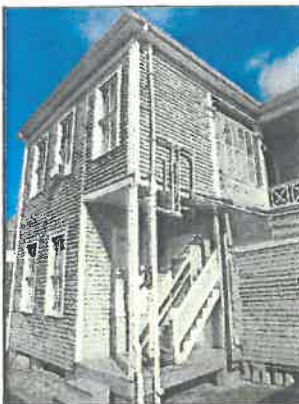
E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)



E. Item 8(Picture)

(2) General Photo of Interior

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

I NI NP D



E. Item 9(Picture)



E. Item 10(Picture)



E. Item 11(Picture)



E. Item 12(Picture)



E. Item 13(Picture)



E. Item 14(Picture)



E. Item 15(Picture)



E. Item 16(Picture)

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I NI NP D



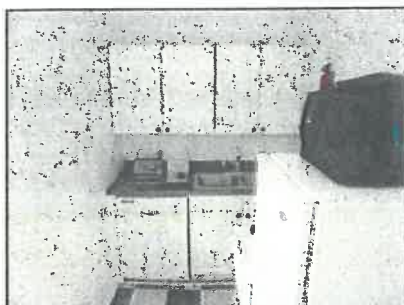
E. Item 17(Picture)



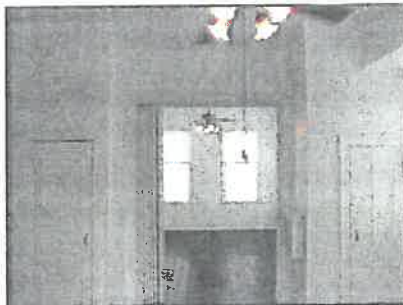
E. Item 18(Picture)



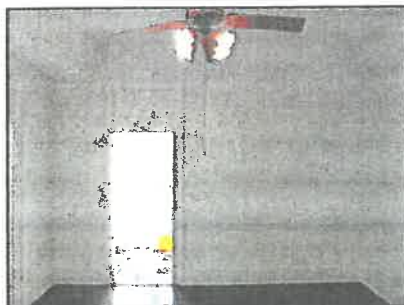
E. Item 19(Picture)



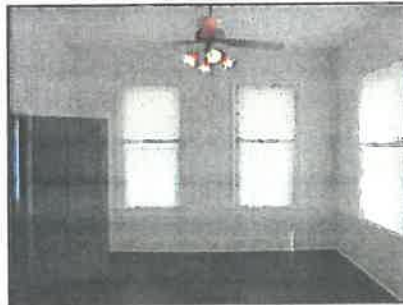
E. Item 20(Picture)



E. Item 21(Picture)



E. Item 22(Picture)



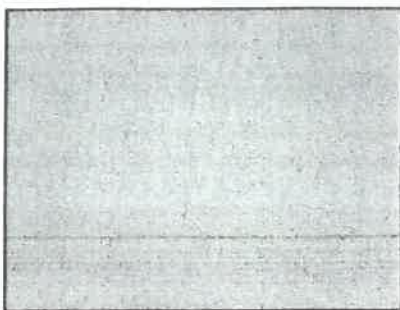
E. Item 23(Picture)

(3) Stress cracks are observed on the interior drywall. This is consistent with the structural movement of the home.

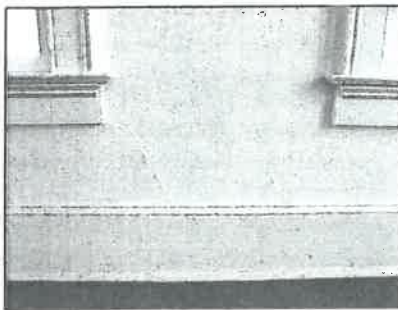
Location(s): Multiple Locations

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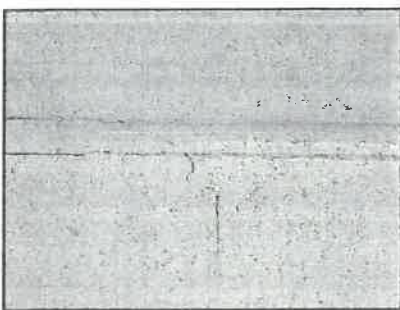
I NI NP D



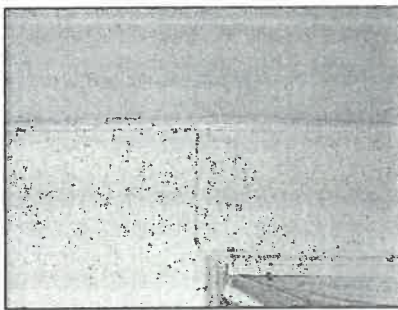
E. Item 24(Picture)



E. Item 25(Picture)



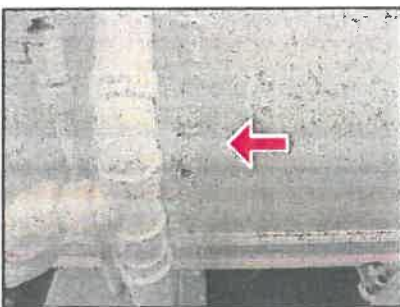
E. Item 26(Picture)



E. Item 27(Picture)

(4) Water damage was observed. No moisture was detected at the time of inspection using a surface moisture meter.

Location(s): Unit 4 bath



E. Item 28(Picture)

F. Ceilings and Floors

Comments:

Sloping in the floors was observed in several areas of the home. This is a common occurrence in older homes with pier & beam foundations. If further evaluation is desired, consult with a structural engineer.

G. Doors (Interior and Exterior)

Comments:

(1) Door stops are missing/need adjustment to prevent doors from hitting other interior components.

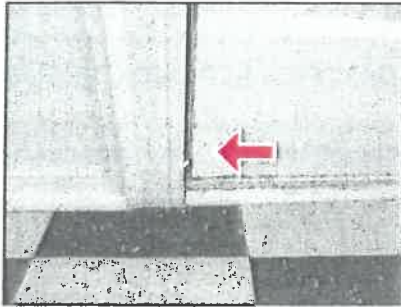
Location(s): Multiple Locations

(2) Door does not make proper seal: adjust as needed.

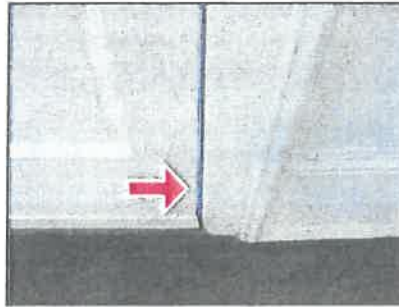
Location(s): Front door, rear door of unit 3, front door of unit 4

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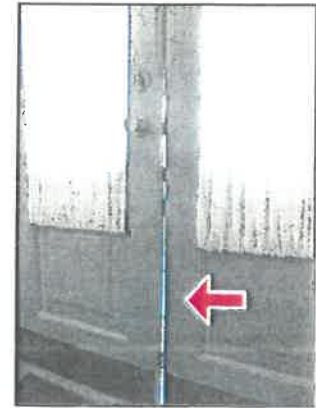
I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



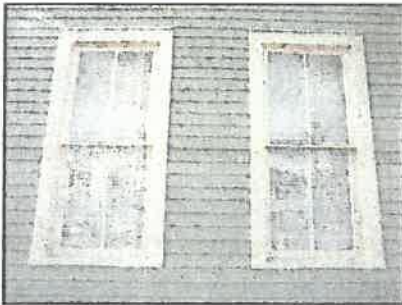
G. Item 3(Picture)

 H. Windows

Comments:

(1) Screens were observed damaged/missing.

Location(s): Multiple Locations



H. Item 1(Picture)

(2) Windows are painted shut and were not operational. In bedrooms, this prevents secondary means of egress from the home in the event of an emergency. Windows in the bedrooms should be openable and accessible for safety.

(3) Cracked window glass was observed.

Location(s): Multiple Locations

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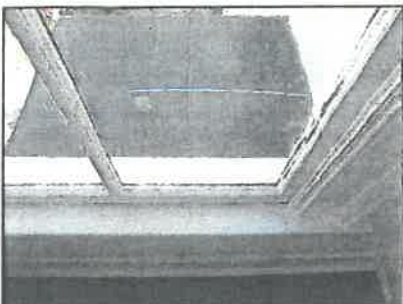
I NI NP D



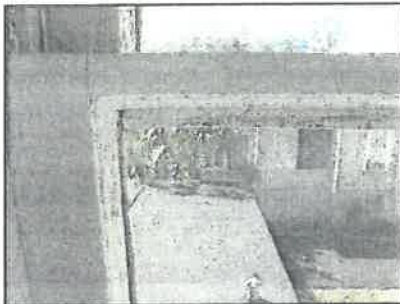
H. Item 2(Picture)



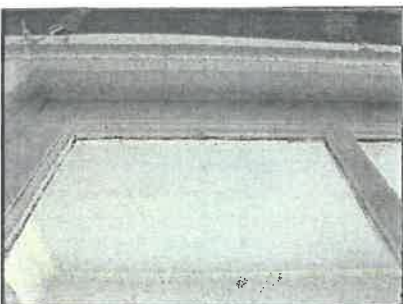
H. Item 3(Picture)



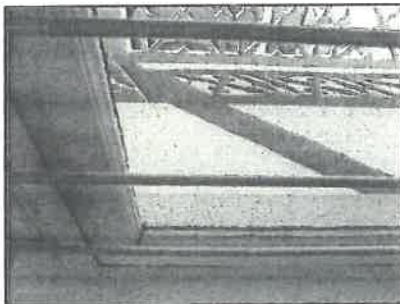
H. Item 4(Picture)



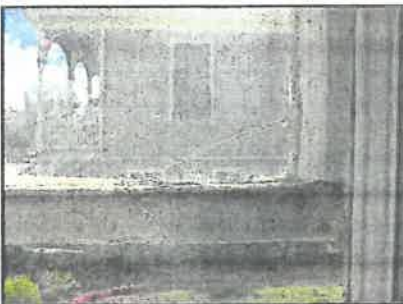
H. Item 5(Picture)



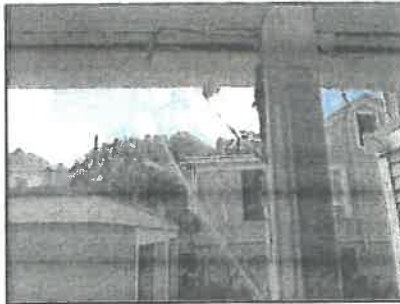
H. Item 6(Picture)



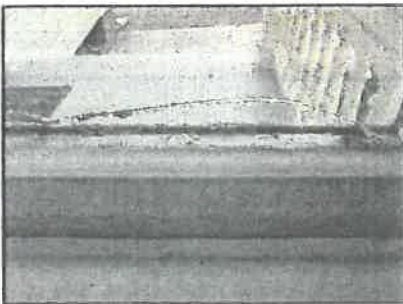
H. Item 7(Picture)



H. Item 8(Picture)



H. Item 9(Picture)

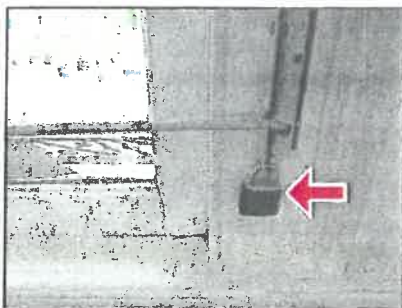


H. Item 10(Picture)

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I NI NP D

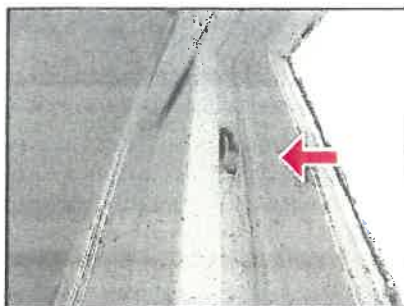
(4) Window metal bars have no apparent release mechanism. (Pad locks are improper) Safety hazard.



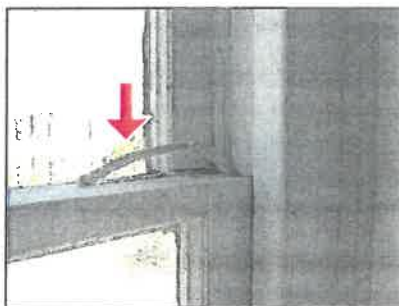
H. Item 11(Picture)

(5) Window(s) do not stay open properly due to lack of support/missing guide springs or counter weights.

Location(s): Unit 2



H. Item 12(Picture)



H. Item 13(Picture)

(6) Tempered may be required for safety. Building standards recommend windows having sill heights less than 18" be tempered glass.

Location(s): Multiple Locations

I. Stairways (Interior and Exterior)

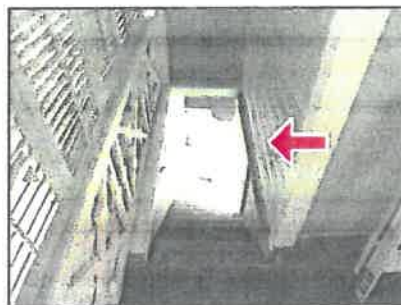
Comments:

(1) There is a missing handrail/guardrail at the rear exterior stairs: Installation is recommended for safety.

Multiple locations



I. Item 1(Picture)



I. Item 2(Picture)



I. Item 3(Picture)

(2) The railing/guard balusters are installed horizontally which could allow them to be climbed on. Building standards recommend that balusters be installed vertical so that they cannot be climbed on.

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

I NI NP D



I. Item 4(Picture)

(3) The guard rail appears to be too short. Current building standards require a 36 inch guardrail for safety.



I. Item 5(Picture)

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks and Carports

Comments:

L. Other

Comments:

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I NI NP D

II. Electrical Systems

General Limitations/Notes:

- Under the scope of this inspection, the Inspector does not perform "load testing" on the breakers and does not determine the load capacity, proper load ratings or confirm appropriate wire sizing within the breaker box for this property. For any of these determinations or testing, consult with a licensed Master Electrician.
- The smoke detectors were not tested due to possible linkage to the house security system. Monthly testing is recommended as part of normal home maintenance, and alarms should be replaced every 10 years to ensure proper operability.
- Under the scope of this inspection, the Inspector does not perform any testing or inspect condition of low voltage accessories including landscape lighting.
- Verification of the total length of the grounding rod is beyond the scope of the inspection. Current building standards require minimum depth of 8 feet.

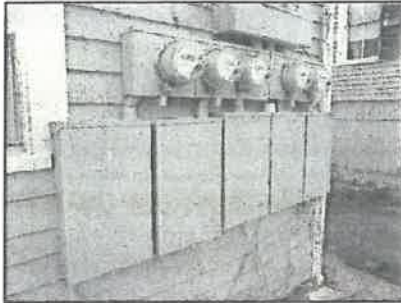
A. Service Entrance and Panels

Service Size: 100 AMP

Main Disconnect/Service Box Type and Location: Breakers - Exterior Wall

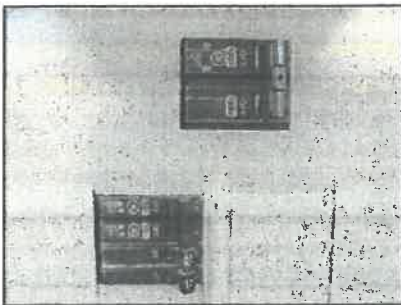
Comments:

(1) General Photo of the Distribution Panel

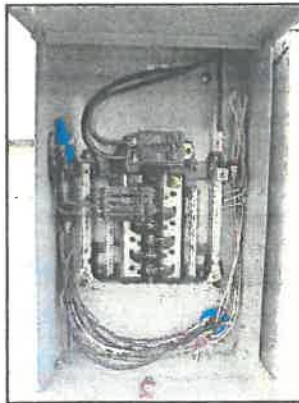


A. Item 1(Picture)

(2) General Photo of Sub-Panel



A. Item 2(Picture)

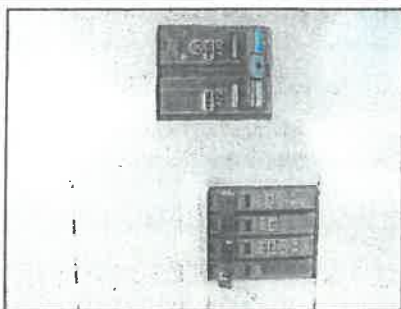


A. Item 3(Picture)

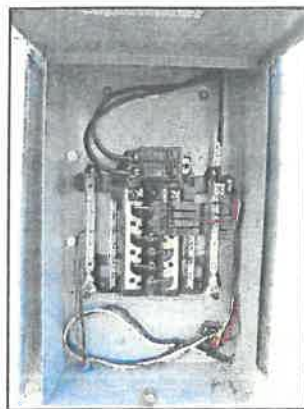
(3) General Photo of Sub-Panel

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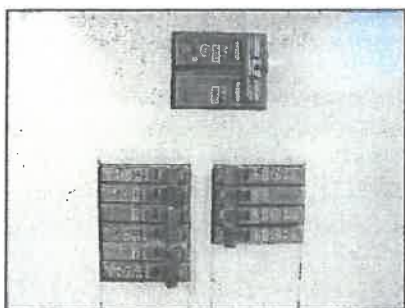
I NI NP D



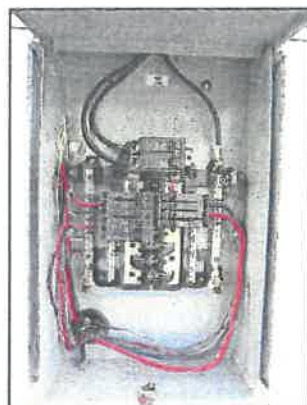
A. Item 4(Picture)



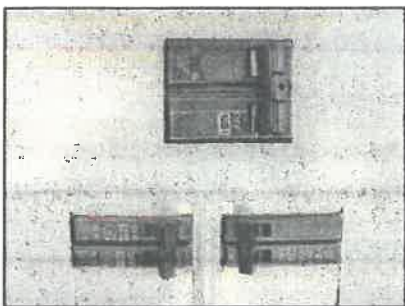
A. Item 5(Picture)

(4) General Photo of Sub-Panel

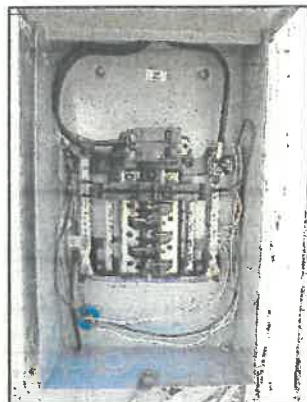
A. Item 6(Picture)



A. Item 7(Picture)

(5) General Photo of Sub-Panel

A. Item 8(Picture)



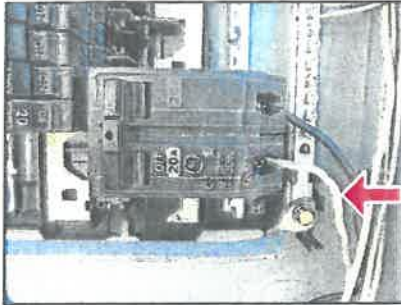
A. Item 9(Picture)

(6) Arc-fault safety protection is not installed for all of the living and bedroom areas. This protection was required by the National Electric code for homes built after 2008. The Texas Real Estate Commission requires inspectors to list as "deficient" any arc-fault protection not installed in these areas; regardless of the homes age.

(7) White wires connected to breakers should be marked as hot with black or red electrical tape.

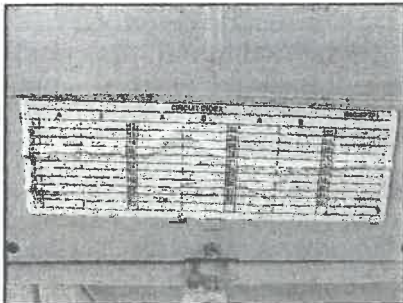
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A. Item 10(Picture)

(8) The distribution panel is not properly labeled to identify circuit locations.



A. Item 11(Picture)

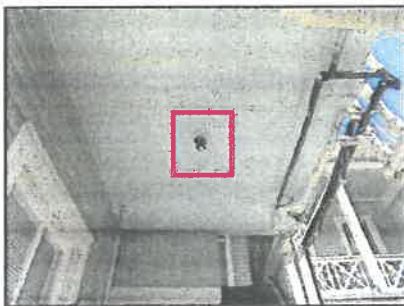
B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Service Wires: Copper, Branch Wires: Copper

Comments:

(1) Missing/damaged light globe(s) were observed. Recommend repairing or replacing globes.

Location(s): Rear exterior



B. Item 1(Picture)

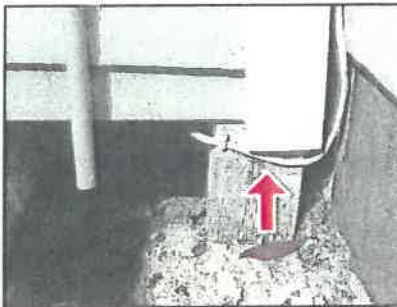
(2) Noted exterior wiring that has not been contained in protective conduit. For safety purposes, exterior wiring should be protected per the manufacturers specifications.

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I NI NP D



B. Item 2(Picture)

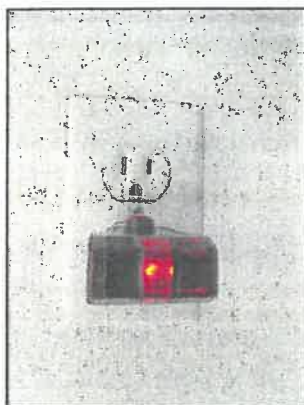


B. Item 3(Picture)

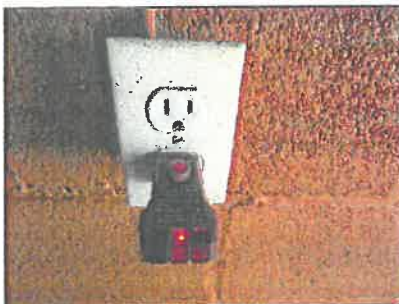
(3) Some rooms only have one outlet installed, and most areas in the home do not meet the current standards for outlet spacing. Current building standards require an outlet every 6 feet along the wall. This discourages users from plugging more things into a receptacle than is designed. If further evaluation is desired, consult with a qualified electrician.

(4) Receptacle(s) are not properly grounded (as designed).

Location(s): Multiple Locations in unit 1, unit 2, garage/laundry area

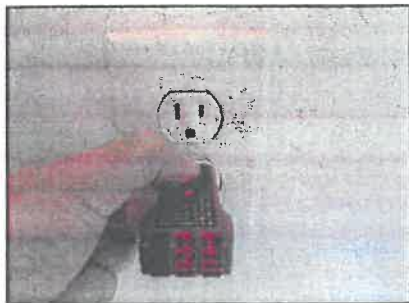


B. Item 4(Picture)



B. Item 5(Picture)

(5) Not all receptacles at locations in kitchens, bathrooms, garages, and the exterior are currently ground fault (GFCI) protected for safety, which is consistent with the age of the home. Current building standards now require all receptacles in these locations to be GFCI protected. If further evaluation or replacement is desired, contact a qualified electrician.



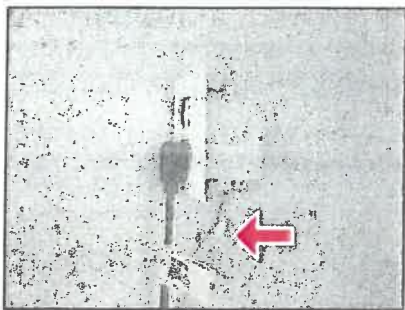
B. Item 6(Picture)

(6) Romex is exposed and subject to physical damage. Install behind walls or enclose in conduit for safety.

Location: Kitchen in unit 4

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I NI NP D



B. Item 7(Picture)

(7) Lights are not functioning. This may be a result of a bad bulb: test with new bulb and remedy if needed.

Location(s): Exterior, Unit 4



B. Item 8(Picture)



B. Item 9(Picture)

(8) Smoke detectors are not located in all the required locations; bedrooms, hallways to bedrooms, and living areas on every level of the home.

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I NI NP D

III. Heating, Ventilation and Air Conditioning Systems

General Limitations/Notes:

- HVAC systems that are designed with electronic damper systems (which are typically controlled by multiple thermostats) are not inspected under the scope of this inspection. Evaluation of these types of damper systems and the electronic components and the balancing of the air flow in this system is beyond the scope of this inspection. If in-depth analysis is desired, consult with an HVAC Company that specializes in this type of system.
- The air conditioning system is visually inspected and operated under normal operation settings at thermostat controls. No diagnostic testing is performed during the inspection.
- Window air conditioning units are not inspected or operated under the scope of this inspection.
- Furnace covers are not removed and the unit is not disassembled for internal inspection of the component per TREC's "Standards of Practice". The unit(s) are visually inspected and operated under normal operation settings at thermostat controls.

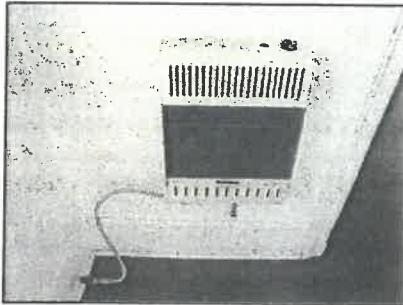
A. Heating Equipment

Heat Type: Wall mounted space heaters

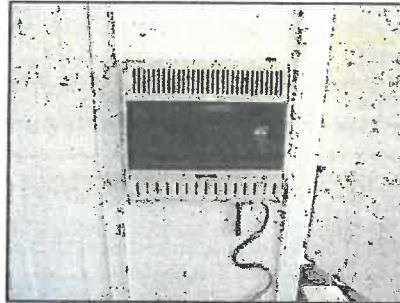
Energy Source: Gas

Comments:

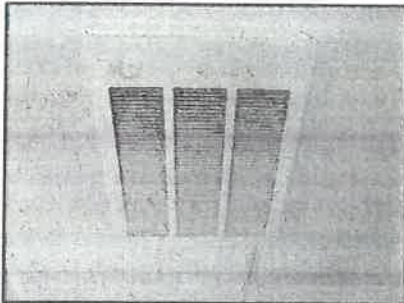
General Photo of Furnace Unit



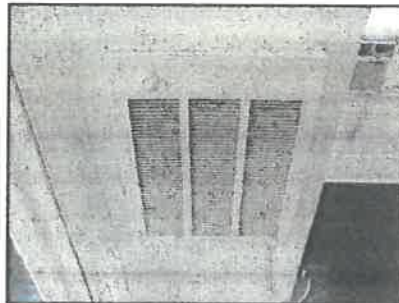
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

B. Cooling Equipment

Cooling Equipment Type: Window AC

Comments:

Note: Window A/C units are not inspected or operated.

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

I NI NP D



B. Item 1(Picture)

C. Duct Systems, Chases and Vents

Comments:

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

I NI NP D

IV. Plumbing System

General Limitations/Notes:

- Underground waste or sanitary sewer pipe inspection is beyond the scope of this inspection (not visible to inspect). If evaluation is desired, consult with a qualified plumber.
- For homes with galvanized water supply lines: Galvanized water supply lines in the home may not all be visible to inspect due to insulation and the areas of installation (walls and other covered locations). If full visual evaluation of these water lines is desired, consult with a qualified plumber.
- Washing machine water supply faucets are visually inspected only (not operated).
- Water supply lines and water supply valves for ice makers are not covered under the scope of this inspection.

A. Plumbing Supply, Distribution System and Fixtures

Water Source: Public

Location of Meter: Front Exterior

Location of Main Water Shut-Off: Exterior Wall - Front Side, Exterior Wall - Rear Side

Static Water Pressure: 56 - 70 PSI

Comments:

(1) General Photo of Main Shut-Off Valve

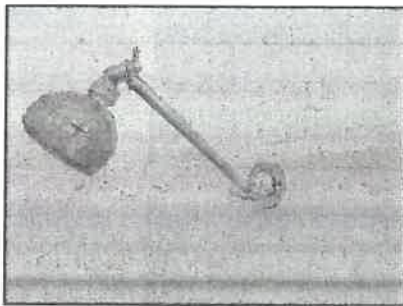


A. Item 1(Picture)

(2) **Note:** It is not uncommon for plumbing seals (gaskets, commode seals, etc.) to dry out when a property is vacant for an extended period of time. These dried out seals may crack and leak after a short period of time when placed back into service. If the property has been vacant, monitoring is recommended. Inspectors cannot determine life expectancy of plumbing seals or gaskets.

(3) Water lines appear to be unsecured or improperly secured behind the shower wall. Faucet handles move excessively when operated. Evaluate and remedy as needed.

Location(s): Unit 2, unit 4



A. Item 2(Picture)



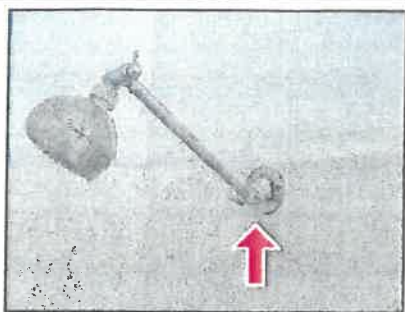
A. Item 3(Picture)

(4) Water leaks/sprays around the showerhead during operation; remedy as needed.

Location(s): Unit 2

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

I NI NP D



A. Item 4(Picture)

B. Drains, Waste and Vents

Comments:

Note: No leaks were observed when all accessible plumbing fixtures were operated, filled, and drained.

C. Water Heating Equipment

Water Heater Power Source: Gas

Water Heater Capacity: 40 Gallons, 50 Gallons

Water Heater Location: Garage

Comments:

(1) General Photo of the Water Heaters



C. Item 1(Picture)



C. Item 2(Picture)

(2) Photo of Data Plate for Water Heaters



C. Item 3(Picture)

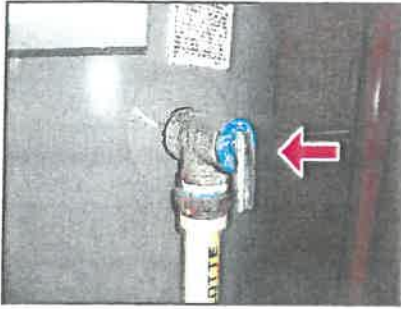


C. Item 4(Picture)

(3) **Note:** The manufacturer recommends replacement of the TPR valves every three years to ensure proper emergency function. Inspection company does not test TPR valves due to safety hazard or possible damage to unit.

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

I NI NP D



C. Item 5(Picture)

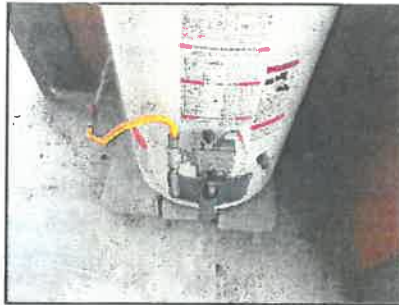


C. Item 6(Picture)

(4) Water heaters are not raised the recommended 18 inches above garage floor. Possible fire hazard.



C. Item 7(Picture)



C. Item 8(Picture)

(5) The rear water heater vent pipe is not properly strapped. Strapping is needed to prevent movement.



C. Item 9(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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

I NI NP D

V. Appliances

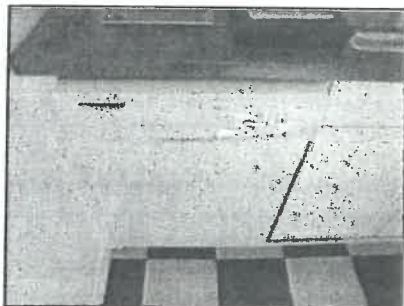
General Limitations/Notes:

- Appliances are not moved during the inspection.
- Self cleaning features on ovens are not inspected.
- Effectiveness of dishwasher drying is not inspected.

A. Dishwasher

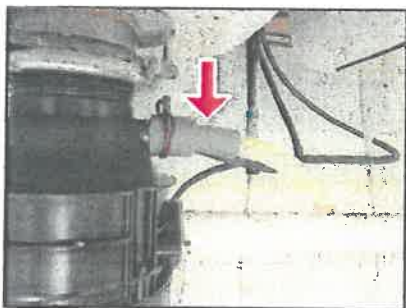
Comments:

(1) The dishwasher did not operate properly when tested. Unit 3 (No water used)



A. Item 1(Picture)

(2) Anti-siphon loop is not installed at the drain hose under the sink: the drain hose must be lifted at some point where it is higher than the hose connection to the drain (or disposal) to prevent water from back flowing from the drain (or disposal) back into the dishwasher. Unit 3, unit 4

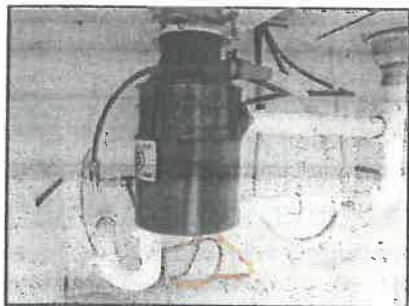


A. Item 2(Picture)

B. Food Waste Disposers

Comments:

(1) **Note:** The disposal is functioning as intended. Unit 3, unit 4



B. Item 1(Picture)

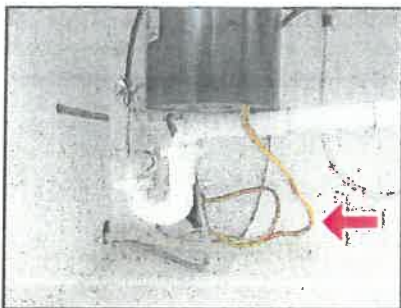


B. Item 2(Picture)

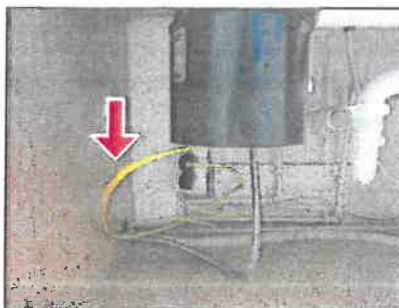
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

(2) Romex wiring is not properly secured in conduit under the kitchen sink at the disposal. Unit 3, unit 4



B. Item 3(Picture)

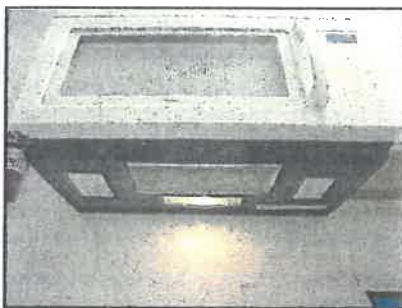


B. Item 4(Picture)

C. Range Hood and Exhaust System

Comments:

Note: The kitchen exhaust fan is functioning properly. Unit 4



C. Item 1(Picture)

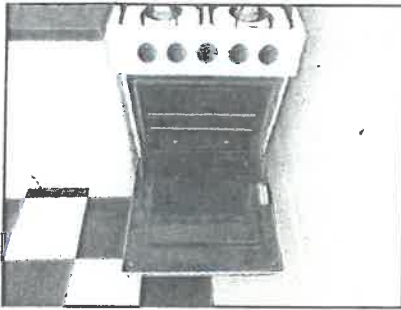
D. Ranges, Cooktops and Ovens

Comments:

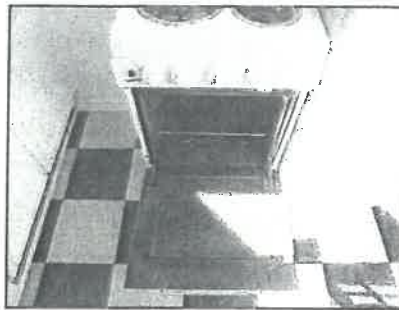
(1) **Note:** The oven is functioning as intended. Unit is heating within the acceptable range of the temperature control setting. Unit 1, unit 3, unit 4

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

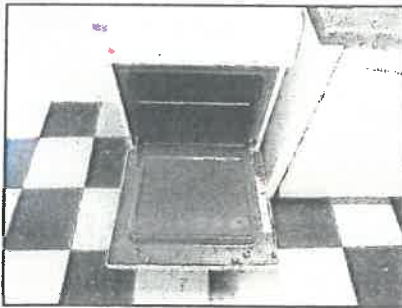
I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

(2) **Note:** The cooktop is functioning as intended. Unit 1, unit 3, unit 4



D. Item 4(Picture)



D. Item 5(Picture)



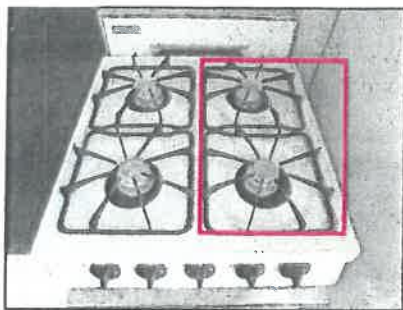
D. Item 6(Picture)

(3) There is 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. Unit 1, unit 2, unit 3, unit 4

(4) The right burners were inoperative at the time of inspection. Evaluate and remedy as needed. Unit 2

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

I NI NP D



D. Item 7(Picture)

(5) Oven was inoperative at time of inspection. Unit 2

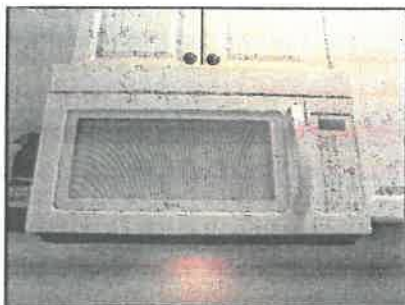


D. Item 8(Picture)

 E. Microwave Ovens

Comments:

Note: The microwave is functioning as intended. Timers are not operated. Unit is tested for heating only on the "high" temperature setting. Unit 4



E. Item 1(Picture)

 F. Mechanical Exhaust Vents and bathroom Heaters

Comments:

Current building standards recommend exhaust fans be installed if no openable windows are present in the bathroom. No bathroom exhaust fans were noted at the time of inspection. Unit 4

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

I NI NP D



F. Item 1(Picture)

G. Garage Door Operator(s)

Comments:

H. Dryer Exhaust System

Comments:

I. Other

Comments:

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

I NI NP D

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Comments:

C. Outbuildings

Comments:

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

Comments:

E. Private Sewage Disposal (Septic) Systems

Comments:

F. Other

Comments:

Re[3]: 1727 Ball

Bill Adriance <bill@tramonterealty.com>

Fri 4/14/2017 1:56 PM

To: David Bowers <david@davidbowers.com>;

Klaus got his hands on a new gas heater for #1 upstairs and installed it this morning. It's the same brand as the one in #2 and instructions are printed on top of the unit. I think Klaus has emptied the garage, but it is locked. He will be home tomorrow but needs 30 minutes to get over there. The inspector can call him on his cell phone, 409-771-5071, 30 min before he'll be there and Klaus will drive over to meet him.

Thank You,
 Bill Adriance, Realtor/Associate
 Joe Tramonte Realty
 409-939-0205

-----Original Message-----

From: "David Bowers" <david@davidbowers.com>
 To: "Bill Adriance" <bill@tramonterealty.com>, "David Bowers" <david@davidbowers.com>
 Date: 04/14/17 13:17
 Subject: Re: Re: 1727 Ball

The inspection is tomorrow morning at 9am. Can Seller have the garage unlocked?

Please be made aware of and refer to:

[Information About Brokerage Services](#)

[Consumer Protection Notice](#)



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 REAL ESTATE
 COMPANIES
 OF THE WORLD

WE'RE LOCAL
 WE'RE GLOBAL™

David Bowers
David@DavidBowers.com
 The House Company Realtors
 409-763-2800 / 409-763-2955 Fax

From: Bill Adriance <bill@tramonterealty.com>
 Sent: Friday, April 14, 2017 6:57:19 AM
 To: David Bowers
 Subject: Fwd: Re: 1727 Ball

Sent from my Sprint Samsung Galaxy® Note 4.

----- Original message -----

From: klaus dillmann <klaus_dillmann@yahoo.com>
 Date: 4/13/17 7:55 PM (GMT-06:00)
 To: Bill Adriance <bill@tramonterealty.com>
 Subject: Re: 1727 Ball

Klaus went by Ball and checked on the gas wall heaters. The one in the #2 up apt. just needed a little w40 to make the top starter button easier to press down. It started. Instructions are attached to it. The one in #1 up has a malfunctioning plunger starter. He started it manually to make sure gas was coming into the unit by opening the two bottom screws on the side and lifted the lower part out and lit it with a regular fire starter. He went by Home Depot to buy a replacement but it is out of season so they don't have them in stock. The kitchen stove in #1 is new and has an electric starter. The kitchen stove in #2 is an older model and has to be lit with a match or similar. The gas is on in both apartments.

Aase

From: Bill Adriance <bill@tramonterealty.com>
 To: klaus dillmann <klaus_dillmann@yahoo.com>
 Sent: Thursday, April 13, 2017 4:01 PM
 Subject: Re: 1727 Ball



Regulatory Policy Division - Windstorm Inspections Program (104-WS)
333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104
(800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

Certificate of Compliance WPI-8

Date of Construction: 10-11-2010

Application ID: 632591

Certificate Number: 567746

Occupancy Type: Apartment(s)

Building Type: Apartments

Certificate Type:

Certificate Detail:

Certificate Date:

Appointed Qualified

Roof

Entire Re-Roof

October 19, 2010

Inspector/TDI Inspector:

Appointed

Qualified

Inspector

Location of Property to be Insured:

Street:

Lot:

Block:

Tract or

Addition:

1727 BALL

City:

County:

State:

GALVESTON

GALVESTON

TEXAS

Inside City Limits

Seaward - SEAWARD - 2006 IBC Intl Building Code

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 - 5.4011.



Regulatory Policy Division - Windstorm Inspections Program (104-WS)
333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104
(800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

Certificate of Compliance WPI-8

Date of Construction:	10-11-2010	Certificate Number:	567747
Application ID:	632592	Building Type:	Detached Garage
Occupancy Type:	Apartment(s)		

Certificate Type:	Certificate Detail:	Certificate Date:	Appointed Qualified Inspector/TDI Inspector:
Roof	Entire Re-Roof	October 19, 2010	Appointed Qualified Inspector

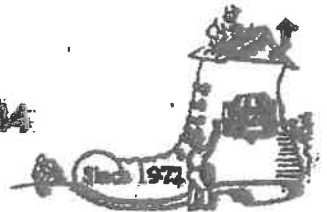
Location of Property to be Insured:

Street:	Lot:	Block:	Tract or Addition:
1727 BALL			
City:	County:	State:	
GALVESTON Inside City Limits	GALVESTON	TEXAS	
Seaward - SEAWARD - 2006 IBC Intl Building Code			

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 - 5.4011.

STABLE FOUNDATION and CONSTRUCTION CO.

7009 Ave. R #1 • Santa Fe, TX 77510 • (409) 740-4634
(409) 925-4105 • Fax: (409) 925-4130
stablefoundation@verizon.net



Proposal submitted to:

Name: David Bowers
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____

Work to be performed at:

Name: _____
Address: 1727 Ball St.
City: Galveston State: TX Zip: _____
Telephone: (409) 710-2800

Date: <u>03.30.17</u>	Date of Plans: _____	Start Work Date: _____	Your Inquiry No.: _____	Proposal No.: _____	Page No.: _____	Of Pages: _____
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We hereby submit specifications and estimates for

- 1.) Install 20' 6x6 in combination with (5) precast concrete piers.
- 2.) Install 12' 6x6 beam in combination with (3) precast concrete piers.
- 3.) Remove & Replace 12' 6x6 beam under back door.
- 4.) Remove & Replace 16' 6x6 on under center wall at rear of home.
- 5.) Install 24' 2x6 joist on room addition.
- 6.) Replace 8' beam on room addition & Replace (2) piers.
- 7.) Raise & re-level home.
- 8.) Tuck point all damaged piers.

Material & Labor included

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Eight Thousand Five Hundred ⁰⁰/₁₀₀ _____ dollars (\$ 8,500⁰⁰)
Payment to be made as follows: payable 1/2 down & Bal. upon Comp.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra work will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements concerning terms, conditions or delays beyond our control. Copy to carry fire, theft and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature: _____
Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____
Signature: _____



AMENDMENT TO CONTRACT CONCERNING THE PROPERTY AT

1727 Ball St Galveston (Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- (1) The Sales Price in Paragraph 3 of the contract is: A. Cash portion of Sales Price payable by Buyer at closing \$ B. Sum of financing described in the contract \$ C. Sales Price (Sum of A and B) \$
(2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments: Replace the gas stove (oven & burners both not working) in Unit 2 pursuant to page 17 of 49 and page 47 of 49 of attached inspection report. Repair water leaks in shower heads (Units 2 and 4) as shown on page 16 of 49 and page 41 of 49 of attached inspection report.
(3) The date in Paragraph 9 of the contract is changed to April 27, 2017.
(4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$
(5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ by Seller; \$ by Buyer.
(6) Buyer has paid Seller an additional Option Fee of \$ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on This additional Option Fee will will not be credited to the Sales Price.
(7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
(8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to
(9) Other Modifications: (Insert only factual statements and business details applicable to this sale.) Seller not to turn off utilities as Buyer will have all utilities transferred into her name by the day of closing to ensure continuous service.

The buyer/purchaser name shall be Nancy P. Neil.

EXECUTED the day of (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

Nancy P. Neil, Trustee Buyer Nancy P. Neil, Trustee

Seller Klaus R Dillman

Buyer

Seller Aase Dillman

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 39-8. This form replaces TREC No. 39-7.