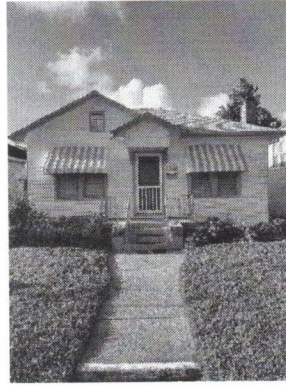


# Home Inspection Report



4111 Avenue T, Galveston , TX 77551

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**Inspection Date:**

Wednesday July 14, 2021

**Prepared For:**

~~Denise Spence~~

**Prepared By:**

Michael Anderson  
9446 Jamaica Beach  
Galveston, TX 77554  
(409) 996-9979  
firefrand@yahoo.com

**Report Number:**

071421

**Inspector:**

Michael Anderson

**License/Certification #:**

TX--23486

**Inspector Signature:**



# PROPERTY INSPECTION REPORT

Prepared For:

~~Deanna Spence~~

(Name of Client)

Concerning:

4111 Avenue T, Galveston, TX 77551

(Address or Other Identification of Inspected Property)

By:

Michael Anderson TX-23486

7/14/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

(512) 936-3000

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

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

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

The home is inspected following the Standards of Practice set forth by the Texas Real Estate Commission. There are certain components that may not have been code during the time of the original build however the Standards of Practice require the inspector to mark deficient some of these older components. Any and all of the repairs that are completed are recommended to be done by qualified or certified professionals. Any warranty information should be obtained from the seller. The locations are referenced as the front door facing North. The inspector cannot predict nor be held responsible for any future foundation movement and or settlement that may occur.

# Report Overview

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## Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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## Main Entrance Faces

North

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## State of Occupancy

Vacant

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## Weather Conditions

Partly Cloudy 86°

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## Recent Rain

No

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## Ground Cover

Damp

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## Approximate Age

92yrs old per listing

# Receipt/Invoice

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**Michael Anderson**  
**9446 Jamaica Beach**  
**Galveston, TX 77554**  
**(409) 996-9979**

**Property Address**  
**4111 Avenue T**  
**Galveston , TX 77551**

Date: Jul 14, 2021

Inspection Number: 071421

Inspected By: Michael Anderson

Payment Method: Not Paid

Client: Deanna Spencer

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$375.00
Home Inspection discount	(\$25.00)

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<b>Total</b>	<b>\$350.00</b>
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Pier and beam

The Foundation is: Performing as intended. No significant problems were observed

Comments: **\*The foundation was viewed from the crawlspace\***

The foundation was made up of concrete piers with wooden beams sitting on top, there were a few added wooden piers below the small hallway area.

The foundation had adequate ventilation to prevent fungal growth from excessive humidity.

As is typical with older homes that are elevated there has been minor settlement that has occurred in the home. This is typically not a cause for concern unless the doors and or windows become out of square or difficult to open and close. These can be indicators that there has been excessive settling. Horizontal drywall cracks and cracks that are greater than 1/4" are another indicator that the foundation should be further evaluated by a qualified specialist.

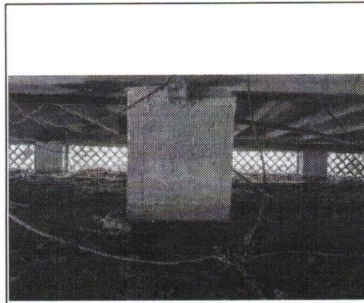
The soil in the area is known for expansion/contraction and has a heavy sand content which could possibly cause movement or settlement in the future.

\*marked deficient due to the uneven or sloping areas of the foundation \*

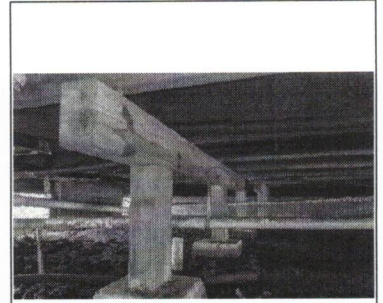
Photos:



There is a visible slope in the beam near the middle of the home however there did not appear to be a foundation concern



Concrete piers with wood beams



Added foundation materials which appear to be causing the unevenness in the hallway

B. Grading and Drainage

Comments: The downspouts at the northwest corner of the home and southwest corner are recommended to have an extension or splash guard to prevent erosion of the soil near a foundation pier. The northwest corner already has a 5-6" hole from draining stormwater right next to a foundation pier.

There are French style drains located in various locations around the driveway to help flow water away from the home.

The crawlspace could use topsoil to flow water away from underneath the structure as it was wet and there are water level lines visible on the piers.

Photos:

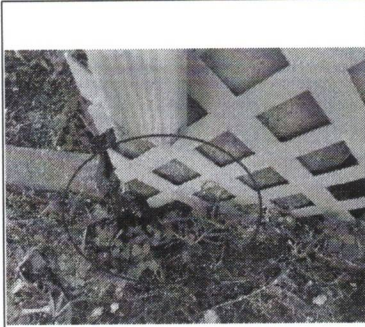
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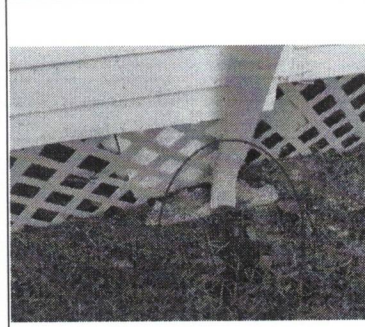
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D=Deficient

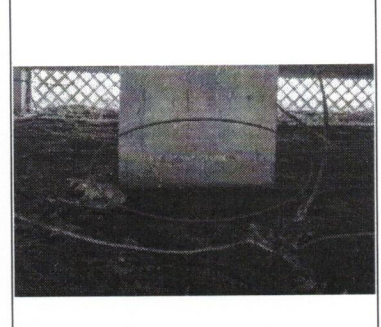
I NI NP D



Northwest corner already has 5-6" hole from water draining



Recommend splash guard or extension on southwest corner



You can see the water level line on the pier and it was on all of the piers

C. Roof Covering Materials

*Types of Roof Covering:* Composition Roofing Material

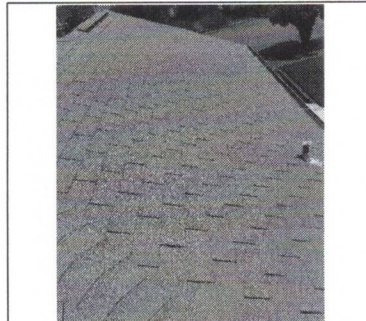
*Viewed From:* Walked On Roof

*Comments:* The Texas Department of Insurance website states that the roof was re-roofed in 2018 and properly certified with a Certificate of Compliance or WPI8. The roof covering materials so appear to be in the very early life stages, are in good shape and functioning properly. There was one raised nail lifting a shingle at the southeast ridge, recommend that the nail be secured so the shingle will sit flat.

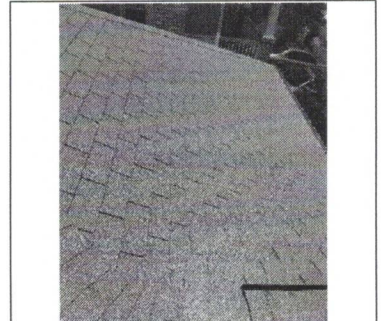
*Photos:*



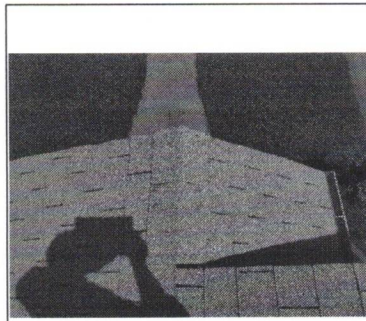
Southeast corner, minor lifted shingle



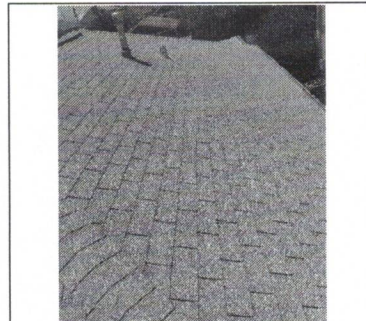
East side looks good



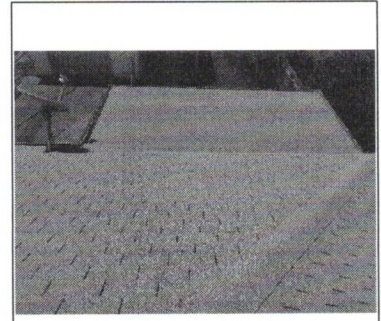
Northwest side looks good



Front overhang looks good



West side looks good



South side looks good



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I NI NP D

D. Roof Structures and Attics

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Comments: The level of ventilation is considered marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

The roof and attic structure appeared to be functioning properly on the day of the inspection.

E. Walls (Interior and Exterior)

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

**INTERIOR:**

There is a possibility that some of the paint on the window frames and doors may contain lead. They both are older and the paint was not scraped which can be an indication that the paint was trying to be encapsulated. This is a common practice and is only a concern if the paint starts to flake.

**EXTERIOR:**

There is a possibility that the exterior wood sidings paint may contain lead. The siding was not scraped and is older which could possibly indicate that they were trying to encapsulate the paint which is common practice.

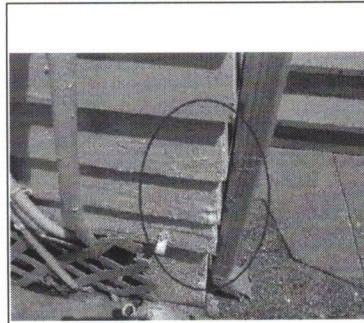
The southeast corner had deteriorating areas that were filled with caulking, recommend that it be repaired properly.

\*as a preventive maintenance all of the wood siding seams should remain caulked and painted especially at the ends and bottoms to prevent the materials from soaking up moisture which will help prolong the sidings lifespan \*

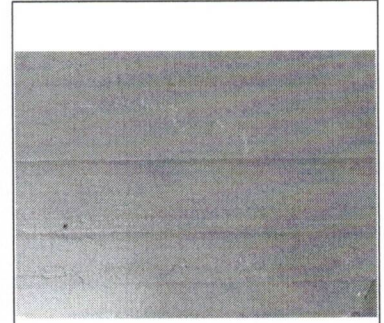
Photos:



Possibly lead based paint in older doors and window frames



Southeast corner had deteriorating areas that were filled with caulking



Typically when you see paint that wasn't scraped it indicates that there may be lead.

F. Ceilings and Floors

Comments: TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or

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I NI NP D

**F. Ceilings and Floors cont.**

*Comments: cont.*

countertops, or provide an exhaustive list of locations of water penetrations.

**CEILING:**

The drywall tape seams on the laundry room are starting to crack, recommend that they be repaired.

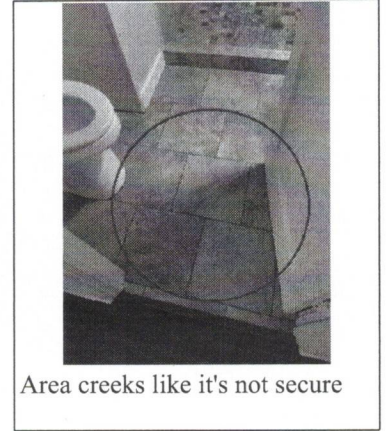
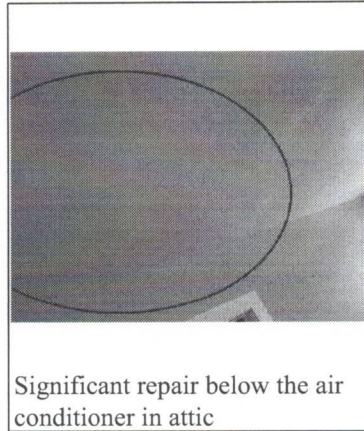
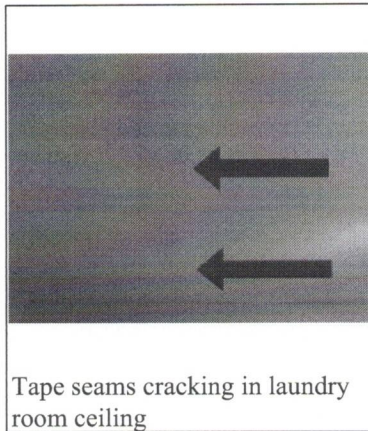
There has been a significant repair made to the ceiling in the livingroom and it appears to be below the air conditioner in the attic, recommend inquiring as to why the repair was needed. (There were empty CO2 cartridges in the attic as well)

**FLOORS:**

The flooring is uneven in the hallway near the bedrooms however when under the home in the crawlspace it appears to be from the addition of support piers in that area.

The tile flooring in the bathroom is noisy and "creeks" like it's not glued down properly or the glue has come loose just in front of the toilet, recommend that the flooring be repaired.

*Photos:*



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

*Comments:*All of the interior and exterior doors were functioning properly on the day of the inspection including the screen doors.

**H. Windows**

*Comments:*The windows, pulleys, ropes and counterweights all functioned properly on the day of the inspection in the east bedroom.

The windows, pulleys, ropes and counterweights all functioned properly on the day of the inspection in the west bedroom.

The windows, pulleys, ropes and counterweights all functioned properly on the day of the inspection in the livingroom. The window to the right of the fireplace however has gaps at the bottom which could be prone to leak in a wind driven rain, recommend that weather stripping be added at the bottom of the windowsill to cover the gap.

All of the windows functioned in the dining room along with the weights, pulleys and ropes with the exception of a broken rope and counterweight on the left window of the north wall. The window still functioned however it is recommended to be repaired.

*Photos:*

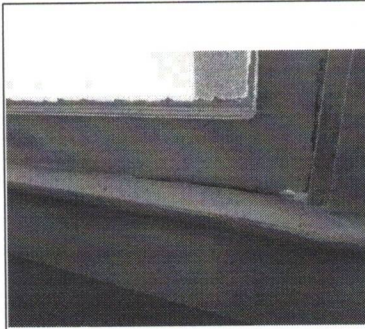
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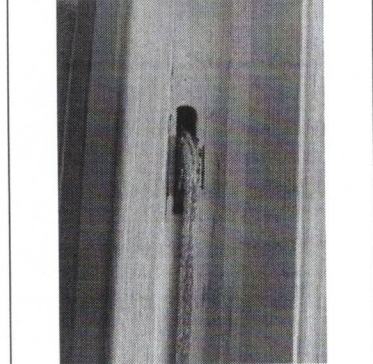
I NI NP D



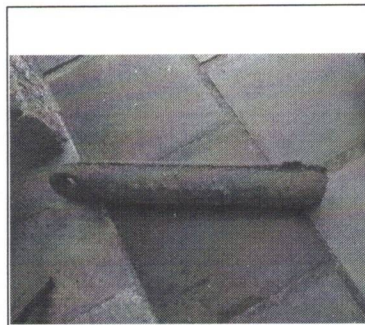
Window to the right of fireplace has gaps in the bottom



Missing rope and counterweight



Picture of rope and pulley for windows

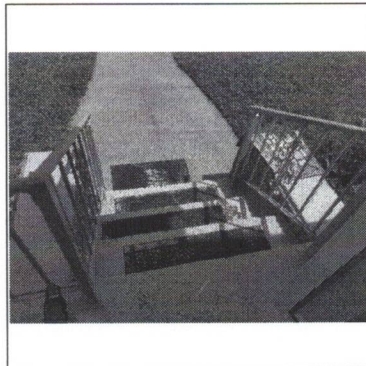


Picture of counterweight, is sitting by the fireplace

I. Stairways (Interior and Exterior)

*Comments:* The front and rear stairways were both functioning properly on the day of the inspection. The stairways both had graspable handrails for safety.

*Photos:*



J. Fireplaces and Chimneys

*Comments:* The fireplace was not tested on the day of the inspection, the gas to the appliance was not turned on under the home. The fireplace interior appeared to be in good shape and the hearth had the proper space however there were a few cracks in the exterior brick and the chimney cap needs replaced as it is significantly rusted.

I=Inspected

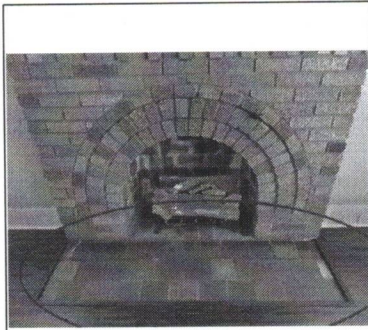
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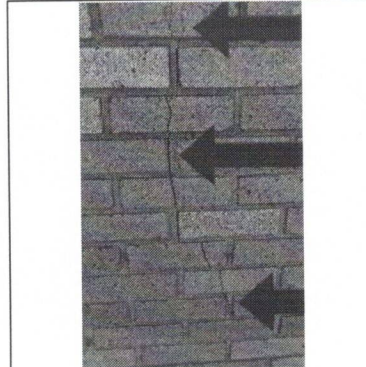
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I	NI	NP	D
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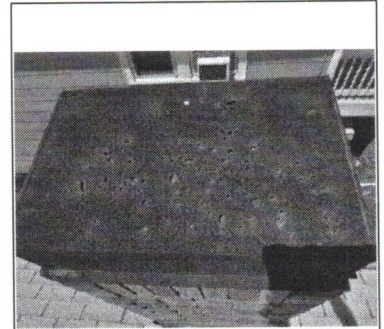
Photos:



Hearth had plenty of space between combustible materials



Cracks in exterior brick suggests minor movement



Cap needs replaced

**K. Porches, Balconies, Decks, and Carports**

*Comments:* The small back porch appeared to be in good shape and functioning properly on the day of the inspection. It had secure railing with the proper spacing between the pickets as to not allow an object or sphere 4" or greater to fit between.

Photos:



**L. Other**

*Comments:*

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:* The electrical service lines are run from an overhead weatherhead to an Eaton brand 125amp main breaker panel located next to the meter at the northeast exterior corner. The panel box, breakers and wiring all appeared to be functioning properly on the day of the inspection. Recommend that the panel box be properly labeled. In the future it is recommended that AFCI/GFCI combination breakers be added to protect against shock and fire protection in the rooms. The old fuse or subpanel box on the back porch had live wiring still inside, recommend that the box and wiring be removed by a qualified electrician as it is a safety issue.

Photos:

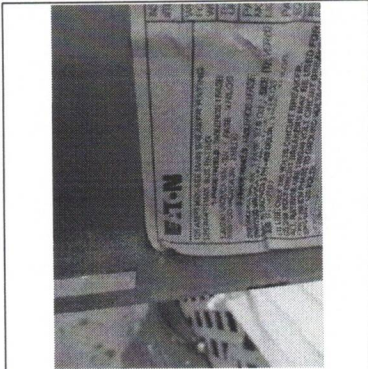
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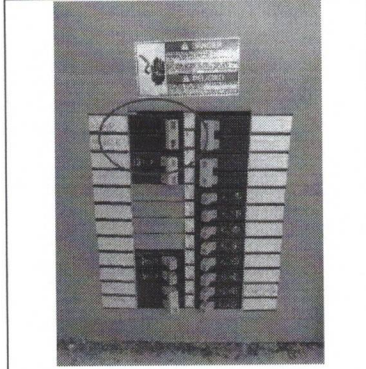
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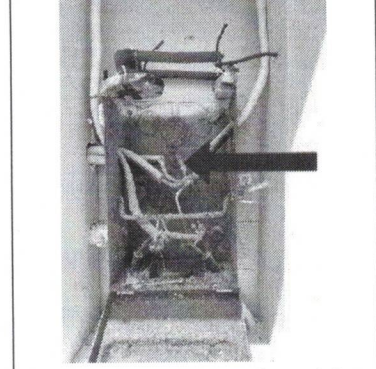
I NI NP D



Eaton brand panel box 125amp max



125amp main breaker on top left



Old fuse box still has live wiring, is unsafe

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: There is wiring that is recommended to be protected coming through the flooring of the east bedroom's closet.

It is recommended that smoke detectors be placed in the bedrooms and livingroom for fire safety reasons.

\*Information only, the outlets to the left of the fireplace are controlled by the wall switch under the thermostat\*

The outlet to the right of the fireplace had an open neutral, recommend that a qualified electrician repair the circuit.

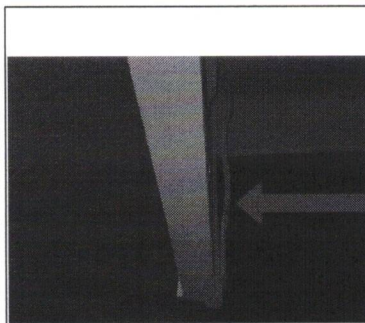
The outlets located on the kitchen countertop with the sink are recommended to be under the protection of GFCI's for safety.

There were a bunch of spliced wires and loose wiring located in various areas throughout the attic and crawlspace that need to be addressed by a qualified electrician for repair.

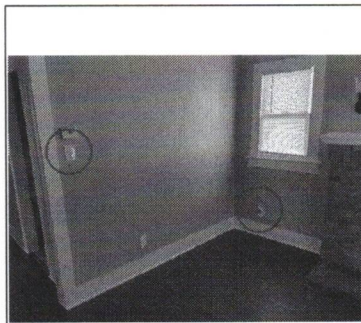
There was old knob and tube wiring in the attic however I did not find anything active.

The exterior garage outlets and outlet next to the front door are recommended to be under the protection of GFCI's since they are in wet locations.

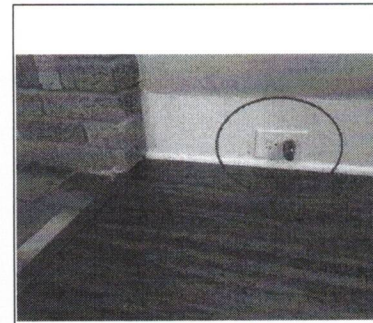
Photos:



Recommend that wiring in east bedroom's closet be protected, possibly with conduit



Outlets to the left of fireplace are controlled by wall switch



Outlet to right of fireplace has open neutral

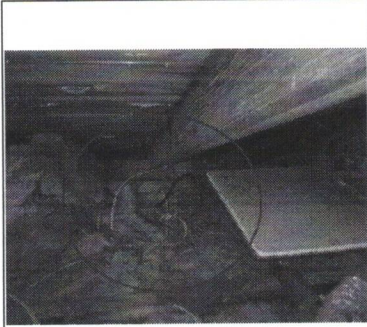
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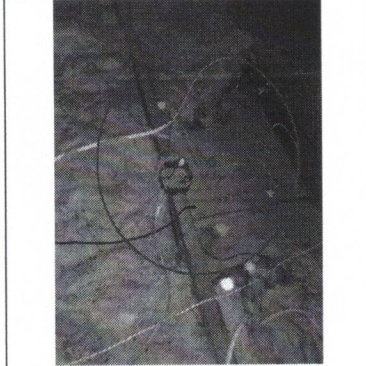
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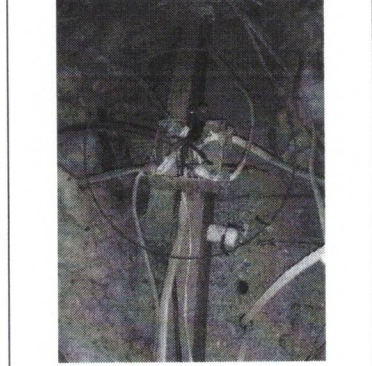
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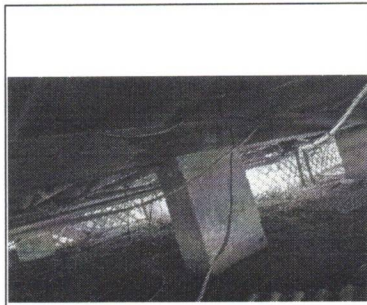
Spliced wiring south side of attic



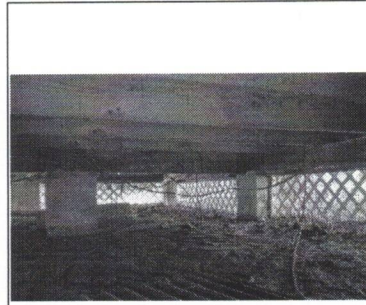
Open boxes and loose wiring



Open junction boxes in attic



All kinds of loose wiring under the home



Loose wiring under the home

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

*Type of Systems:* Central Forced Air Furnace

*Energy Sources:* Gas

*Comments:* The Goodman brand gas furnace was manufactured in 2013 and was functioning properly on the day of the inspection. The supply vents had temperature readings of 115-117° while the return air temperature had a reading of 75° giving the system a heat rise of 40-42°. The flames had the proper color and were structured correctly meaning the combustion process was functioning properly.

*Photos:*

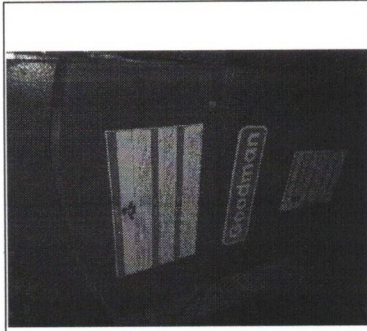
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NI=Not Inspected

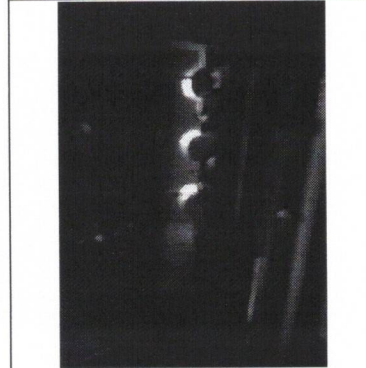
NP=Not Present

D=Deficient

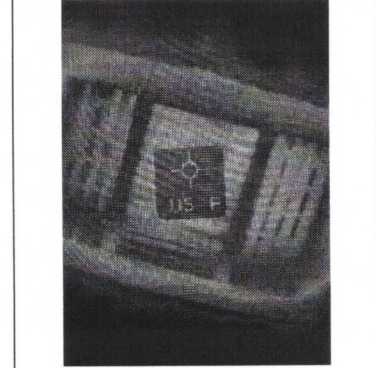
I NI NP D



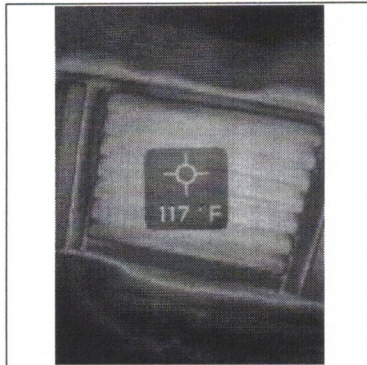
Goodman brand



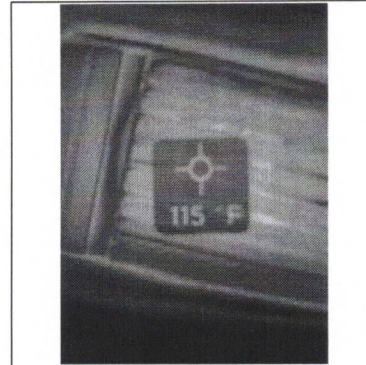
Flames had color and structure



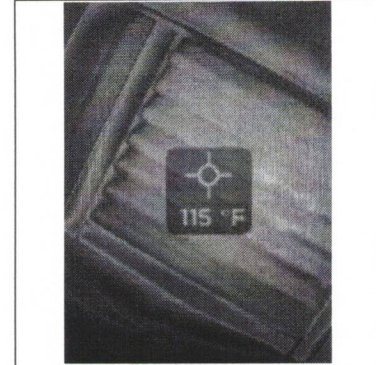
Kitchen supply was 115°



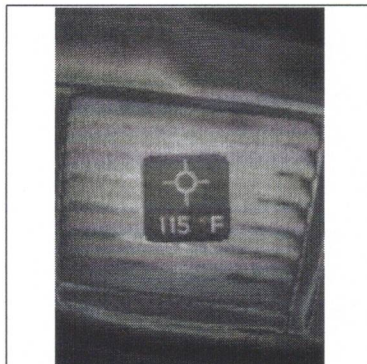
Dining room supply was 117°



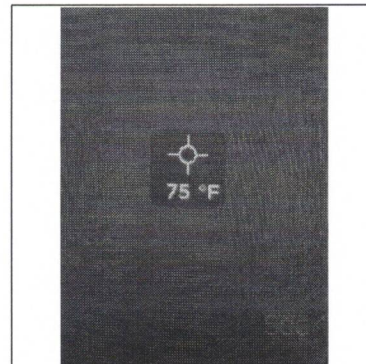
Livingroom supply was 115°



West bedroom supply was 115°



East bedroom supply was 115°



Return air temperature was 75°

B. Cooling Equipment

Type of Systems: Central Forced Air Split System

**Comments:**The hvac units were manufactured in (interior is old maybe 2001 and exterior is 2015), are rated at 3 tons, and uses the new refrigerant R410A. The cooling system was found to be functioning properly on the day of the inspection and had a temperature differential of 14-19° between the return (73°) and supply (59-54°) air. The recommended temperature splits are typically between 14 and 21. The system was leaking a lot of air in the attic near the plenum and the temperature never got below 75° for the 4 hours I was present, recommend that the cooling system be further evaluated for repair/replacement as it is very old and in bad shape in the attic.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

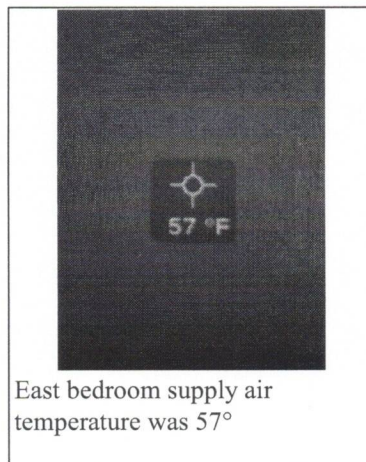
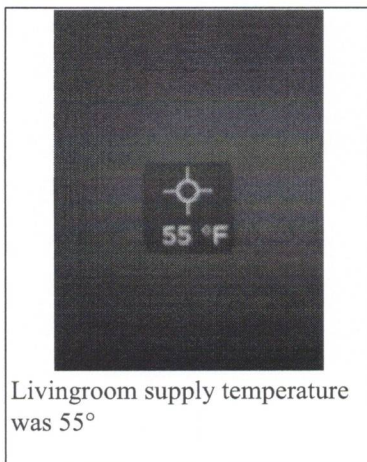
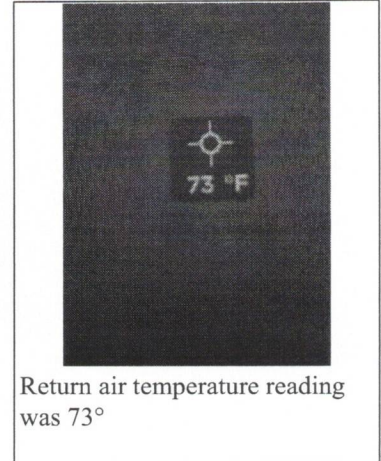
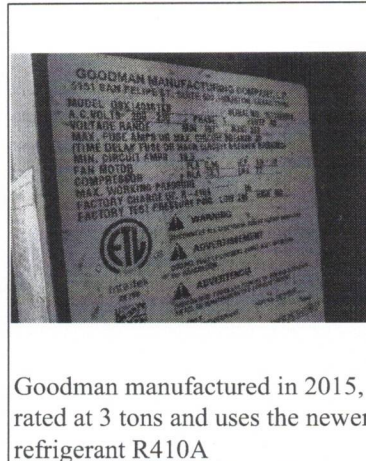
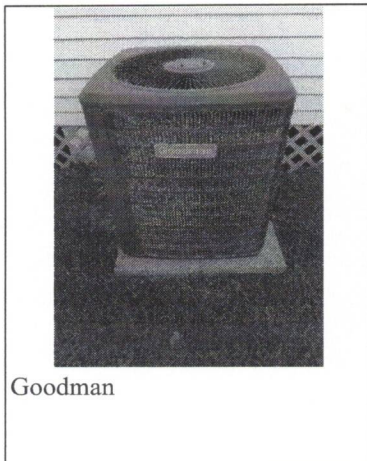
I NI NP D

**B. Cooling Equipment cont.**

*Comments: cont.*

The safety pan is heavily rusted and in need of replacement. It is recommended that as a preventive maintenance to keep the primary condensate drain for the air conditioner clear that at minimum of a cup of bleach be poured down the clean out at the very least 3 to 4 times a year. The clean out is located near the interior units of the hvac system, the clean out will be a piece of PVC pipe which may or may not have a cap covering the PVC pipe. Remove the cap and pour bleach directly down the pipe and this will keep the drain line free of algae buildup. The exterior AC unit can also be sprayed off with a water hose to remove any excess salt buildup to help prolong its useful life.

*Photos:*





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NP=Not Present

D=Deficient

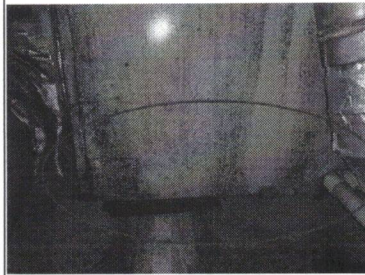
I NI NP D



Dining room supply air temperature was 54°



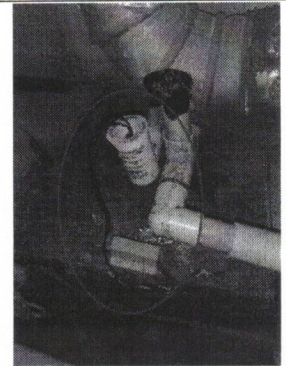
Interior is very old and heavily rusted



Very rusted



Pan needs replaced



Float and safety switch to prevent overflow



Leaking lots of air near furnace

C. Duct Systems, Chases, and Vents

Comments: The ductwork in the attic was in need of repair. There were multiple areas where the ductwork was sitting on top of each other, recommend that they be suspended. There were multiple areas where the ducts were duct taped with the improper style tape likely because they

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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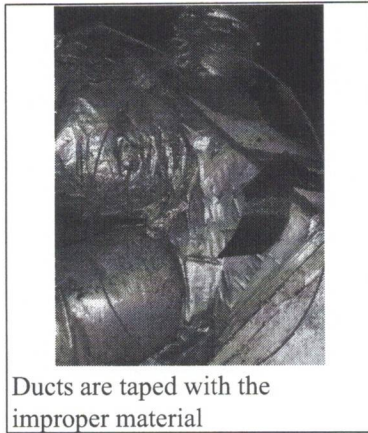
**C. Duct Systems, Chases, and Vents cont.**

*Comments: cont.*

were leaking air, recommend that this be repaired by a qualified hvac technician. As previously mentioned there was quite a bit of air leaking out near the plenum.

It is recommended that the air filter be replaced regularly to keep the air conditioner running efficiently. A dirty filter hinders the airflow over the unit which in turn causes the AC to have to work harder being less efficient and could caused the coils to freeze if there's not enough air flowing over them.

*Photos:*



**IV. PLUMBING SYSTEM**

**A. Plumbing Supply, Distribution, Systems, and Fixtures**

*Location of water meter:* The water meter is located in the alley

*Location of main water supply valve:* The main water supply line and shut off valve are located just inside of the crawlspace at the southeast corner.

*Static water pressure reading:* 48-49psi

*Comments:* There is a plumbing access panel located in the west bedroom's closet however when the closet was opened the air felt very humid and smelled "musty". The flooring is somewhat open in the area where the plumbing comes through the flooring which is likely the cause, recommend that the openings be sealed or the panel be reconstructed to better seal to prevent all the humid air from entering.

The flexible gas line connecting the dryer is approximately 8' long or longer and max allowable is only 6', recommend that a qualified plumber reconfigure the gas line connection.

There have been repairs made under the kitchen sink cabinet likely due to a water line leak.

The galvanized gas lines were starting to rust significantly and are recommended to be further evaluated for replacement by a qualified plumber.

The home had good functional flow meaning that 3 or more water fixtures were run simultaneously and there was little to no drop in pressure or flow of water.

*Photos:*

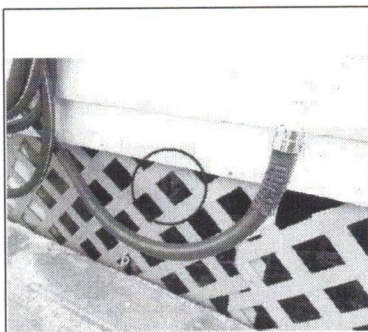
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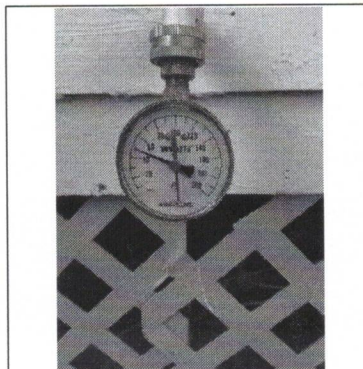
NP=Not Present

D=Deficient

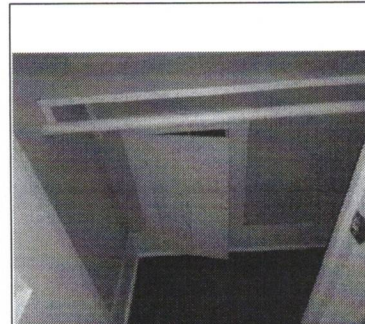
I NI NP D



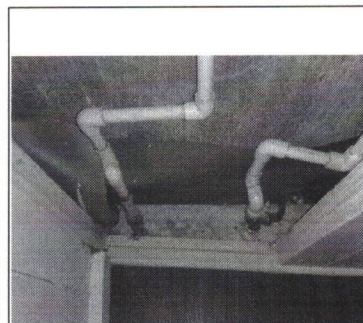
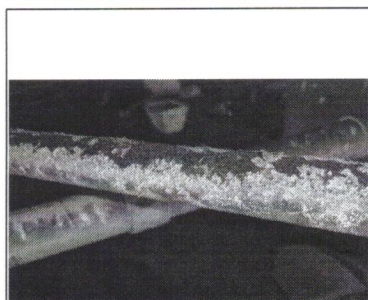
Main water supply line and shut off valve



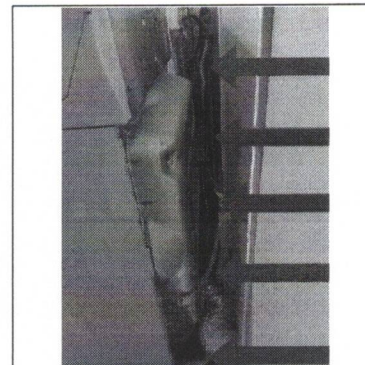
48-49psi



Access panel in west bedroom is allowing very humid air to enter



The water lines coming through the floor for the shower are not fully sealed which is allowing humid air into the closet



Flexible gas line was 8' +in length when 6' is max allowable



Kitchen vanity has been repaired likely from a leak

B. Drains, Wastes, and Vents

*Comments:* The main sewer line and a few 2 1/2" drain waste lines have not been updated to pvc and are so old cast iron. The line underneath the bathroom's toilet was found to have small leaks and is recommended to be replaced by a qualified plumber. The shower's drain line was made of the old smaller 2 1/2" cast iron and was also starting to deteriorate significantly. The sinks drain line is old cast iron that is significantly deteriorated and in need of replacement.

I=Inspected

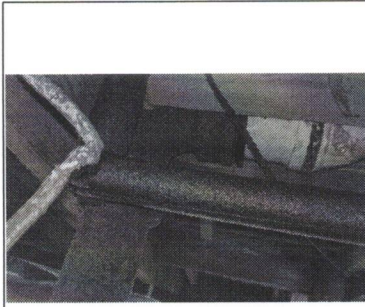
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NP=Not Present

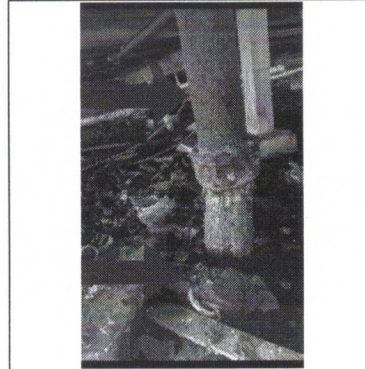
D=Deficient

I NI NP D

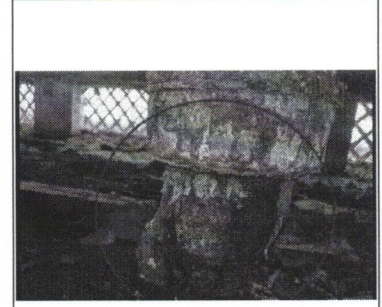
Photos:



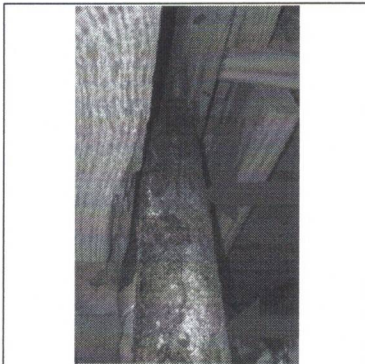
PVC to cast iron under toilet



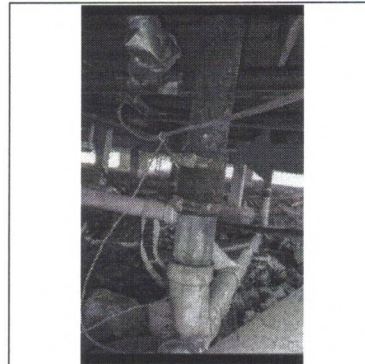
Main sewer line is old cast iron



Cast iron under toilet leaks



The sink drain line in bathroom is cast iron



Shower drain line is part cast iron

C. Water Heating Equipment

*Energy Sources:* Electricity

*Capacity:* 50 Gallons

*Comments:* Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is past this age range (15 yrs old). One cannot predict with certainty when replacement will become necessary.

The appliance needs to have an electrical disconnect or plug to prevent someone from getting shocked that is doing maintenance, the wiring also needs to be protected by conduit.

The bottom of the appliance appeared to be starting to rust out and may need to be replaced in the near future.

(There was evidence of rodent droppings and they had been chewing on insulation)

Photos:

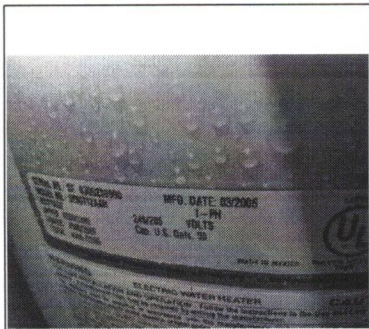
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

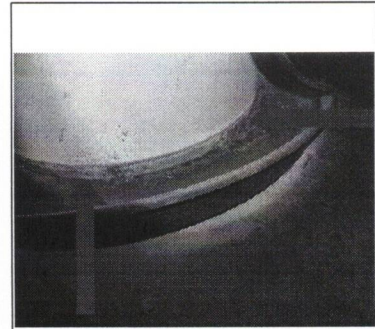
I NI NP D



GE brand water heater manufactured in 2006 and rated at 50 gallons



Wiring needs to be in conduit and there needs to be a safety disconnect to kill the power



Appliance is starting to rust at the bottom

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

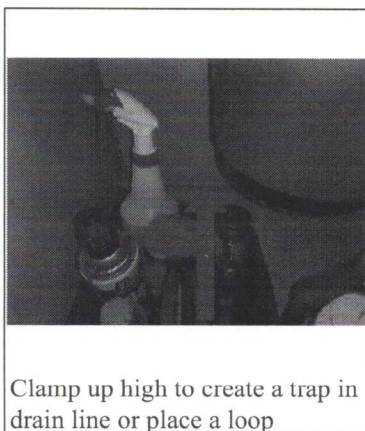
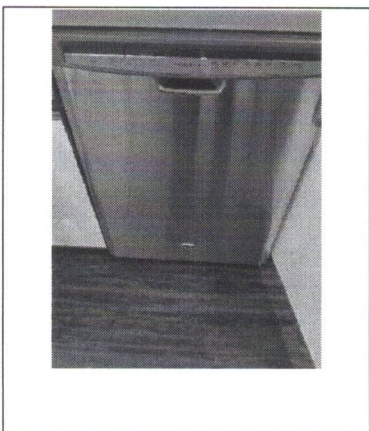
Comments:

V. APPLIANCES

A. Dishwashers

Comments: The dishwasher operated properly when run on the "normal" wash setting on the day of the inspection however the unit was missing the high loop or trap to prevent water from being syphoned back into the dishwasher from the sink. It is recommended that the drain line be clamped up higher than the disposal after it enters the cabinet through the wall to prevent any backflow.

Photos:



Clamp up high to create a trap in drain line or place a loop

B. Food Waste Disposers

Comments: The InSinkErator brand food waste disposer was functioning properly on the day of the inspection.

I=Inspected

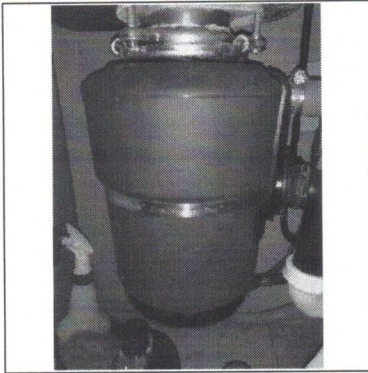
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Photos:



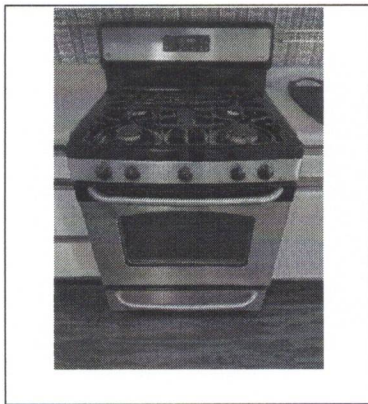
C. Range Hood and Exhaust Systems

*Comments:*The GE brand recirculating style exhaust fan located in the microwave above the stove was functioning properly on the day of the inspection.

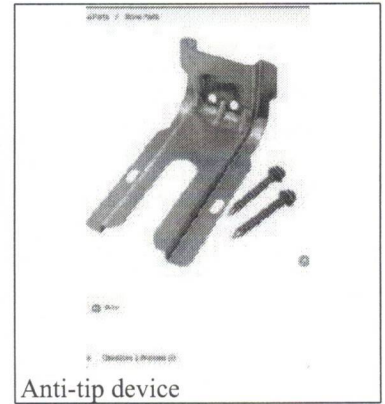
D. Ranges, Cooktops, and Ovens

*Comments:*The GE brand oven reached the desired temperature set of 350(354°) in a timely manner and all of the gas stove top burners were functioning properly on the day of the inspection. The oven is however missing the anti-tip device that secured the unit to the floor. Recommend that one be installed for safety reasons to keep the oven from tipping over and causing injury.

Photos:



Oven temperature was 354°



Anti-tip device

E. Microwave Ovens

*Comments:*The GE brand microwave was functioning properly on the day of the inspection and properly heated a cup of water to (124°) over a minute's time.

Photos:

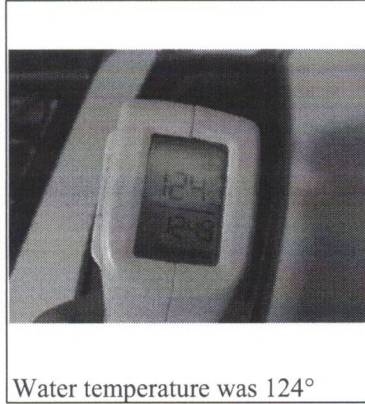
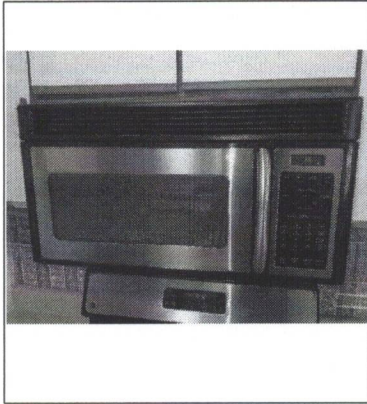
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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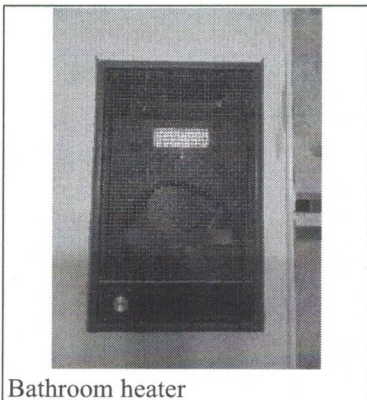


Water temperature was 124°

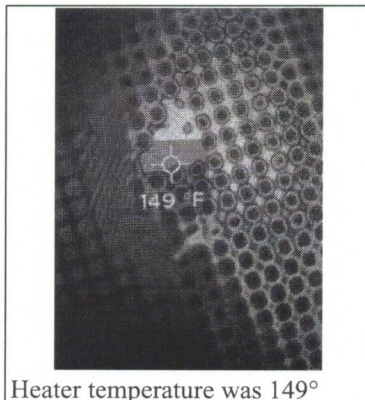
F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:* There are no mechanical exhaust vent fans located in the residence however there is one heater located in the bathroom. The heater was functioning properly on the day of the inspection. It is recommended that an exhaust vent fan be added to remove the humid air from the bathroom when taking a shower as it could cause fungal growth.

*Photos:*



Bathroom heater

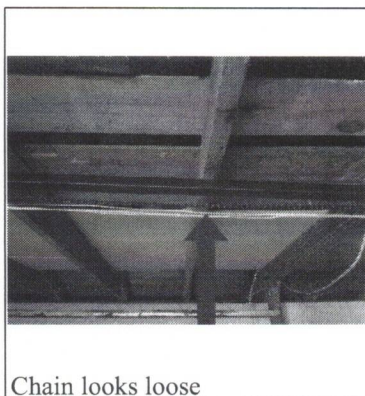
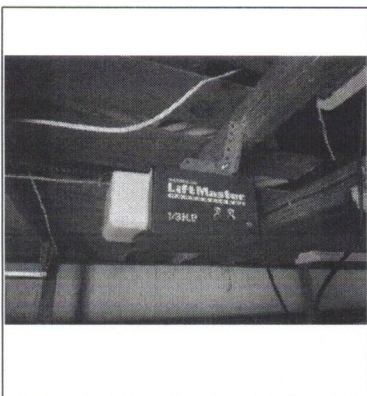


Heater temperature was 149°

G. Garage Door Operators

*Comments:* The garage door was functioning on the day of the inspection however the sensors need to be further evaluated as the door would not go back down unless held manually. The chain also appears to be loose, recommend that it be tightened.

*Photos:*



Chain looks loose

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

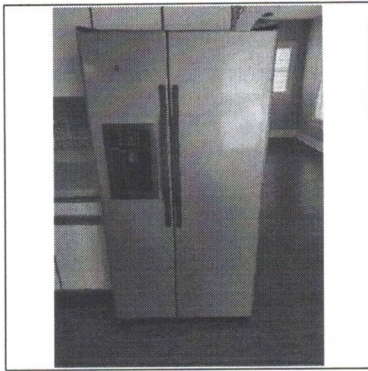
H. Dryer Exhaust Systems

*Comments:*The dryer exhaust system was functioning properly and vented to the exterior. The exhaust had a cover that only allowed for the air to flow from the home.

I. Other

*Comments:*The Hotpoint brand refrigerator was functioning properly on the day of the inspection and had the proper temperature readings for the cooling(39°) and freezer(14°) sections. There was a water line hooked to the appliance however it was turned off on the day of the inspection.

*Photos:*



## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

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

*Type of Construction:*

*Comments:*

C. Outbuildings

*Comments:***DETACHED GARAGE:**

The Texas Department of Insurance website states that the detached garage's roof was re-roofed in 2009 and properly certified with a Certificate of Compliance or WPI8. The roof has some areas that are starting to deteriorate or show age along with a previous attachment that may be prone to leak on the west side.

The ground contact between most of the wood exteriors siding needs to be broken, it is recommended to have at least two inches of clearance from the ground and siding to prevent premature wear due to moisture damage. There is minor moisture stains and or damage on all of the walls in the garage.

*Photos:*



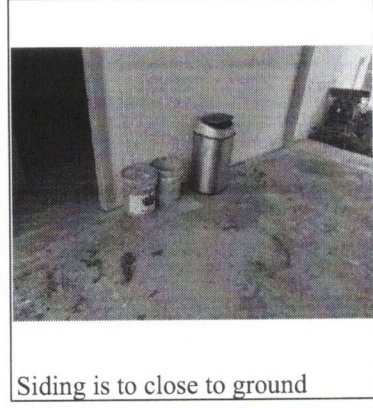
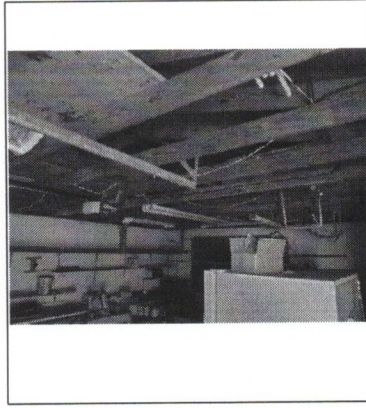
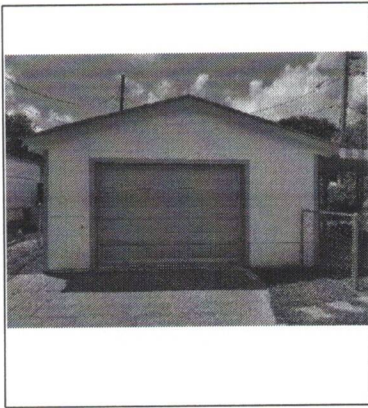
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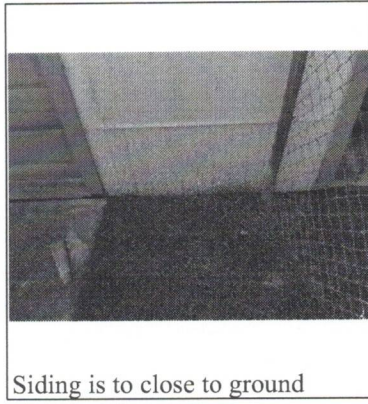
NP=Not Present

D=Deficient

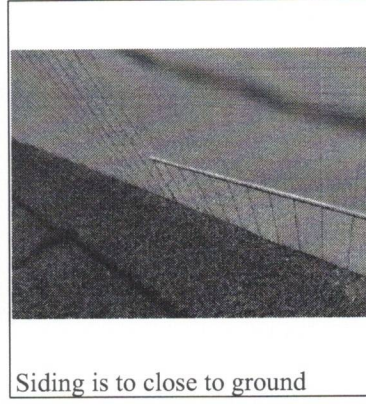
I NI NP D



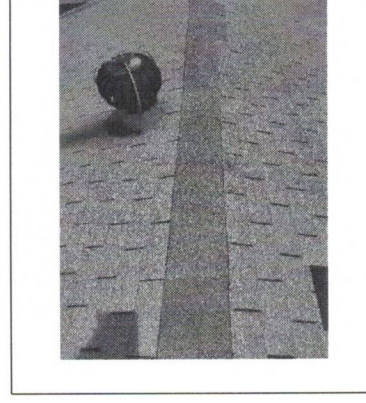
Siding is to close to ground



Siding is to close to ground



Siding is to close to ground



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

Type of Pump:

Type of Storage Equipment:

Comments: The home's water is supplied through the city.

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: The home is on the city's sewer system.

F. Other:

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**

**F. Other: cont.**

*Comments: cont.*

**Comments: WASHER AND DRYER:**

The washer and dryer were both run on short cycles however I discovered after running the dryer that the gas was shut off, I did not turn the gas on because it is a liability. The washing machine functioned properly on the day of the inspection. The dryer has a gas line connection along with a 220v plug.

*Photos:*



# Summary Page

The Summary Page is for informational purposes only and will not contain all of the information that is in the actual report. Items of concern may have been left off of the Summary Page and be in the actual report. It is recommended that the client, client representatives and all interested parties read the entire report to ensure a complete understanding of the condition of the house and its components. Please contact the inspector with any questions or concerns.

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## STRUCTURAL SYSTEMS

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### Foundations:

#### Grading and Drainage:

The downspouts at the northwest corner of the home and southwest corner are recommended to have an extension or splash guard to prevent erosion of the soil near a foundation pier. The northwest corner already has a 5-6" hole from draining stormwater right next to a foundation pier.

There are French style drains located in various locations around the driveway to help flow water away from the home. The crawlspace could use topsoil to flow water away from underneath the structure as it was wet and there are water level lines visible on the piers.

#### Roof Covering Materials:

There was one raised nail lifting a shingle at the southeast ridge, recommend that the nail be secured so the shingle will sit flat.

#### Roof Structures and Attics:

The level of ventilation is considered marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

#### Walls (Interior and Exterior):

#### Ceilings and Floors:

##### **CEILING:**

The drywall tape seams on the laundry room are starting to crack, recommend that they be repaired.

There has been a significant repair made to the ceiling in the livingroom and it appears to be below the air conditioner in the attic, recommend inquiring as to why the repair was needed. (There were empty CO2 cartridges in the attic as well)

##### **FLOORS:**

The flooring is uneven in the hallway near the bedrooms however when under the home in the crawlspace it appears to be from the addition of support piers in that area.

The tile flooring in the bathroom is noisy and "creeks" like it's not glued down properly or the glue has come loose just in front of the toilet, recommend that the flooring be repaired.

# Summary Page

## Doors (Interior and Exterior):

## Windows:

The window to the right of the fireplace however has gaps at the bottom which could be prone to leak in a wind driven rain, recommend that weather stripping be added at the bottom of the windowsill to cover the gap.

All of the windows functioned in the dining room along with the weights, pulleys and ropes with the exception of a broken rope and counterweight on the left window of the north wall. The window still functioned however it is recommended to be repaired.

## Stairways (Interior and Exterior):

## Fireplaces and Chimneys:

The fireplace was not tested on the day of the inspection, the gas to the appliance was not turned on under the home. The fireplace interior appeared to be in good shape and the hearth had the proper space however there were a few cracks in the exterior brick and the chimney cap needs replaced as it is significantly rusted.

## Porches, Balconies, Decks, and Carports:

## Other:

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## ELECTRICAL SYSTEMS

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### Service Entrance and Panels:

Recommend that the panel box be properly labeled.

In the future it is recommended that AFCI/GFCI combination breakers be added to protect against shock and fire protection in the rooms.

The old fuse or subpanel box on the back porch had live wiring still inside, recommend that the box and wiring be removed by a qualified electrician as it is a safety issue.

### Branch Circuits, Connected Devices, and Fixtures:

There is wiring that is recommended to be protected coming through the flooring of the east bedroom's closet.

It is recommended that smoke detectors be placed in the bedrooms and livingroom for fire safety reasons.

\*Information only, the outlets to the left of the fireplace are controlled by the wall switch under the thermostat\*

The outlet to the right of the fireplace had an open neutral, recommend that a qualified electrician repair the circuit.

The outlets located on the kitchen countertop with the sink are recommended to be under the protection of GFCI's for safety.

There were a bunch of spliced wires and loose wiring located in various areas throughout the attic and crawlspace that need to be addressed by a qualified electrician for repair.

There was old knob and tube wiring in the attic however I did not find anything active.

The exterior garage outlets and outlet next to the front door are recommended to be under the protection of GFCI's since they are in wet locations.

# Summary Page

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### Heating Equipment:

### Cooling Equipment:

The system was leaking a lot of air in the attic near the plenum and the temperature never got below 75° for the 4 hours I was present, recommend that the cooling system be further evaluated for repair/replacement as it is very old and in bad shape in the attic.

The safety pan is heavily rusted and in need of replacement.

### Duct Systems, Chases, and Vents:

The ductwork in the attic was in need of repair. There were multiple areas where the ductwork was sitting on top of each other, recommend that they be suspended. There were multiple areas where the ducts were duct taped with the improper style tape likely because they were leaking air, recommend that this be repaired by a qualified hvac technician. As previously mentioned there was quite a bit of air leaking out near the plenum.

## PLUMBING SYSTEM

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### Plumbing Supply, Distribution, Systems, and Fixtures:

There is a plumbing access panel located in the west bedroom's closet however when the closet was opened the air felt very humid and smelled "musty". The flooring is somewhat open in the area where the plumbing comes through the flooring which is likely the cause, recommend that the openings be sealed or the panel be reconstructed to better seal to prevent all the humid air from entering.

The flexible gas line connecting the dryer is approximately 8' long or longer and max allowable is only 6', recommend that a qualified plumber reconfigure the gas line connection.

There have been repairs made under the kitchen sink cabinet likely due to a water line leak.

The galvanized gas lines were starting to rust significantly and are recommended to be further evaluated for replacement by a qualified plumber.

### Drains, Wastes, and Vents:

The main sewer line and a few 2 1/2" drain waste lines have not been updated to pvc and are so old cast iron.

The line underneath the bathroom's toilet was found to have small leaks and is recommended to be replaced by a qualified plumber.

The shower's drain line was made of the old smaller 2 1/2" cast iron and was also starting to deteriorate significantly. The sinks drain line is old cast iron that is significantly deteriorated and in need of replacement.

### Water Heating Equipment:

The appliance needs to have an electrical disconnect or plug to prevent someone from getting shocked that is doing maintenance, the wiring also needs to be protected by conduit.

The bottom of the appliance appeared to be starting to rust out and may need to be replaced in the near future. (There was evidence of rodent droppings and they had been chewing on insulation)

# Summary Page

## Hydro-Massage Therapy Equipment:

## Other:

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## APPLIANCES

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### Dishwashers:

It is recommended that the drain line be clamped up higher than the disposal after it enters the cabinet through the wall to prevent any backflow.

### Food Waste Disposers:

### Range Hood and Exhaust Systems:

### Ranges, Cooktops, and Ovens:

The oven is however missing the anti-tip device that secured the unit to the floor. Recommend that one be installed for safety reasons to keep the oven from tipping over and causing injury.

### Microwave Ovens:

### Mechanical Exhaust Vents and Bathroom Heaters:

It is recommended that an exhaust vent fan be added to remove the humid air from the bathroom when taking a shower as it could cause fungal growth.

### Garage Door Operators:

The garage door was functioning on the day of the inspection however the sensors need to be further evaluated as the door would not go back down unless held manually.

The chain also appears to be loose, recommend that it be tightened.

### Dryer Exhaust Systems:

## Other:

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## OPTIONAL SYSTEMS

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# Summary Page

## **Landscape Irrigation (Sprinkler) Systems:**

## **Swimming Pools, Spas, Hot Tubs, and Equipment:**

## **Outbuildings:**

The roof has some areas that are starting to deteriorate or show age along with a previous attachment that may be prone to leak on the west side.

The ground contact between most of the wood exteriors siding needs to be broken, it is recommended to have at least two inches of clearance from the ground and siding to prevent premature wear due to moisture damage. There is minor moisture stains and or damage on all of the walls in the garage.

## **Private Water Wells (A coliform analysis is recommended.):**

## **Private Sewage Disposal (Septic) Systems:**

## **Other:**