



**GLOBAL  
REAL ESTATE INSPECTIONS**



**2115 & 2117 33rd Street  
Galveston, Texas**





**"STRUCTURAL & MECHANICAL INSPECTION REPORT"**

2705 Meadow Lane, La Marque, TX 77568

Toll Free: (877) 647-6616 -- Galveston: (409) 682-4279

Client: \_\_\_\_\_  
Concerning : **2115 & 2117 33rd Street**  
City, State: **Galveston**

**Inspection Type**

Structure Built: **1911(up) & 1940 (Down)** Inspection Type:  Residential  Construction project  Commercial  
Square footage: **2484** MLS Story dwelling: **2** Building Status :  Vacant  Occupied  
Date of Inspection: **6-Mar-22** Time: **10:30**  AM  PM Temp : **75** Degrees

Present at inspection:  Buyer  Owner & Wife  Buyer's Wife  Seller  Seller's Agent  Occupant  Owner  No One  
Buyer's Agent Agency \_\_\_\_\_ Email \_\_\_\_\_  
Phone \_\_\_\_\_

**Structural & Mechanical Fee Schedule**

Digital Report Fee:	<input checked="" type="checkbox"/>	Square Footage	<b>2484</b>
Non Digital report Fee:	<input type="checkbox"/>		
Swimming Pool/Spa:	<input type="checkbox"/>		
Commercial Inspection:	<input type="checkbox"/>		
Termite Inspection:	<input type="checkbox"/>		

**ADDITIONAL FEES:** If applicable / Will be stated above in fee schedule

\*Invoice Fee: **\$35.00** \* Payment is due at time of inspection - If not Invoicing Fee Applies  
Repair Re-Inspection: **1/2 inspection Fee**  
Returned Checks: **\$35.00** \* Plus any processing fees  
Re-Schedule Inspection: **No Utilities - \$50.00 plus regular Inspection Fee**

Cash  
 Zelle, CC, cash  
 CHECK #/Cash  
 NOT PAID / INVOICED

Inspector: **William M Fossier Jr. TREC license #5413**  
Apprentice Inspector: \_\_\_\_\_

**THIS REPORT IS TO BE USED SOLELY FOR THE BENEFIT OF THE PROSPECTIVE CLIENT (ONLY) LISTED IN THIS REPORT. THIS REPORT IS NOT TRANSFERABLE TO ANY OTHER FUTURE CLIENTS OR INDIVIDUALS WITHOUT WRITTEN PERMISSION FROM GREI, GLOBAL REAL ESTATE INSPECTIONS, INC.**

**This report is not a warrantee or guarantee of any kind. Consult your agent about warrantee companies.**

This inspection complies with the Standards of Practice and Guidelines set forth by the Texas Real Estate Commission #535.222 and all subsequent amendments.

It is understood that my opinion and testing methods may differ from the opinion of other inspectors or licensed technicians. If you have any concerns regarding any of the inspectors comments or observations, it is recommend that you contact a professional in that sub contract area. It is further understood that not all defects will be identified during the the inspection and that unexpected repairs should still be anticipated.

I = Inspected NI = Not Inspected NP = No Present R = Not Functioning or In Need of Repair  
**R: DISCREPANCIES INDICATED - SHOULD BE EVALUATED AND / OR REPAIRED**

Detailed limitations regarding scope of this report are outlined in the attached " Liability limitations Agreement"

## PROPERTY INSPECTION REPORT

The 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.tx.us](http://www.trec.tx.us)

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 Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPENTS.** This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or 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 this report do not obligate any party to make repairs or take action, 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 licensed service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and 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 weathered. 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

## 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:

- \* malfunctions, improperly installed, or missing ground fault circuit protections (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.

Contact 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 of purchase of the home.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

### ***Important Notice:***

All directions are from the street facing the Structure (*Front door*)

Future performance can ***not*** be determine on ***any*** item.

"If you have any concerns - You "***the buyer***" should contact the inspector(s) to evaluate any and all concerns and comments.

*Pictures provided in this report are a representation of some, not all of the affected area. Other like observations may not be pictured but may exist and should be further evaluated by a licensed professional.*

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### **ATTENTION CLIENTS:**

Detailed limitations regarding scope of this report are outlined in the following (attached):  
INSPECTION AND LIABILITY LIMITATION AGREEMENT, "COMPONENTS INSPECTED" list and "FOUNDATION INFORMATION" sheet. Please call our office if any of these items are not enclosed with this report.  
We shall forward you copies immediately.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If any item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector(s) whether or not an item is deemed in need of repair. Any item checked as a repair or further evaluation suggested by this inspector(s) should be done so by a independent licensed and trained professional with a copy of that inspectors report or work performed provided to the buyer during the option period. Any deviation from the above is solely at the buyer's own risk.

Report Identification: 2115 & 2117 33rd Street

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I	NI	NP	D	INSPECTED ITEM
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**I. STRUCTURAL SYSTEMS**

**A. Foundations**



Front left corner concrete pier has a vertical crack which should be checked.

Type of Foundation:

House:  Slab on grade  Post Tension  Pier and Beam  Stilt

\* If foundation has crawl space, was entire crawl space accessible to inspect:  No  Yes  N/A

\* If foundation is a slab was entire area accessible to inspect:  No  Yes  N/A

If Structure to be inspected is a new build was a set of Blue Prints available?  N/A  No  Yes

Comments: **The foundation was inspected and although there is some minor deficiencies the only concerning issues was the material used ( Masonry bricks) to help support the front beam of the structure. To determine what repairs if any are required will entail having further evaluate. (2) Vertical crack in one of the front porch piers should be checked.**

Foundation  Is  Is not performing as intended Some settlement is not uncommon

\* Please read, "Important Notice section" below as it contains valuable information.

Indications of foundation repair:  Addition of new pilings:  Newer floor joist or beams  Concrete plastering

Information provided by buyer's agent or buyer

Signs of Structural Movement or Settling: Read Important Notice

Cracks in wall(s) and/or ceiling

Uneven or sloping floors

Cracks in brick veneer and or mortar

Beam or pier condition

Window and or door separation from brick siding

Excessive or improper shims

Separation of Fascia or Frieze board at corners

Cracks in floor, floor tiles or foundation

Exposed/damaged rebar or rusting re-bar or post tension cable ends

Doors and windows will not open/close properly or make contact with frame

Spaces between walls and ceilings or floors

Comment on movement ( See Wall area for pictures): **Some minor floor slope was observed in the structure.**

Damage or Deterioration noted to  Piers  Beams  Floor joist  Blocking  Sub Floor  Studs  Stilt(s)

Vertical crack(s) observed in foundation footer

Indications of wood destroying pes, fungus or organicism's observed on sub floor: Refer t to Termite professionals report

Exposed foundation rebar present: Suggest having checked, clean and sealed.

Batt insulation failing: Sections of insulation falling or have falling completely leaving area open to moisture and pest

Discoloration observed to sub floor from within crawl space possibly a form of fungus and should be further evaluate

Large trees located within 10ft of foundation could potentially cause foundation problem: Consider removing

Wood in direct contact with soil is subject to damage and possible termite concerns

Wedge (Corner) cracks observed at corners:

Front left corner  Front Right corner  Rear Left corner  Rear Right corner

**Comment:**

Recommend Professional contractor or Structural Engineer inspect structure(s) and repair as needed:

\* Indications of foundation movement may be present even if foundation repairs were performed but were not disclosed to inspector, thus they were not indicated.

\* If the property inspected is a condo or townhome it highly recommended that the buyer acquire a copy of the HOA terms and conditions and review them to understand how the structure & foundation are covered.

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Crawl Space Pictures



Minor deterioration to beams in spotted areas



Spotted piers propped under individual joist not beams



Make shift masonry piling along front beam is damaged, and does not make a good support due to a missing brick,



One of the areas above the beam is not block where wires pass which may allow pest to enter.

**Important Notice >>>** The condition of the foundation is reported on the day of inspection. This report is of the general condition (*Not an engineers report*). If **foundation movement** is indicated the degree of movement or weathers repairs are needed goes beyond this type of inspection and can only be determined by a qualified foundation professional or Structural Engineer. If you have ANY concerns you are recommended to have a second opinion. If **foundation repairs** are indicated it highly recommended that you acquire and review the engineers report inclusive of any recommended repairs and a copy of the work performed, materials used and an explanation of the terms and conditions of any implied or transferable warranty. If you do not feel comfortable reviewing the report yourself it is recommended that you have a professional review the material with you. \* If the **foundation is raised** and the entire crawl space was not accessible the buyer should be aware that not all deficiencies may be observed. Future performance can not be determined inclusive of foundation movement or settlement. IF you have any concerns regarding this inspector's observation or comments you should ask for clarification or have a foundation professional or Structural

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**B. Grading and Drainage**



One of several popped gutter nails

\*Improper grades prevents water from flowing away from the foundation. Proper grading and drainage of the soil adjacent to the foundation can be critical to the performance of the foundation and top avoid water penetration problems. The ground adjacent to the foundation should be graded such that there is positive drainage away from the foundation wall. Surface drainage should be diverted to a storm sewer conveyance or other approved point of collection not to create a hazard. Lots should be graded so as to drain surface water away from the foundation walls. The grade away from the foundation walls should fall a minimum of 6-inches with the first 10- feet.

Comments: .....

Improper drainage from foundation: (Soil should have a slope of 6" in 10ft)

Comment: .....

Splash Blocks  Missing  Damaged  front downspout  Rear downspout  left side  Right side

Downspout  Missing  Missing bottom peace  Damaged

Gutters or Downspouts filled with leaves or debris and will not function properly

Downspout position such that it does not divert water away from foundation: Needs adjusting

One or more gutter nails have popped back which could result in the gutter becoming loose are improperly sloped

Conductive areas subject to wood destroying pest activity. Suggest having WDI inspector check

High soil level  Soil in direct contact with siding  Brush in direct contact with siding: should be trimmed

Soil level in crawl space in direct contact with foundation members  Refer to WDI Report

Improper clearance between soil and perimeter beams ( 12" to soil) or joist ( 18" to soil)

Recommend having a contractor further evaluate the crawl space conditions and repair as required



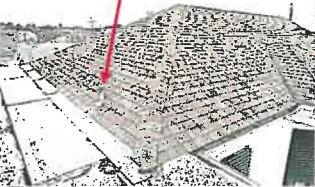
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**I NI NP D INSPECTED ITEM**

**C. Roof Covering**  Asphalt  Slate or Tile  Metal  Rolled roof  3- tap  Architectural  Metal



The arrow points to the plumbing vent which is not properly sealed



The reference picture above shows the location of one of the vents not sealed.



It appears a lot of the granules on the flat area of the roof are gone leaving the mat exposed to the sun

Viewed from:  Roof Level  Eave  Aerial  Field Glasses: "Read notice to Buyers"  
 Last Recorded Windstorm Certificate:  
 Application Date 12/2008 Certification Date: 6/25/2009 Entire Re-Roof  
 Comments: The gable roof covering was inspected from atop the flat roof area.

Condition of roof covering:  Good  Aging  Damaged  Torn Shingles or missing shingles

**Comment: The flat rolled roofing has lost a lot of granules leaving the mat exposed to the sun**

Wall/vent or counter flashing curling or rust damaged: Suggest having roofer inspect and repair

Nail heads for shingle fasteners or from plumbing vent flashing are exposed to the elements and need to be sealed.

Tree limbs in direct contact with roof covering should be trimmed back at least 5 ft

The neoprene rubber boot on the electrical pole is damaged, missing or in need of repair.

Plumbing ,wall or vent pipe flashing not properly sealed along back or sides by covering flange with shingles:

**The flashing around a couple of the plumbing vents does not make a good seal which may allow rain(water) to seep between the flashing and the plumbing vent and into the attic.**

One or more of the roofing nails have popped up causing the shingle above the nail to be lifted.

No cricket/Saddle installed on ridge of masonry chimney that has a span of 30": Ref: IRC R903.2.2

Recommend roofing contractor inspect roof covering and roof structure and repair as required

Roof accessibility:  Limited accessibility  not accessible

\* **Notice to buyer:** The Texas Windstorm program requires all roof covering installed after January 1 1988 be inspected by an approved window storm inspector or Engineer to acquire a WPI-8.

A new WPI 8 is required for any reroofing equal or greater then 100 sq. feet or new decking installed



The vertical wall flashing along the front is rusted and should be checked.

**Important Notice >>>** The condition of the roof is reported on the day of inspection. Any item checked should create a concern and be investigated further. The condition of the roof is of a general nature and future performance can not be determined after that day. This is not a code inspection and does not address local building codes or Texas Wind Storm requirements. It is highly recommended that the buyer inquire about any previous repairs and secure documentation if possible. This will provide valuable information with concern to the company's name, roofer, work performed and any warranty if available. It is further recommended that you acquire a copy of the most recent WPI-8 ( Wind Storm Certificate). **Notice to buyer:** Due to roof not being accessible the roof covering may have been inspected from the ground using binoculars which may not reveal all deficiencies. If you have any concerns you are recommended to have a roofing contractor check the roof and roof structure. **Note Of Interest:** The insurance Industry has started to change how they insure older roof structures. Any roof over 10 years of age may be subject to new underwriting guidelines. Suggest checking with agent to assure roof is insurable

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**D. Roof Structure and Attic** (The inspector is not required to enter attic spaces with less than 5ft. of head clearance.)



A section of the enclosed soffit along the front eave has come loose.



Damage to soffit area along the left side ( Forward of waste stack)



Reference picture shows the lack of insulation in the attic.

Viewed From:  Entered attic area  At attic opening atop ladder  No attic entrance present  
 \* Only those boxes checked or areas commented on apply to this report.

Comments:

Avg. depth of attic insulation: **0**  Some areas of attic or vertical wall insulation missing

**Comments There is no attic insulation present**

Fire wall between garage roof area has been breached, damaged or not installed: Potential Fire Hazard.

Exterior damage noted to  Soffit  Soffit screens  Fascia or fascia trim

**Comment: There is a hole in the soffit along the left side which is visible from inside the and the soffit covering is coming loose along the front eave. (2) Spotted sections of the roof fascia and soffit lack painting which helps protect the wood.**

Cricket not installed on backside of chimney with a width of 30" or more; Possible area where a leak can form

Frieze trim separation noted at corner(s)

Drop down attic staircase damaged **Both of the staircase springs are bent or loose and get hung up on both the pulleys and requires user to use a ladder to lower stairs.**

Drop down attic door not insulated or weather stripped

Damage present to roof framing member  Rafter(s)  Cross braces  Roof decking

Evidence of moisture penetration present indicated by discoloration on roof decking

Discoloration present to roof decking.

Attic ventilation :  Adequate  Not adequate  No ventilation present

All attic entrance for which a child may enter should be equipped with a means to lock the door

Inadequate roof support and/or failed members

Some purlins not braced or struts(braces) or greater then every 4 feet

Damaged and /or split rafter (s):

Recommend roofing contractor inspect roof and roof structure and report on needed repairs:

Attic accessibility:  Limited accessibility  not accessible

**Comment on Attic accessibility:**

\* Current R value for attics is R 38 in most areas.



Both of the attic drop staircase springs or loose or damaged and get hung up on the pulleys.



Damaged section of roof decking along right gable where the roof covering has nothing to nail to.

**Only Accessible areas of the attic are inspected**

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I NI NP D INSPECTED ITEM

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E. Walls (Interior and Exterior)



Plywood wall covering separating in upstairs Apt front bedroom.

Comments:

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.....  
.....

Sheetrock repairs or painting may hide structural defects that may not be detected. Walls are examined for structural deficiencies related to structural performance and water penetration only, cosmetic deficiencies may not be address.

Interior Walls:

Some cosmetic observation may be included :

Comments:

.....



Tile crack on plumbing wall of downstairs apt bathroom.

- Wall/Ceiling separation **The plywood wall covering in the upstairs front bedroom under the front has separated possibly due to water seepage from the window(s)**
- Wall cracks present
- Damage to wall structure
- Indication of sheetrock or interior wall covering patching
- Section of wall covering removed and not replaced.
- Sheetrock repairs present to wall areas. **Some of the wall cracks have been patched over**

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**Exterior Walls:**



Exterior tiles discolored or stained



The corner trim on the house is damaged in spotted areas and the paint is gone leaving the wood unprotected.



Several to the exterior siding tiles are cracked in spotted areas.

Comments: The painted surface on a substantial amount of the window, door or corner trim has deteriorated to a point the wood is no longer protected from the weather.

Type(s): House:  Wood  Metal  Brick Veneer  Cement Board  Stone  Stucco  Asbestos

It appears the tiles used on the exterior or older Asbestos type and are cracked in several areas

Mortar/brick cracks noted in one or more areas

Mortar gaps noted in spotted areas need to be pointed.

Exterior wood siding paint is chipping and peeling in one or more areas The exterior siding appears to be asbestos tiles, but should be clarified. The siding is stained in multiple areas.

Mortar/ brick repairs noted in one or more areas

Deficiencies noted to the exterior siding

Damage present to exterior siding in spotted areas  Rust on lintel(s)

Gaps in exterior siding allow points of entry for moisture, rain and pest: suggest sealing

Holes or gaps around plumbing or electrical vents not sealed.

Window, door or corner trim damaged or missing

Tree limbs or brush in direct contact with siding should be trimmed.

Caulking cracks present in one or more areas where caulking needs to be reapplied: This is a maintenance issue

Discoloration present to exterior siding on main structure, detached garage or accessory building

Caulking/sealant damage, cracks or missing caulking noted around one or more windows

Structural damage present : should be further evaluated by a professional

Exterior walls below the BFE do not appear to be break away and no FEMA flood vents were installed:

Exterior wall separation around windows and doors:

Recommend having contractor inspect entire exterior siding inclusive of flashing and comment on repairs needed

\* Notice to buyer: The Texas Windstorm program requires all alterations, remodeling or siding installed after January 1 1988 be inspected by an approved inspector or Engineer in order to acquire a WPI-8

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**FOUNDATION INFORMATION:**

The following evidence and consequences are generally associated with foundation differential movement: the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer or foundation repair company. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following:

- 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing.
- 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing.
- 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials.
- 4) Cracks in top "soldier brick" rows are commonly caused by framing movement.
- 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation.
- 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

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F. Ceilings and Floors



Indication of sheetrock painting or repair.



Indications of sheetrock repair in downstairs apt.

**Ceiling:**  
Comments: .....

- Discoloration to ceiling: .....
- Ceiling height does not comply with habitable area :IRC 305 .....
- Ceiling cracks present in one or more areas: .....
- Breach in fire stopping ( Holes in garage ceiling) need to be repaired .....
- Painted Areas: Newer or different from current ceiling paint: .....
- Damage or missing section(s) of wall covering .....
- One or more sheetrock nails have popped causing a rise or break thru of the texture .....
- Sheetrock and /or patching (repairs to drywall) observed: **Indications of sheetrock repair present in a couple of areas in the downstairs apt. For additional information refer to seller.**

**Floors:**  
Comments: .....

- Floor covering wearing/Aging: .....
- Ripples or bunching in carpet observed: Carpet needs to b stretched .....
- Carpet or tiled floor covering stained, damaged or missing: .....
- Uneven or slope in floors: **Some minor floor slope is present in the formal dining room**
- Damage present to sub floor: .....
- Excessive sponginess observed in laminate flooring: .....
- Cupping observed in wood flooring: .....
- Damage noted to floor covering .....
- Recommend having a flooring professional inspect floor covering and repair as needed .....

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



The original covering on the front door is wearing thin and needs to be reapplied to provide the door with adequate protection.



Damaged panel of exterior back door of upstairs apt.

Comments: .....

- Rolling shutters  Electric  Manual  Performing as intended  Needs repair or servicing
- Damaged or missing door or door frame(s): **The exterior back door has cracks in the panels where light can be seen and wind blowing rain could enter.**
- Door out of square or not aligned with frame: **Binds or sticks. The front bedroom door in the downstairs apt. makes contact with the door frame and needs to be aligned.**
- One or more of the interior or exterior door latches are missing, damaged or need adjusting.
- One or more of the exterior door seals ( weather stripping) are torn or damaged which may prevent making a good seal
- One or more interior/exterior door float to either open or closed position: Causes can vary
- Wrong type of door installed between garage and house: Should be solid core or have a 20min fire rating
- Trim doors to fit: Drags on carpet or flooring:
- Door jam does not align with striker plate
  - Interior door      Location:
- Door Hardware:
  - Loose/missing     Does not align with striker plate     Damaged
  - Location:  Interior door     Exterior door    **The striker plate on the downstairs front door is missing. (2) Some of the interior doors do not align with the striker plates**
- Sliding glass doors hard to operate
- Door Stops damaged or missing
- Interior or exterior doors close or open on own

**Notice to buyer:** The Texas Windstorm program requires all exterior doors installed after January 1 1988 be inspected by an approved window storm inspector or Engineer to acquire a WPI-8.

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

I	NI	NP	D	INSPECTED ITEM
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H. **Windows**



As shown the upper section of the window has dropped lower than the lower section and the window lacks a latch.

Comments: All of the windows frames appear to be original to the home and several of the top/bottom frames do not align properly thus the window can not be latched in the closed position.

Rolling shutters  Electric  Manual  Performing as intended  Needs repair or servicing

Window in room designated for sleeping does not comply with building standards and creates a safety concern.

No window installed in room used for sleeping

Window screens missing:

Window screens damaged: **A couple of the window screens are damaged in upstairs apt.**

The bottom of the opening of the window is less than 24" from finished floor, and more than 72" above grade. Current standards require all windows be equipped with either "Window operating Control device" or a window limiter which prevents the window from opening more than 4" and can prevent accidental falls. T

Window frame damaged:

Window spring, balance or sash chord have come loose or damaged:

Window latch(s) missing damaged or do not align with clip  Window Limiters missing or not working properly  
**Several of the windows lack window latches.**

Cracked, loose and / or missing glass: **The rear kitchen window in the upstairs apartment and one of the side windows in the downstairs front bedroom are cracked.**

Acid etching not observed on window glass, to indicate the presence of safety glass.

Window glazing bead loose, damaged or missing:

Window is hard to open or binding:

Some windows were inoperable: **Some of the windows were painted shut and could not be opened which made testing the shutters, if a crank was present impossible.**

Some windows could not be tested due to furniture blocking access

Window cranks on exterior blinds missing, damaged or broke and will not operate the blind  
**Some of the window cranks for the exterior shutter blinds do not work properly and some are missing and can not be operated.**

Cloudy or fog observed between window glass: Indicates window seal is leaking

Recommend having a contractor further evaluate windows and adjust or repair where needed

\* Notice to buyer: The Texas Windstorm program requires all windows installed after January 1 1988 be inspected by an approved window storm inspector or Engineer to acquire a WPI-8.

\* General comment: This company recommends the removal of all bars on windows and doors. Safety glass required in hazardous locations as outlined in IRC section R308.4



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**I. Stairways ( Interior & Exterior )**

**Comments:** The staircase to the downstairs apt has 4 or more risers and lacks a handrail.



The handrail should run the entire length of the staircase which this one does not.

Baluster rails missing, loose or damaged:

Hand rail missing, loose, damaged or non compliant: **The entire front and rear staircases do not comply with current building standards and should be checked by a contractor.**

Staircase handrail(s) height is < 34" above nosing of tread:  Interior stairs  Exterior stairs

The height of the front staircase handrail is <34"

Baluster rails space between rails will allow an object of 4" to pass:

Riser height is greater then 7 3/4" which may create a steep climb and a fall hazard

Stair treads are <11" in depth or damaged **Several of the treads on the front staircase leading to the upstairs apt are damaged and in need of repair.**

The height above the staircase is not 6-8" the entire length of the staircase

Suggest having professional check all stair rails and repair where needed

\* A non compliant handrail which may have been approved when structure built may have been ok when structure was built but does illuminate the hazard which was corrected by the building standard update.



The opening in the front staircase to the upstairs apt has large gaps which could present a hazard to children or pets.

The riser opening in the rear staircase to the upstairs apt will allow an object of 4" to pass and the outside handrail is loose, and wobbles.



Several of the treads on the front staircase are damaged.



Center platform to exterior front staircase loose.



Rear concrete stairs to down stairs porch wobble and are cracked on the edges as well as the base concrete platform.

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I	NI	NP	D		<b>INSPECTED ITEM</b>
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**J. Fireplace/Chimney**

Fuel Type:  Gas  Electric  Wood Not all areas of the flue liners are accessible for inspection.  
 Fire stop present:  Yes  No  Not required  Could not determine Crown / Cap is not accessible for inspection.

Comments: .....

- Damper does not operate properly:
- Damper is rusted over or damaged:
- Chimney rain cap missing or damaged
- Damage to one or more refractory panels
- Mortar gaps / Cracks in bricks:
- No firestop installed where chimney passes thru attic area
- Insufficient space (<2") allowed between chimney vent and combustible material
- Rust present on cover
- No spark arrestor present:
- Gas line not sealed around gas pipe with high temperature sealant
- Hearth not proper: Width from combustible material may not be sufficient
- Recommend chimney professional or contractor inspect chimney system and recommend repairs:

*Note: If the inspector noted the presence of creosote in the chimney flue or around the damper area this could be a fire hazard and should be checked and cleaned by a chimney sweep.*

**K. Porches, Decks, Carports and Sunrooms (Attached)**

Comments: **Discoloration observed on exterior front porch ceiling of downstairs apt may be the result of water seepage from the upper deck.**



Damage to upper porch area along the left side.



Several of the decking planks on the downstairs front apt porch are damaged and are buckling in spotted areas.

Discoloration to top of downstairs front porch ceiling.

- Portions of the grade level deck, if present are in contact with soil
- No guard rail present where height of porch is > 30" above grade
- The ceiling section of the porch or carport is damaged or missing sections of covering
- Guard rails loose and/or damaged:
- Space between vertical railings (balusters) is greater than 4" **Both front Upper and lower guard rails as well as the back upper and lower guard rails.**
- One or more of the vertical rails or loose, missing or damaged **Both front and rear guard rails**
- Height of guard rail or pony wall along front of loft or outside of allowable range of 34" - 38 "
- One or more of the decking boards or warped, damaged or missing **Both upper and lower front porch areas**
- Some of the fasteners(nails) used to fasten the decking planks have back out
- Concrete slab around perimeter of structure or inside garage has a negative slope toward the inside
- Concrete slab around perimeter of structure or inside garage is unlevel which creates a trip hazard
- Cracks present in concrete slab of porch.
- Recommend having contractor check all porch and deck structures and repair as needed

*\* Note of Interest to buyer: Any wood structure in direct contact with soil is subject to decay and presents a conducive condition for wood destroying pest.*



**L. Other**

Comments: .....

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I	NI	NP	D	INSPECTED ITEM
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II. ELECTRICAL SYSTEMS

A. Service Entrance Panel

Type of wiring:  Copper  Some Aluminum  Knob & Tube

Note of Interest: For residences built after September 2008, The National Electric Code requires Arc Fault Circuit Interruption protection (AFCI) to be installed for family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Also GFCI Protection at all garage receptacles. The Texas Real Estate Commission rules and regulations require that the lack of these devices in any of these areas must be noted as deficient. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, Form OP-1.

\* ONLY those boxes checked or comments made apply to this structure.

Comments: Each apt unit has its own electrical panel with the upstairs apt having a sub panel in the kitchen. (2) Knob and Tube wiring is present in the attic and appears to be in use for the upper apt.

During the crawl space inspection it was noted that some of the electrical wires are in contact with the soil and need to be tacked properly to the underside of the structure. (3) Due to the age of the structure the electrical system may not meet current standards such as exterior receptacles along the front or back walls. (4) The service head on the electrical pole are rusting.

Service provided :

- No main disconnect present  100 Amp  125 Amp  150 Amp **Both units have same**
- Service panel currently in use has known hazards and should be further evaluated by a licensed electrician
  - Federal Pacific Electronics ( FPE)  Zinsco
- Service drop, weather head or mast not securely mounted or fastened to structure
- Service drop <10ft above ground or <12ft above driveway.
- Aluminum wiring present and no antioxidant paste used :Recommend having electrician check.
- Cloth wiring observed in service panel or on electrical circuits: This can created a hazard and should be addressed
- Missing Breaker Knock(s) in service panel
- Damage or burnt areas of wire sheathing observed: Suggest having checked.
- Wire size to breaker do not match according to current standards.
- Improper fasters used to attach dead front to service panel box: Pointed tips from screws could damage wire(s)
- One or more neutral wires observed under one lug on neutral bus: Improper connection: Ref: NEC 408.41
- Neutral and Ground wire(s) installed under same lug improper: Ref: NEC 408.21
- One or more electrical wires pass thru breaker knockouts without use of non metallic bushing.
- Two electrical connectors under single breaker lug
- Wire color: White wires used as power wires (Noted):
- Electrical connectors(wires) in direct contact with soil
- Loose or ground wire not connected to ground rod:
- Meter is not secured to wall:  Service panel not secured to wall:  Electrical pole not properly secured to building
- Service panel and meter not weather proof: ( Not caulked along top or sides)
- Dead front missing or not properly sized for service panel **Sub panel in upstairs apt**
- Underground electrical conduit separating from meter box or damaged
- Breakers not labeled:  Main Panel  Sub Panel **The breakers are not labeled in either panel**
- Panel not bonded  Romex wiring ran along exterior of building unprotected by conduit
- One or more electrical wires pass through knockouts in service or sub panel w/o use of NM bushing or cable clamp
- Surface rust present on main disconnect, service panel or meter
- Damage noted to service panel or meter cam which may allow pest or wind blowing rain to enter
- Service panel located in a prohibited area by today's standards: bathroom or bedroom closet
- Working Space requirements (36" in front of panel) around service panel limited or not present:
  - Recommend licensed electrician inspect entire electrical system and repair as required:

\* NEC changes there standards( codes) every 3 yrs. Thus something that may not meet current standards may have been approved when structure was built but does not elevate any hazard.

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*Electrical observations*



*Crawl space pictures shows one of several electrical wires drooping and some wiring in direct contact with soil.*



*The above reference pictures shows several of the electrical wires passing thru a couple of panel knockouts w/o use of non metallic bushing.*



*Older cloth wiring exist in the sub panel located in the upstairs apt.*



*Knob and tube wiring observed in attic*



*The meter which provides power to the sub panel is not weather sealed*

**Note #1:** Only items visually accessible at the time of inspection are commented on.  
**Note #2:** This inspection does NOT address electrical design, capacity, wiring/ beaker adequacy but, may list industry known safety hazards or defects.

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I	NI	NP	D	INSPECTED ITEM
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**B. Branch Circuits - Connection Devices and Fixtures**

Comments: A majority of the wall outlets are older 2 prong type which will not accept new plugs which are not grounded.

- No exterior light installed on exterior side offered: 2006 IRC E 3803.3  Front wall  Backwall  Other exterior doors
- Exterior light fixtures not raintight/weatherproof ( caulked)
- Polarity test indicate Hot / Neutral wires reversed **Upstairs apt kitchen counter receptacle**
- One or more 3 prong receptacles tested open ground: Not proper as it gives a false sense of circuit being grounded
- No front or back wall receptacles present or on porch area
- Loose wall receptacles in:
- Smoke detectors
  - Missing
  - Not working
- Damaged receptacle / switch plates: Interior or exterior **The weather proof cover for the upstairs back wall receptacle is gone and needs to be replaced.**
- Missing receptacle or switch covers in: ( Interior cover plates or exterior weather proof covers  Interior receptacle cover plate
  - Exterior weather proof  Front wall receptacle  Rear wall receptacle  AC convenience receptacle
- Junction box(s) lack cover plates  Electrical connection to appliance not proper
- Exposed electrical splices w/o use of junction box or Romex wiring ran on exterior of structure not protected
- Light bulbs are out in: Recommend all bulbs be working prior to closing:
- Light fixtures lack covers  Exterior Light fixtures damaged
- Loose, damaged or missing interior or exterior light fixture(s):
- Door Bell or paddle fan damaged or not working properly **The door bell on the upstairs apt is not working None present on downstairs apt.**
- Convenience outlet or light not installed in attic around attic equipment
- AFCI not present or not tested ( Due to electrical equipment)
- Exhaust fan not working or louver vent not caulked or is damaged
- GFCI receptacle will not reset
- GFCI receptacles present but do not trip when tested :Recommend having electrician check
- No Appliance disconnects installed for electric appliances **Downstairs apt water heater**
- Receptacles NOT GFCI protected : This observation follows TREC SOP 535.230
  - Kitchen  Master Bath  Hall Bath  Half Bath  Wet Bar  Garage  Exterior Plugs
  - The hall bath receptacle in the upstairs apt is not GFCI protected.**
- Recommend licensed electrician inspect electrical system and branch circuits and wiring and repair as required:
  - \* Arc Fault protection is required in all living areas and by current standards is required for all new construction, Modifications and receptacle replacement.

Note: Only accessible branch circuits, connected devices and fixtures are commented on. Texas Real Estate Commission memorandum effective June 2003 requires the following: "The inspector shall report as in need of repair the absence of, improper installation or improper operation of Ground Fault Circuit Indicator "GFCI" devices located on All kitchen counter top plugs, All baths, garage, and All exterior receptacles &/ or in pool locations as outlined by TREC SOP 535.230 and all subsequent amendments and the absence of Arc- Fault interrupters " AFCI" devices servicing family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar room or areas as outlined by TREC SOP 535.229 (17)

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**I NI NP D INSPECTED ITEM**

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

**A. Heating Equipment**

Type of heating system :  Forced Air  Wall heater(s)

Energy Source unit # 1:  Gas  Electric Energy Source unit # 2:  Gas  Electric  N/A

Comments: The heat source for the downstairs apt is provided by heat strips in the portable window units.

Any deficiency noted should be further evaluated by a contractor or HVAC technician.

\* Temperature differential reading are taken from the Return and Supply Registers

Upstairs Apt. 1) Supply temp :	144	Return temp:	97	Difference:	47
Downstairs Apt 2) Supply temp :	N/A	Return temp:	N/A	Difference:	

- Unit is heating as intended;  Temp. Differential < 30 degrees. Should be checked
- Insufficient clearance (<1" ) between furnace vent pipe in contact roof decking or framing: Improper
- Gas flex line pass thru appliance casing: Not proper: Ref: IRC ( G2422.1.2)
- Other deficiencies: **Insufficient space ( < 1" ) Allowed between furnace gas vent and combustible material ( roof decking)**
- Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:

\* A sediment trap helps prevent sediment in the gas piping from getting into the gas valve or burner area

**B. Cooling Equipment**

Central HVAC  Window unit (s)



Low pressure line at evaporator not insulated.

(1) Condenser:	Guardian	Size:	4T	Mfg. Date	2016
(1) Evaporator :	Rheem	Size:	4T	Mfg. Date	7/2004
(2) Condenser:	N/A	Size:		Mfg. Date	
(2) Evaporator :	N/A	Size:		Mfg. Date	

Comments: The cooling system was tested at a predetermined temperature and readings taken from various registers which indicated the unit is not cooling as intended and need service or repairs.

(2) Due to the age of the system the buyer should anticipate more then normal repairs.

Note: The Service Life Expectancy of a central air - condition unit is 12-15 years .If the system is near this age or older the buyer may experience more then normal maintenance or repairs.

Upstairs Apt	Unit #
<input type="checkbox"/> Unit is cooling as intended	<input type="checkbox"/> N/A <input type="checkbox"/> Unit is cooling as intended
<input checked="" type="checkbox"/> Unit is NOT cooling as intended	<input type="checkbox"/> Unit is NOT cooling as intended
<input type="checkbox"/> Unit NOT tested due to temperature	<input type="checkbox"/> Unit NOT tested due to temperature

Return Air: 79  
Supply Air: 80  
Differential: -1

Return Air:  
Supply Air:  
Differential:

- No appliance disconnect installed by condensing unit
- Condenser unit not 3 -4" above grade, not level or secured to pad
- Insufficient clearance between condenser unit and vertical wall (< 12") to allow for proper air flow
- Work platform (30 x 30) not installed along work side of HVAC equipment in attic
- Recommended clearance between wall/house and unit for proper air flow less then suggested
- Reinsulated or tape condensing unit suction line:  At condenser  At evaporator ( In attic)
- Condensate drain line not insulate are breaks in the insulation could allow leaks to developed: Recommend repairing
- Rust observed in auxiliary drain pan:  Rust observed on compressor or evaporator casing
- Water indicated in auxiliary drain pan & should be checked:
- Fin damage present to condenser coils may cause the heat transfer from the copper tubes to be inefficient
- Register grille covers dirty which may be an indication the ventilation ducts need cleaning: Suggest checking
- Water level detection device:  Not present  Damaged
- Circuit breaker does not match manufacture's recommendation:
- Unit 1 : Mfg. recommends: Installed breaker:
- Unit 2 : Mfg. recommends: Installed breaker:
- Insulation on ventilation ducts missing or have come loose: Recommend having checked & repaired:
- Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:

\* According to the US Dept of Energy and HVAC.Com the avg life space of a air conditioning system with proper sizing and maintenance is between 10 to 20 years.

Inspected items (if applicable): Performance / operation of unit (s), condensation drain lines and pans, piping insulation, visible condition of condensing unit.

Proper operating differential temperature range is between 15-20 degrees Fahrenheit.

If filter is missing, evaporator should be cleaned. Systems are NOT tested if ambient temperature is below 60 degrees Fahrenheit. NOTE: evaporator casing, plenum and transition are not disassembled and tape is not removed. Inaccessible components are NOT inspected.

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I	NI	NP	D	INSPECTED ITEM
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**C. Duct System, Chase & Vents**

Comments:



Ventilation ducts not suspended



Insufficient space between gas furnace vent and combustible material.

- Damage noted to the ventilation duct system or improper material used for ducts.
- Ventilation ducts or not suspended in air by use of straps so that air can pass along the underside
- Insufficient clearance (<1") between furnace gas vent and combustible material( Sheetrock or roof decking)
- No airflow observed at one or more registers
- Damage or missing insulation on ventilation ducts
- The presence of electrical wiring inside return chase
- Deficiencies in filters, grills or registers or location of return air opening.
- Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:  
Proper installation of flexible ventilation ducts reduces or illuminates bends, overlapping, hanging and clearance from heat related vents. If dirt was observed by inspector on any register grille it is recommended that the buyer check with seller as to last time ventilation ducts were cleaned or have HVAC technician check so that quality air is provided.

**IV. PLUMBING SYSTEM**

Water wells and Septic systems are **NOT** inspected.

**A. Water Supply System And Fixtures**

Water NOT on: Plumbing fixtures not tested

**Water meter located:**  Front of property  Rear of property  Left side  Right side

**Main water shut off located:**  Front  Right  Left  Rear  At Well

**Potable water system:**  City  Private water well  Well was not part of the inspection

If water system is from a private well it is recommended that a bacteria test be performed

**Water pressure** No exterior water bibs \_\_\_\_\_ PSI

\* Static water pressure is reported as deficient if inadequate or excessive (< 40 psi or > 80 psi)



Water leak present on supply line along right side of house (in crawl space)

Comments: **At the time of this inspection no exterior water bibs could be located around the exterior of the structure.(2) There is a drip leak present on one of the downstairs apt supply lines (3) The supply water uses one tap for both apts which may diminishes under heavy usage.**

- Back Flow preventer device missing on exterior water bibs: Recommended on all exterior water bibs
- Section(s) of the supply water pipe drooping in crawlspace or along exterior of building:

Galvanized pipe used in sections of house or as sections of supply plumbing become clogged and reduce pressure

Type of plumbing material used for supply water lines  PEX  PVC  CPVC  Mixture of plumbing material

**Comment:**

Recommend plumber inspect supply plumbing, drainage system and fixture installation where needed

\* For additional information on galvanized pipes and rust colored water refer to internet.



Sections of the pex water supply plumbing is not properly strapped and droops



Water supply line ran along the exterior of the building drooping

**Important Notice >>> Pressure checks are done by running two fixtures at the same time.**

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I	NI	NP	D	INSPECTED ITEM
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**1 Kitchen - Up Apt.** Pressure:  Weak/Low  Good  Strong

The only area of the kitchen plumbing inspected was the rough in and top out which appears to be ok

**Comments: The water pressure to both the upper and lower kitchen areas was adequate but may diminishes if multiple points are in use at the same time.**

Fixture  Stem packing leaks:  Swivel Leaks  Missing aerator

Hot/Cold water lines reverse

spray attachments:  Performs as intended

Hot water temp at fixture

Outside Kitchen:

Water pressure to fixture

Hot water temp at fixture

**2 Kitchen - Down Apt** Pressure:  Weak/Low  Good  Strong

Comments:

faucet:  Stem packing leaks:  Water pressure low:

Sink loose &/or damaged:

supply pipes/valves:

**3 Laundry Connections / Sink (s)** *Drain lines are not physically tested*

The only area of the laundry plumbing inspected was the rough in and top out which appears to be ok

Comments:

supply pipes/valves:  Faucet knobs not color coded (Red= hot and blue=Cold)

Stem packing leaks:



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I NI NP D INSPECTED ITEM

Master Bthrm

Pressure:  Weak/Low  Good  Strong  Plumbers access not present

Comments:

Lavatory (s):

Water lines reversed  Missing waste stop plugs  Waste stop not functioning properly:

Tub/Shower (s):

- Discoloration observed around tub or shower rim possibly a form of tub mold: Suggest cleaning
- Missing waste stop:  Waste stop not functioning properly:
- Hot/Cold water lines reversed  Shower door lacks door sweep
- Play observed on the shower riser / tub fixture:
- Tub fixture(s) not sealed ( water tight) where they meet the tub wall
- Shower diverter leaks or is damaged: ( Does not divert full pressure to shower head)
- Grout cracks observed between tub rim and wall in one or more areas:

Commode :

- Insufficient space between commode( 21" to wall or tub and front and 15" to sides or vanity
- Anchorage:  Commode base is not secured to floor or level:  Tank is loose from commode base:
- Commode joint not water tight at floor

Hall Bathroom -Down Apt

Pressure:  Weak/Low  Good  Strong  Plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed  Stem packing leaks:  Missing waste stopper

Waste stop not functioning properly:  Corrosion present on metal P-trap

Tub/Shower (s):

- Discoloration observed around tub or shower rim possibly a form of tub mold: Suggest cleaning
- Missing waste stopper:  Waste stop not functioning properly:
- Shower diverter leaks not diverting full pressure to shower head
- Shower diverter jammed in closed position which will not allow shower to be activated.
- Play observed on the shower riser / tub fixture:
- Tub fixture(s) not sealed ( water tight) where they meet the tub wall
- Grout cracks observed between tub rim and wall in one or more areas:

Commodes:

- Insufficient space between commode( 21" to wall or tub and front and 15" to sides or vanity)
- Commode tank s not secured to baser or level:
- Commode base is not secured to floor or level:
- Commode bottom not water tight at floor

Half Bath- Downstairs

Pressure:  Weak/Low  Good  Strong

Comments:

Lavatory (s):

Hot/Cold water lines reversed  Stem packing leaks:  Missing waste stopper

Waste stop not functioning properly:  Corrosion present on metal P-trap

Commodes:

- Insufficient space between commode ( 21" to wall or tub and front and 15" to sides or vanity)
- Commode tank s not secured to baser or level:
- Commode base is not secured to floor or level:
- Commode bottom not water tight at floor

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I NI NP D INSPECTED ITEM

Hall Bath - Upstairs Apt

Pressure:  Weak/Low  Good  Strong  No plumbers access present



Water stains on linen closet floor.

Comments: Water stains present in linen closet floor

Lavatory (s):

- Hot/Cold water lines reversed  Stem packing leaks:  Missing waste stopper plug
- Waste stop not functioning properly:  Corrosion present on metal P-trap

Tub/Shower (s):

- Discoloration observed around tub or shower rim possibly a form of tub mold: Suggest cleaning
- Missing waste stopper:  Waste stop not functioning properly:
- Shower diverter leaks not diverting full pressure to shower head
- Play observed on the shower riser / tub fixture:
- Tub fixture(s) not sealed ( water tight) where they meet the tub wall
- Grout cracks observed between tub rim and wall in one or more areas:

Commodes:

- Insufficient space between commode( 21" to wall or tub and front and 15" to sides or vanity)
- Commode tank s not secured to baser or level:
- Commode base is not secured to floor or level:
- Commode bottom not water tight at floor

Half Bath

Pressure:  Weak/Low  Good  Strong

Comments:

Lavatory (s):

- Hot/Cold water lines reversed  Stem packing leaks:  Missing waste stopper
- Waste stop not functioning properly:  Corrosion present on metal P-trap

Commodes:

- Insufficient space between commode( 21" to wall or tub and front and 15" to sides or vanity)
- Commode tank s not secured to baser or level:
- Commode base is not secured to floor or level:
- Commode bottom not water tight at floor

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**7 Outside Shower**

Plumbed for:  Cold Only  Hot & Cold

Comments: .....

Water supply line (s):  Water leaks indicated: .....

Outside faucet (s):  Missing handles: .....

Stem packing leaks:  Plumbing not strapped: .....

**B. Drains, Waste, Vents**

Drainage system is on city  Drainage system is on private septic system

Comments: .....

Corrugated flex plumbing material observed for use as a part of the drain line does not comply with today's standard  
Comment: .....

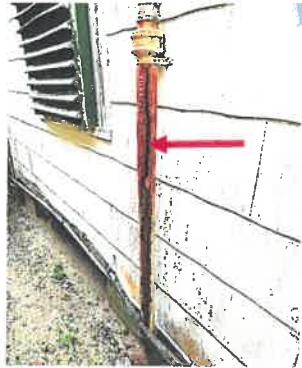
Other drainage observations that need attention **The laundry drain line for the downstairs apt lacks a P-trap. (2) The metallic vertical drain line along the right side of the structure is split open on both the vertical and horizontal sections which is leaking. (3) The vanity sink in the downstairs apt appears to be clogged as it backed up when tested.**

Recommend plumber inspect entire supply plumbing, drainage system and fixture installation where needed

\* The above inspection does not include inspecting drainage lines that run under ground.

If you have any concerns you are recommended to have a plumber perform a video camera line inspection

\* All drain points require a P-Trap



Vertical drain line damaged

Drain line leaks >>>>>



Entire main drain is cracked and in need of repair

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I	NI	NP	D	INSPECTED ITEM
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**C. Water Heating Equipment** (Report *as in need of repair* those conditions specifically listed as recognized hazards by TREC rules.)

	Energy Source:	No of units: <b>1 eh</b>	Fuel Type: <input checked="" type="checkbox"/> gas <input checked="" type="checkbox"/> electric <input type="checkbox"/> Tankless		Fuel
Down Apt	1) Mfg. Date:	<b>2010</b>	Size: <b>40</b> Gal	Mfg.: <b>GE</b>	Electric
Upstairs Apt	2) Mfg. Date:	<b>2006</b>	Size: <b>40</b> Gal	Mfg.: <b>Rheem</b>	Gas

Comments: **The downstairs apt unit is electric where as the upstairs apt unit is gas.**

**(2) The gas fired water heater in the upstairs apt lacks a upper door vent.**

- Electric or Gas Water heater installed lower then 18" above garage floor:
- No water pan installed under unit where a leak could do property damage.
- Water pan installed under gas unit improper or damaged: **The water pan under the downstairs apt is bent and may not hold water if needed.**
- Corrosion noted on dielectric union or fittings
- No bonding straps installed between metal water lines and gas line.
- Temperature and Pressure Relief vale:  Missing  Travels uphill  Terminates >6 " above soil

**Comments:**

- The vent collar, which helps hold the water heater vent in place at the ceiling is missing or has fallen
- No walkway installed from attic opening to unit and or no work platform installed in front of work area.
- Insufficient clearance between exhaust vent and combustible material  Sheetrock  Roof decking  Roof framing
- Insufficient opening for combustible air for gas fired appliance
- No sediment trap installed on gas line prior to pilot box
- Reducer used on gas connection to pilot box to facilitate using a smaller gas line then required.
- No appliance disconnect installed close to equipment. **Downstairs Apt unit.**
- Recommend plumber inspect entire hot water system repair as needed.

\* A sediment trap helps prevent sediment in the gas piping from getting into the gas valve or burner area

\* According to the US Dept. of Energy the expected service life of a water heater is 10 to 15 years

*Important Notes included by Inspector*

*Water temperature should be max. temperature of 130 degrees*

*Texas Real Estate Commission guidelines require any water heater located in garage be listed "in need of repair" if unit is not raised 18" from garage floor. Temperature safety relief valves may/may not be tested due to possibility that valve may not properly re-seat (causing water leak). Relief valve should be tested by homeowner annually.*

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

I	NI	NP	D	INSPECTED ITEM
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>D. Hydro - Therapy Equipment</b> <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Hydro equipment access door not present <input type="checkbox"/> Hydro equipment not GFCI protected: Improper Comments: .....
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				<b>V. APPLIANCES</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>A. Dishwasher</b> <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No Comments: ..... <input type="checkbox"/> Drain line should loop to the highest point of the sink then down to drain line: <input type="checkbox"/> Water line is not connect to dishwasher (Recommend checking dishwasher is working prior to closing): <input type="checkbox"/> Not secured to cabinet: <input type="checkbox"/> Damaged dish racks &/or missing rollers: <input type="checkbox"/> Damaged door springs: <input type="checkbox"/> Visible leaks indicated:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>B. Food Waste Disposal</b> <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unit is inoperable: * A disposal is not recommended for use with a septic system Comments: ..... <input type="checkbox"/> Damaged rubber splash guard: <input type="checkbox"/> Romex wiring should be in conduit: <input type="checkbox"/> Visible leaks indicated:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>C. Range Hood</b> <input type="checkbox"/> Vented exhaust <input type="checkbox"/> Nonvented exhaust: <input type="checkbox"/> Downdraft exhaust: <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unit is inoperable: Comments: ..... <input type="checkbox"/> Light is out: <input type="checkbox"/> Light is not covered: <input type="checkbox"/> Missing or damaged filter: <input type="checkbox"/> Vent pipe terminates in attic vs. venting to atmosphere: Suggest professional inspect and repair: * A range hood is recommended above gas range appliances.
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**Definition:** A vented draft hood vents the exhaust to the atmosphere above the roof. A Nonvented exhaust recirculate the air through a filter back into the room. A downdraft exhaust vents the exhaust through the foundation to the exterior of the structure.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Range / Ovens / Cook tops</b> <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Counter top <input type="checkbox"/> Free Standing <input type="checkbox"/> Slide in <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unit is inoperable: Comments: <b>Both front burners in the downstairs apt did not lite when tested.</b> <input checked="" type="checkbox"/> Anti-tip bracket not installed: <b>Neither apt unit free standing range has a anti-tip bracket</b> <input type="checkbox"/> Element on range does not operate properly: <input type="checkbox"/> Oven light is out <input type="checkbox"/> Burner control knob damaged <input type="checkbox"/> Gas flex connector not connected to gas line: <b>OVEN TEMPERATURE</b> (see below - unit should be within +/- 25 degrees to be operable) Oven are tested at 350 degrees - <b>Actual oven temperature is</b> Lower Oven: <u>369</u> Upper Oven: <u>355</u> Single Oven Only: <u>N/A</u> Oven temperature variance should be + - 25 degrees / if <u>not</u> - should be calibrated
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Cooking Equipment (Portable units not inspected)</b> <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Inoperable: Comments: ..... <input type="checkbox"/> Unit is inoperable: <input type="checkbox"/> Inside light is out: <input type="checkbox"/> Inside damage indicated:
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>F. Bathroom Exhaust Fans and / or Heaters</b> <b>Performs as intended:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Inoperable: Comments: ..... <input type="checkbox"/> Louver vents damaged: <input type="checkbox"/> No mechanical or natural ventilation required <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> All Bathrooms <input type="checkbox"/> No mechanical or natural ventilation present <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> Unit is inoperable: <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> Vents terminates in attic or soffit <input type="checkbox"/> Master bath <input type="checkbox"/> Hall bath <input type="checkbox"/> Half bath <input type="checkbox"/> Jack-n- Jill or Hollywood I bathroom * Mechanical ventilation is not required if bathroom is equipped with an operative window.
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I	NI	NP	D	<b>INSPECTED ITEM</b>
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**G Garage Door Operators** **Performs as intended**  Yes  No  Inoperable:

Comments:

- No power outlet located within 6ft to attach garage operator plug.
- Unit does Not reverse - Recommend Adjustments:
- Garage operator needs maintenance:
- Safety Sensors higher then 6" above garage floor:
- Safety reversing mechanism:  tested  not tested  not present
- Unit is inoperable:
- Doors:  Metal  Wood

**I Dryer Vent**  Side wall  Roof mount  Crawl space  Not determined  Carport

Comments: **The dryer vent from the downstairs apt terminates in the crawl space which is considered a hazard and should be routed to the exterior of the structure.**

- Deficiency with dry vent louver cover:  Missing louver cover  Damage to louver cover  Louver vent not sealed
- Deficiency with dry vent
- Wrong type of material used for dryer vent: Should be rigid steel with smooth interior wall
- Dryer vent is dirty or clogged and needs to be cleaned
- Dryer exhaust terminates:  Garage  Crawl Space **Downstairs apt.**
- \* Clogged dryer vents can become a fire hazard and should be checked and cleaned annually.
- \* Screws are not recommended for fastening pipe joints as they can collect lint which creates a hazard.

**VI. OPTIONAL SYSTEM**

**A. Lawn Sprinklers**

Comments:

- Backflow preventer not installed  Damage present to head  Anti-siphon valve
- Rain gutter present  Number of zones
- Recommend having a Irrigational professional inspect sprinkler system and repair as needed then retest

**B Garage**  Attached Garage:  Detached Garage:

Comments:

- Cracks in sheetrock wall/ceiling covering:
- Cracks in cement slab:
- Deflection noted in garage slab: Suggest having checked.

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I	NI	NP	D	<b>INSPECTED ITEM</b>
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### Important Inspection and Liability Limitation Agreement

We are a general real estate inspection company. We are licensed and regulated by the Texas Real Estate Commission. Our inspection forms are designed to adhere to guidelines in the "Rules of the Texas Real Estate Commission" for home inspectors effective October 1, 1992 and all subsequent amendments. (This complies with the June 2003 requirements from T.R.E.C.)

(1) What We Do :

We perform a visual inspection of readily accessible areas and items and report to you the general conditions of inspected areas and /or items. Our inspection is limited to items specifically listed in this report only. We inspect and report to you if an item is performing the function for which it was designed or in need of repair. We will explain our report to you or your designated agent. We perform our inspection in a professional and workmanlike manner. Our report of the inspection and its contents are based solely on the condition and appearance existing at the time of the inspection. We do not address or comment on the condition or functional abilities of any item past the date and time of inspection. If we report that an item is not functioning or in need of repair or replacement, we urge you to have the item examined by a specialist prior to making the final purchase of the property. We also advise you to re-check the functional ability of systems to insure no defects have occurred after the date of the inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur, particularly in plumbing joints or HVAC systems

We are not liable for damage or defects which may have been cosmetically masked or altered or not completely visual and apparent under normal conditions. Weather conditions may affect the inspector's ability to detect defects. Example: Minor areas of moisture penetration may not be visible at different times of the day or with low levels of humidity.

We will make the report available to only you and your agent unless otherwise directed.

(2) What we Do Not Do:

We, Global Real Estate Inspections, the inspector nor the report, do not offer guarantees, warranties or insure the future performance or condition of any item, whether inspected or not. If you desire a guarantee, warranty, insurance policy or certification you must obtain such products and information from a company in that business endeavor.

We do not inspect any item we can not see in a normal manner of inspection.

We do not move furniture, rugs, carpet, paintings or any other furnishings or stored items in the course of our inspection.

We do not enter areas with less than proper clearance space needed, or area which in the opinion of the inspector is unsafe

We do not walk on wood shake, wood shingle, tile or any roof areas where we may damage the roof or the inspector considers to unsafe to walk. These area will be viewed either from the attic or ground or both, whichever is applicable.

We do not dismantle any item or system to check component parts, including gas fired heat exchangers.

We do not inspect for building codes, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution, environmental hazards or habitability.

We do not inspect for termites or any other insect infestation. We do not inspect security systems or smoke detectors.

We do not inspect for, nor comment on cosmetic damage.

We do not operate equipment or systems outside the parameters of manufacturers recommendations.

We do not re-inspect repair work. All repairs are to be performed by a duly licensed and trained repairman.

Any exceptions you make to this is at your own risk.

(3) Dispute and Resolution and Remedy Limitation:

Notice of claim: If client has issues regarding this inspection arising out of an alleged act of omission by GREI, its inspectors or assistants Client must notify GREI in writing within 10 business days of discovery of the defect and allow GREI or its inspectors to re-inspect before changing the condition of the problem, otherwise all claims for damage arising out of such complaints are waived by client. Client agrees that any failure to timely notify GREI and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in client's waiving of any and all rights client may have against GREI or its inspectors, related to the alleged act of omission. If GREI fails to perform the services as agreed or is careless and /or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the service and there will be no recovery for consequential damages.

Mediation and Arbitration:

In the event of a dispute between the parties relating to this agreement, the parties or their representatives will meet promptly in an effort to resolve the dispute amicably. Upon request of any party to this agreement, all unresolved disputes (not limited to breach of contract action), shall be submitted for binding arbitration in accordance with the Construction Arbitration Services Inc. Then in effect, and then neither party shall have a right to bring a suit in court.

You Agree any payment made for inspection services that are subsequently dishonored will result in an additional \$50.00 fee.

Re-inspection Fee \$50.00 (To come back and finish job due to utilities not on or outside temperature too low for A/C)

You attest the inspector performing this inspection has made no oral representation that differs from the content of this agreement.

You agree to the provisions and limitations of this contract and report by your reliance upon it whether you sign it or not.

You agree to pay a \$35.00( thirty five dollar) billing/invoicing fee for any inspection not paid for at the time of inspection. If, for any reason the contract is not completed the amount invoiced inclusive of the invoice fee is due and payable in full at the time the contract is cancelled. Should we incur any legal or collection fees associated with the collection of this invoice that the client name in this report will be responsible for them in addition to the invoiced amount.

**No warranties or guarantees are offered for inspected components.**

I have read this agreement in its entirety and understand and accept these conditions.

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I	NI	NP	D	INSPECTED ITEM
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**ADDITIONAL INSPECTED OR COMMENT ITEMS AND PICTURES**

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**Gas:**

**Gas is present in the upstairs apt. only. The meter for the downstairs apt has been pulled.**

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**Attached is a "Liability Limitation Agreement". Please read carefully. Acceptance and reliance upon this inspection report is contingent upon acceptance and understanding of this liability agreement.**