

## **Mechanical and Structural Inspection Report**

*These recommendations are not requirements, but should be carefully considered.  
Licensed professionals should make all repairs.*

*Opinions offered by:*

**Chris D. Remy (#6258)**

*4168 Pirates Alley, Galveston, Texas 77554*

*Also, 2530 Lexington Court, League City, Texas 77573*

*Cellular: 281-639-6790*

**November 16, 2019**



**20 Campeche Estates Drive, Galveston, Texas 77554**

*(ABST 121 HALL & JONES SUR LOT 20 BLK 1 CAMPECHE ESTATES SUB)*

*Prepared for:*

**Sean Kelly and Jim Hsieh**

*(Cellular: 215-528-2049)*

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*(Cellular: 409-356-6154)*

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**Save 1900 Realty**

*513 25<sup>th</sup> Street, Galveston, Texas 77550*

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**Chris D. Remy (#6258)**  
4168 Pirates Alley, Galveston, Texas 77554  
Also: 2530 Lexington Court, League City, Texas 77573  
Cellular: 281-639-6790

Cost of Inspection  
**\$400.00**

## PROPERTY INSPECTION REPORT

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Prepared For: **Sean Kelly and Jim Hsieh (215-528-2049)**  
(Name of Client)

Concerning: **20 Campeche Estates Drive, Galveston, Texas 77554**  
(Address or Other Identification of Inspected Property)

By: **Chris D. Remy #6258** **11/16/2019**  
(Name and License Number of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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### 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.

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

(512) 936-3000

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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.

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; and
- 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

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Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**Notice: This inspection report is subject to the attached contract and handouts**

Inspection Scope  Full  Limited – Reason: some foundation and some attic inaccessible  
 Property inspected was  Furnished  Vacant  about 2858 SF house + 782 SF garage, built 1993 per Galveston County Central Appraisal District  
 Parties present at inspection  Buyer  Seller  Listing Agent  Buyers Agent  
 Documents provided to inspector  Sellers Disclosure  Foundation Report  Previous Inspection  
 Weather conditions during inspection  Sunny  Overcast  Raining  Snowing  
 Time of inspection 10:00 AM - 2:00 PM Outside air temperature during inspection 58-degrees Fahrenheit  
 Additional written information provided with this inspection report  Yes  No  
 Cost of inspection services \$ 400.00 to be paid at  Inspection  Closing  By mail  By Venmo

**Comments are in Black and Blue. Recommendations are in Red**

*D= Deficiency, in need of repair C= non-deficient Comment/Recommendation*

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

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

**A. Foundations**

Type of Foundation(s): Slab on Grade

Comments: The inspector will inspect the inspect slab surfaces, foundation framing components, subflooring, and related structural components He will report exposed or damaged reinforcement and post-tensioned cable ends that are not protected.

The inspector will inspect the raised pier and beam crawl space area to determine the general condition of the foundation components. He will report his crawl space inspection vantage point and any limits to his visibility of the area. He will also report crawl spaces that do not appear to be adequately ventilated or a crawl space drainage that does not appear to be adequate as a deficiency. He will report any deteriorated materials, damaged beams, joists, bridging, blocking, piers, posts, pilings. The inspection also includes the subfloor, non-supporting piers, posts, pilings, columns, beams, sills, or joists. The inspector will not enter a crawl space or any areas where headroom is less than 18 inches and the width of the access opening is less than 18 inches by 24 inches or where he reasonably determines conditions or materials are hazardous to his health or safety.

The inspector will render a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as open or offset

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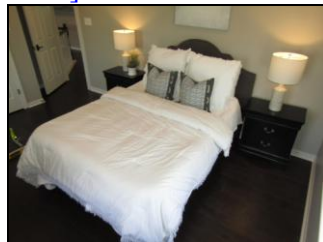
I	NI	NP	D
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concrete cracks, obvious floor slopes used to render the opinion of adverse performance. Other indicators may include brick cracks, rotating, buckling, cracking, or deflecting masonry cladding, separation of walls from ceilings or floors, framing or frieze board separations, out-of-square wall openings or separations at wall openings or between the cladding and window/door frames as well as sheetrock cracks in the walls or ceiling. Indicators around doorway could include binding doors, out-of-square doorframes non-latching, warped, and twisted doors or frames. Foundation movement could also be indicated by sloping countertops, cabinet doors, or window/door casings. Exterior indicators could include soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios. The inspector will not provide an exhaustive list of indicators of possible adverse performance. It should be noted that this inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement.

Visible Floor Types	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Wood Framing
	<input type="checkbox"/> Wood on Ground	<input type="checkbox"/> Steel Support Structure
Pier and Beam Crawl Space	<input type="checkbox"/> Accessible	<input type="checkbox"/> Not Accessible
Crawl Space inspected	<input type="checkbox"/> Opening	<input type="checkbox"/> From under home

**Foundation Performance: Concrete Slab.** The purpose of this report is to document the result of a visual inspection on the dwelling located at the above address, and to render an opinion as to the integrity of the foundation. The foundation appeared to be performing as intended on the day of the inspection.

\* The visible interior floors were reasonably level [as measured with a 4-foot level].



**Note #1:** *Some of the floors were blocked by furnishings and could not be thoroughly evaluated.*

- \* The visible interior walls were free of cracks.
- \* Accessible windows operated appropriately [opened, closed, and latched].
- \* The interior and exterior doors operated appropriately.
- \* Attic framing [rafters at ridges] was tightly fastened.



**Note #2:** *Some of the attic space was blocked by HVAC equipment [and associated ductwork] and fiberglass insulation.*

- \* Most of the exposed edge of the foundation was free of significant cracks.

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**Note #3:** *Diagonal cracks were present at all four corners of the houses foundation. Although not usually structurally significant, they can be the point of entry for WDI (Wood Destroying Insects).*

**Recommendations:** It is the inspector's opinion that the cement slab foundation was performing its intended function on the day of the inspection. I recommend that you obtain as much historical information as possible about the house and its foundation. Historical information includes but is not limited to: builder's reports, disclosures, previous inspection reports, engineering reports and reports generated by municipal departments, lenders, insurers and/or appraisers. (C-1) Monitor the diagonal cracks at the corners of the houses foundation and repair as needed. (C-2) It would be prudent to have the house inspected for WDI (Wood Destroying Insects) and other insects, prior to purchase and periodically thereafter.



**B. Grading and Drainage**

**Comments:** The inspector will inspect for improper or inadequate grading and drainage around the house and report any visible conditions that are adversely affecting the foundation performance. These deficiencies could include improperly sloped flatwork such as patios, sidewalks and porches, water ponding or soil erosion. Deficiencies in the gutter and downspouts system drainage will also be reported, however the sizing, efficiency or adequacy of the gutter and downspout system will not be determined. Damage to retaining walls, as they related to foundation performance, will be included in the inspection but not included if they do not affect foundation performance. The inspector will not determine the area hydrology, presence of underground water or the efficiency or operation of any surface or sub-surface drainage system.

**Comments:** Guidelines for drainage state that the yard around the house should slope 5 to 6-inches in first 10-feet, away from the house/foundation.



Although some of the yard did not comply with the guidelines, the grade appeared to be appropriate for the location.

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**Note #1:** Gutters with downspouts and “splash-blocks” or black corrugated landscape piping (or other drainage systems) were not installed along the front edge of the house’s roof or at the garage’s roof.



**Note #2:** A “splash-block” or black corrugated landscape piping (or other drainage system) was not installed at the downspout near the cooling system condensing units.

**Recommendation:** (C-1) It would be prudent to install gutters with downspouts and “splash-blocks” or black corrugated landscape piping (or other drainage systems) along the front edge of the house’s roof and at the garage’s roof. (D-1) Install a “splash-block” or black corrugated landscape piping (or other drainage system) at the downspout near the cooling system condensing units (to direct rainwater away from the house/foundation). (C-2) It would be prudent to ask the seller or neighbors about drainage, especially during periods of heavy rain.

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition shingles  
*Viewed From:* the ground and the garage’s roof

*Comments:* The inspector will inspect the roof from the roof level unless if in the inspector’s reasonable judgment, the inspector cannot safely reach or stay on the roof or he may significant damage to the roof covering materials may result from walking on the roof. He will report any roof levels or surfaces that were not accessed.

He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined by a random sampling). He will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations. He will also list any visible evidence of water penetration. The list of all water penetration areas or areas of previous repairs will not be an exhaustive list of all affected locations.

The inspector will inspect the flashing and counter flashing the general condition of roof jacks skylights and other roof penetrations and report any deficiencies or evidence of previous repair. He will also report visible deficiencies in installed gutter and downspout systems.

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He will not make a determination regarding the remaining life expectancy of the roof covering or determine the number of layers of the roof material or identify latent hail damage. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

- Roof Condition  Good / New  Average  Aged
- Unable to make a close observation due to: Not safely accessible
  - Evidence of previous repairs to flashings / skylights / other penetrations
  - This house has an overlay roof.

*Comments:* The roofs were covered with composition shingles. The roof coverings appeared to have been recently installed and were performing as intended on the day of the inspection.

*Recommendations:* (C-1) [Since the roof covering appeared to have been recently installed] it would be prudent to ask the seller if the roofing materials and labor are covered by a warranty. If a warranty is available, it would be prudent to contact the installed and ask about the terms of the warranty transfer and subsequent repairs. *The house, garage and breezeway were entirely re-roofed 11/17/2017 and inspected/certified by an Appointed Qualified Inspector with the Texas Department of Insurance 1/17/2018. An unofficial copy of the Windstorm certificate (WPI-8 2097745) is attached at the end of this report. More information can be viewed at <https://appscenter.tdi.texas.gov/windstorm/p/searchForAppl>*

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**D. Roof Structures and Attics**

*Viewed From:* Limited Attic  
*Type of insulation:* "rolled fiberglass"  
*Approximate Average Depth of Insulation:* 10 to 12-inches

*Comments:* The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; He will report any visible evidence of water penetration evident and deficiencies in floored passageways and service platforms that would not allow or limit access for equipment, service, repair or replacement. He will inspect for inadequate attic space ventilation and report deficiencies in attic ventilators.



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He will inspect for the visible presence of attic insulation and report any missing insulation. He will describe the insulation and vapor retarders visible in unfinished areas. He will not operate any power ventilators. The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will not enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

- Roof Type             Wood frame             Steel frame
- Attic ventilation    Soffit vents             Exhaust ports             Gable vents
- Ridge vents             Wind Turbine(s)         Power Turbine(s)
- None Evident
- Type of Insulation    Fiberglass      Vapor Barrier     Visible             Not Visible
- Visible evidence of moisture at/near:

			<i>Garage</i>
			

*Comments:* The visible attic/roof structure [rafters] appeared to be reasonably installed and performing as intended on the day of the inspection.

 The “rolled” fiberglass insulation appears to be 10 to 12-inches deep.

*Recommendations:* None.

**E. Walls (Interior and Exterior)**

*Comments:* The inspector will inspect the interior and exterior walls and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration. He will report the lack of functional emergency escape and rescue openings in all sleeping rooms and the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any interior and exterior walls, nor make an exhaustive list of water penetration locations. He will not inspect the condition or presence of awnings, shutters, security devices or systems. The presence of corrosive gypsum board “Chinese Drywall” is outside the scope of this inspection.

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- |                           |                                     |   |                                     |                          |                                 |
|---------------------------|-------------------------------------|---|-------------------------------------|--------------------------|---------------------------------|
| Visible Wall Construction | <input checked="" type="checkbox"/> | Wood framing                              | <input type="checkbox"/>            | Metal framing            |                                 |
| Exterior Cladding         | <input checked="" type="checkbox"/> | Brick masonry                             | <input type="checkbox"/>            | CMU masonry              |                                 |
| <input type="checkbox"/>  | <input type="checkbox"/>            | Concrete                                  | <input type="checkbox"/>            | Simulated stucco panels  |                                 |
| <input type="checkbox"/>  | <input type="checkbox"/>            | Wooden lap siding                         | <input checked="" type="checkbox"/> | Vinyl Siding             |                                 |
| <input type="checkbox"/>  | <input type="checkbox"/>            | Aluminum Siding                           | <input type="checkbox"/>            | Asbestos Siding          |                                 |
| <input type="checkbox"/>  | <input type="checkbox"/>            | Evidence of water penetration evident at: |                                     | <input type="checkbox"/> | Other: Cement fiber siding/trim |

General exterior cladding condition: well maintained



**Comments: Interior walls:** The [visible] interior walls were clad with textured/painted drywall/sheetrock and plywood “block” style paneling. The visible interior walls appeared to be appropriately installed and performing as intended on the day of the inspection.



**Exterior walls:** The front and side exterior walls of the house were clad with brick and mortar [with wooden trim]. The exterior rear wall of the house as well as the entire garage were clad with vinyl style siding. All exterior walls appeared to be reasonably installed, well maintained and performing as intended on the day of the inspection.

**Note #1:** *Evaluating the moisture barrier [house wrap], sheathing or flashing [especially around windows] would require removal of the siding and is beyond the scope of this inspection.* **Note #2:** *If this house has been treated for wood destroying insects [or significant structural damage is present or suspected], I recommend that the buyer have the house evaluated for structural damage by a licensed structural engineer.* **Note #3:** *This inspection does not include testing for fungi or other environmental contaminants that may be present due to conditions conducive to their growth (i.e. wood products [including paper] in the presence of moisture). If water damage or mold is discovered, the house should be evaluated by a licensed Indoor Air Quality expert.* **Note #4:** *Determining the condition of building materials inside walls [like that caused by water or insect intrusion] requires dismantling and is beyond the scope of this inspection.*

**Recommendation:** **Interior walls:** (C-1) Thoroughly evaluate the walls after the furnishings have been removed. **Exterior walls:** (C-1) It would be prudent to have the house and detached garage inspected for WDI (Wood Destroying Insects), initially and periodic thereafter.

I=Inspected

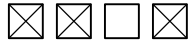
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I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:* The inspector will inspect the ceiling and floors and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings, water resistant materials and coatings as well as flashing details and terminations, and any visible evidence of water penetration. He will report the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any ceiling or floor, nor make an exhaustive list of water penetration locations.

Ceiling Structure: Textured/painted drywall/sheetrock/GB

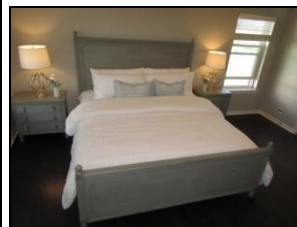
Evidence of water penetration evident at:



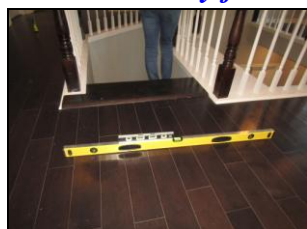
*Comments:* **Ceilings:**

(house and detached garage) appeared to be clad with textured and painted drywall [sheetrock - GB]. Some of the ceilings appeared to have been recently re-textured and painted and were performing as intended on the day of the inspection. **Note #1:** *Determining the condition of building materials above ceilings requires dismantling and is beyond the scope of this inspection.* **Note #2:** *This inspection does not include testing for fungi or other environmental contaminants that may be present due to conditions conducive to their growth (i.e. wood products [including paper] in the presence of moisture.* **Floors:** Most of the visible living area floors appeared to be reasonably level (as measured with a 4-foot level) and performing as intended on the day of the inspection.

The ceilings



**Note #1:** *Some of the floors were blocked by furnishing and could not be thoroughly evaluated.*



**Note #2:** *The floors (especially in the upstairs foyer areas) were somewhat "wavy". The typical slopes appeared to be about 1/8-inch X 4-feet.*

**Recommendations:** **Ceilings:** None. **Floors:** (C-1) It would be prudent to thoroughly evaluate all of the floors as soon as the furnishings have been removed.

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

*Comments:* He will report the condition and performance of interior and exterior doors as well as overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors unless a key is not available The inspection include reporting the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage. He will inspect the weather stripping, gaskets and other air barrier materials. He will not inspect door locks or latches on interior doors.

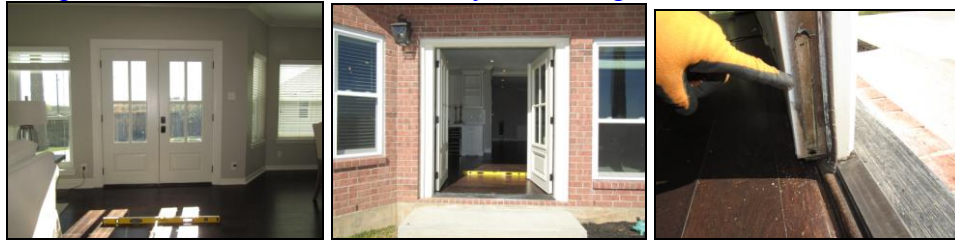
door could not be inspected

*Comments:* **Interior doors:** Most of the interior doors appeared to be reasonably installed and performed as intended on the day of the inspection.



**Note #1:** *An inappropriately spaced gap was present at the double doors to the master bathroom (limits privacy).*

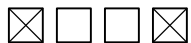
**Exterior doors:** Most of the exterior doors appeared to be reasonably installed and performed as intended on the day of the inspection.



**Note**

**#1:** *The bottom “pin” device for the double doors at the rear of the house was missing.*

**Recommendations:** **Interior Doors:** (D-1) Repair/adjust/shim the double doors to the master bathroom, the gap was too wide and limits privacy. **Exterior doors:** (D-1) Repair/replace the missing hardware at the “pin” at the bottom of the double doors at the rear of the living room area. (C-1) It would be prudent to re-key all exterior door locks upon taking ownership of the house.



**H. Windows**

*Comments:* The inspector will inspect all the visible door and window glazing for their condition and performance. He may not identify all specific locations of damage or water penetrations, but may use general descriptions or methods for marking the damage or deficiencies. He will report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations. Windows and lock functions will not be operated or tested.

Safety glass installed in hazardous locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:* Windows are used to let light in [and keep the elements out], to ventilate a room [reason for screens], as an egress [escape] port and as a port for rescue [must be designed for entry by a fireman with an air-pack]. Installed windows were double hung, double pane, with vinyl frames. Most of the accessible windows performed as intended on the day of the inspection. They opened, stayed open, closed and latched as intended on the day of the inspection.



**Note #1:** One of the windows in the living room (nearest the fireplace) would not latch/lock when closed. The latches did not “line-up” properly. **Note #2:** Evaluation of damage inside walls [around windows] [like that caused by water, insects or structural abnormalities (like inappropriate sealing)] requires dismantling and is beyond the scope of this inspection. **Note #3:** This inspection does not include testing for fungi or other environmental contaminants that may be present due to conditions conducive to their growth (i.e. wood products [including paper] in the presence of moisture).

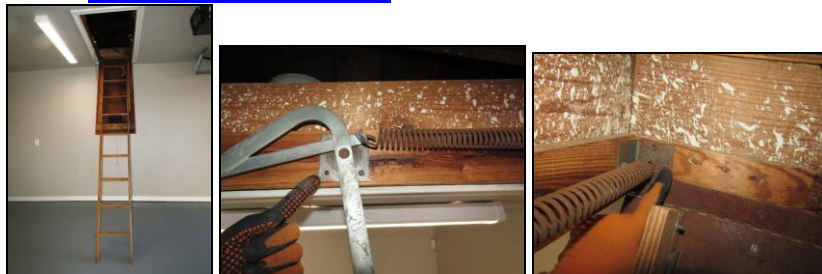
**Recommendations:** (D-1) Repair/adjust the window installed in the living room (nearest the fireplace) so that the latches “line-up” properly and can be locked. The windows in the house and garage were replaced 04/17/2018 and inspected/certified by an Appointed Qualified Inspector with the Texas Department of Insurance 03/21/2019. Unofficial copies of the Windstorm certificates (WPI-8 2119120 and WPI-8 2119123) are attached at the end of this report. More information can be viewed at <https://appscenter.tdi.texas.gov/windstorm/p/searchForAppl>



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

*Comments:* The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, landings, guardrails, and handrails. He will report any spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles. The inspector will not exhaustively measure every stairway component.

**Comments:** INTERIOR STAIRWAYS:



**Note #1:** The “pull-down” attic access stairway (installed in the garage) was missing

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

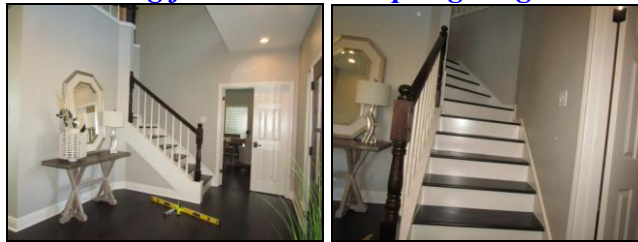
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*fasteners at the spring hinge and corner brackets.*



*Note*

*#2: The “pull-down” attic access stairway (installed in the upstairs hallway) was missing fasteners at the spring hinge and corner brackets.*



*The interior stairway appeared to be reasonably installed and performed as intended on the day of the inspection. EXTERIOR STAIRWAYS: Not installed, not evaluated.*

*Recommendations: INTERIOR STAIRWAYS: (D-1) (As per the manufacturer’s installation instructions) install fasteners (typically 16-penny nails or ¼-inch lag screws) through the provided holes, into the adjacent attic framing at the spring hinge and corner brackets for the “pull-down” attic access stairway (installed in the garage). (D-2) (As per the manufacturer’s installation instructions) install fasteners (typically 16-penny nails or ¼-inch lag screws) through the provided holes, into the adjacent attic framing at the spring hinge and corner brackets for the “pull-down” attic access stairway (installed in the upstairs hallway). EXTERIOR STAIRWAYS: None.*



**J. Fireplaces and Chimneys**

*Comments:* The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney structure, termination, coping, crown, caps, and spark arrestor. He will report the buildup of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report deficiencies in the dampers, lintel, hearth, hearth extension, and firebox He will report the presence of combustible materials in near proximity to the firebox opening, hearth extension and any deficiencies in the lintel, hearth and material surrounding the fireplace. He will report the absence of fire stopping at accessible attic penetrations of the chimney flue.

The inspector will report deficiencies with the gas log lighter valve and its location. He will report an inoperable circulating fan. The inspector will not make a determination of the adequacy of the draft, verify the integrity of the flue or perform a chimney smoke test.

- Type of fireplace     Masonry                       Metal Insert                       Wood stove/insert
- Type of chimney     Tile                       Brick                       Metal
- Attic Firestop         Area accessible                       Not accessible
- Chimney Cap         Present                       Not present
- Combustion Air Vent     Present                       Not present
- Gas Valve / Logs     Present                       Not present
- Chimney observed     From ground                       From roof

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*Comments:* Most of the fireplace and its natural gas log set appeared to be reasonably installed and performed as intended on the day of the inspection.



*Note #1:* The fireplace's damper would not move (close/open) and the top of the firebox (where the chimney attaches) was corroded.

*Recommendations:* The metal insert style fireplace should be thoroughly evaluated and repaired as necessary by a fireplace expert, including but not limited to: (D-1) repairing the damper so it operates (closes and opens) properly (however; since a gas appliance is installed it should not close completely); and, (D-2) evaluating the corrosion at the chimney attachment at the top of the firebox and repairing as necessary.



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

*Comments:* The inspector will inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress. He will report any structural deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports.

He will report deficiencies in, or absence of required, guardrails and handrails as well as spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade.

The inspector will not inspect detached structures or waterfront structures and equipment, such as docks and piers. He will not exhaustively measure the porch, balcony, deck, or attached carport components. He will not enter areas under porches, balconies and decks where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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I NI NP D



*Comments:*

The front covered porch and rear breezeway and patio appeared to be reasonably installed and performing as intended on the day of the inspection.

*Recommendations:* None.



**L. Other**

*Comments:* The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will inspect a representative number of the installed cabinets.

*Comments:* **Driveway and Walkway:**



The driveway and walkways appeared to be reasonably installed and performing as intended on the day of the inspection.

**Cabinets:**



Most of the visible kitchen, bathroom and other bathroom cabinets [and closets] appeared to be reasonably installed and performed as intended on the day of the inspection. **Note #1:** *The door at the corner carrousel kitchen cabinet did not close properly (it strikes the adjacent cabinet drawer).* **Note #2:** *Evaluation of damage inside walls [behind cabinets] [like that caused by water, insects or structural abnormalities (like inappropriate sealing)] requires dismantling*



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*and is beyond the scope of this inspection. **Note #3:** This inspection does not include testing for fungi or other environmental contaminants that may be present due to conditions conducive to their growth (i.e. wood products [including paper] in the presence of moisture).*

*Recommendation: **Driveway and Walkway:** None. **Cabinets:** (D-1) Repair/adjust the door at the corner carousel kitchen cabinet so it closes properly (it strikes the adjacent cabinet drawer).*

## II. ELECTRICAL SYSTEMS



### A. Service Entrance and Panels

*Comments:* The inspector will inspect the service entrance cables and report deficiencies with the insulation of the service entrance conductors, drip loop, separation of conductors at weatherheads, and clearances. He will report a drop, weatherhead or mast that is not securely fastened to the structure. The inspection includes the absence of or deficiencies in the grounding electrode system, a grounding electrode conductor or the lack of a secure connection to the grounding electrode system. He will also report the lack of a visible grounding electrode conductor in the service or the lack of a secure connection to the grounding electrode or grounding system.

The inspector will not determine the present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. He will not conduct voltage drop calculations or determine the accuracy of the breaker labeling. He will not determine the insurability of the property.

He will inspect electrical cabinets, gutters, meter cans, and panel boards that are not secure, appropriate for their location, have deficiencies in clearance and accessibility, missing knockouts or are not bonded and grounded. The inspection includes cabinets, disconnects, cutout boxes, and panel boards that do not have dead fronts secured in place with proper fasteners as well as conductors not protected from the edges of electrical cabinets, gutters, or cutout boxes. The inspector will report a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage or does not have a minimum of 36 inches of clearance. He will not remove covers where hazardous as judged by the inspector.

The inspector will report the absence of a main disconnect and trip ties that are not installed on 240 volt breakers and deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters. The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent devices for the size of conductor being used and the sizing of overcurrent protection and conductors for listed 240 volt equipment (when power requirements for listed equipment are readily available and breakers are labeled). He will not verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The inspector will report the deficiencies of installed ARC-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. He will not test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment or report the lack of arc-fault circuit interrupter protection when the circuits are in conduit.

In homes that have aluminum wiring, the inspector will report as deficient the absence of appropriate connections and anti-oxidants on aluminum conductor terminations.

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Wire Type(s) found in Main and Sub Panels:  Copper  Aluminum   
 Appropriate Connections:  Present  Not Present  
 Approved Copper / Aluminum Devices  
 Pig Tailed Connections  Crimp Connections

Location of Main(s) / Sub Panel(s) / Disconnect(s): The electric service entrance (including the meter and GEC) was installed at the East exterior wall of the detached garage. The "Cutler Hammer" load center (circuit breaker box) was installed at the adjacent interior garage wall.

Nominal Voltage: 120 / 240 Service Ampacity: 200 Wiring Methods: Non Metallic Cable



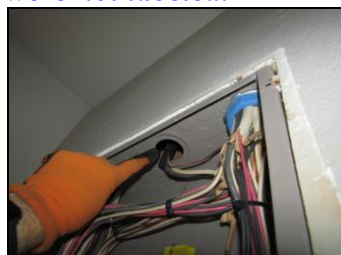
*Comments:* The electric service meter and GEC [Grounding Electrode] were installed at the East exterior wall of the detached garage.



The "Cutler Hammer" load center (circuit breaker box) was installed at the interior garage wall, adjacent to the meter.



*Note #1:* Some of the individual circuit breakers were not labeled.



*Note #2:* A "Romex protector" (grommet) was not installed at a wire transition through the top of the metal load center's box.

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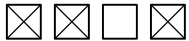
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**Note #3:** *“Bonding” wires were not installed at the CSST natural gas tubing to the cook top, water heater or the furnaces.*

**Recommendations:** It would be prudent to have the Electrical Service Equipment evaluated and appropriately repaired by a licensed master electrician (like *Tim Macon – Total Electric 409-682-4501*), including but not limited to: (D-1) labeling all of the individual circuit breakers in the load center; (D-2) installing a “Romex protector” (grommet) at the wire transition through the top of the load center’s box; and, (D-3) installing “bonding” wires at the CSST tubing to the cook top, water heater and furnaces. *Note: This should not be considered a complete list of items in need of repair.*



**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:* The inspector will inspect the branch circuits, connected devices and fixtures. He will report deficiencies in exposed wiring, wiring terminations, junctions, junction boxes and devices. He will also report appliances and metal pipes that are not bonded or grounded or lack of equipment disconnects. He will report the absence of conduit and disconnects in appropriate locations. He will report the improper use of extension cords. He will not inspect low voltage wiring systems, smart home automation components or disassemble any mechanical appliances.

If branch circuit aluminum wiring is discovered in the main or subpanels, he will perform a random sampling of accessible receptacles and switches. He will report inappropriate connections, such as copper/aluminum approved devices.

The inspector will inspect all accessible receptacles and report as a deficiency receptacles that are damaged, inoperative, have incorrect polarity or three-prong receptacles that are not grounded. He will report missing or damaged covers, evidence of arcing or excessive heat. He will report receptacles that are not secured to the wall or covers that are not in place.

He will report deficiencies of installed Ground Fault Circuit Interrupter (GFCI). Required GFCI locations include bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink; kitchen countertop receptacles.

The inspector will operate all accessible wall and appliance switches and report switches that are damaged or inoperative. He will also report switches that have missing or damaged covers as well as switches that display evidence of arcing or excessive heat and switches that are not fastened securely with cover in place. The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures.

He will manually test smoke or fire detectors and carbon monoxide alarms that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will



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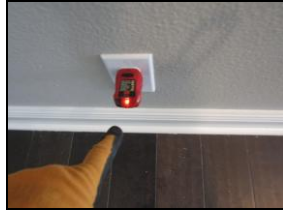
NP=Not Present

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***Note#6:** The Ground Fault protected outlet at the upstairs hall bathroom did not operate properly. **Note #7:** Ground Fault protection was not installed for jetted bathtub's water pump motor circuit.*



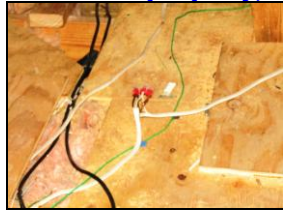
***Note #8:** Most of the 120 VAC electrical outlets in the formal dining room indicated "Open Ground" when tested.*



***Note #9:** A 120 VAC electrical outlet at the cabinet in the dining nook area indicated "Open Ground" when tested.*



***Note #10:** The overhead light in the attic space above the garage was damaged (and the light did not illuminate properly).*



***Note #11:** A 120 VAC electrical connection was not installed in an appropriate junction box at the attic floor.*



***Note #12:** 120 VAC Electrical outlets were missing covers (faceplates) inside the cabinet at the right side of the fireplace.*

***Recommendations:** The electrical branch circuits should be evaluated and*

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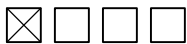
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				<p>appropriately repaired by a licensed electrician (like <i>Tim Macon – Total Electric 409-682-4501</i>), including but not limited to: (C-1) evaluating all electrical outlets and switches as soon as the furnishings have been removed; (D-1) testing all of the smoke detectors (and determining if they have reached the end of their reliable age - typically about 10-years); (D-2) installing a Carbon Monoxide detector (natural gas appliances are present); (D-3) installing Ground Fault protection for the 120 VAC electrical exterior outlets and all of the outlets in the detached garage; (D-4) properly installing the Ground Fault protection at the kitchen countertops (GFIs installed at all outlets at the countertops near the sink were difficult to “re-set” after being tripped with a handheld tester, and one outlet was not securely fastened in its junction box); (D-5) installing Ground Fault protection for the 120 VAC electrical outlets at the “adjacent” kitchen countertops; (D-6) repairing/replacing the Ground Fault protected outlet at the upstairs hall bathroom; (D-7) installing Ground Fault protection for the jetted bathtub’s water pump motor circuit; (D-8) repairing the 120 VAC electrical outlets in the formal dining room that indicate “Open Ground” when tested; (D-9) repairing the 120 VAC electrical outlet at the cabinet in the dining nook area that indicates “Open Ground” when tested; (D-10) repairing/replacing the overhead light in the attic space above the garage (it is damaged and the light did not illuminate properly); (D-11) installing the 120 VAC electrical connection at the attic floor (near the attic access) that is not installed in an appropriate junction box; and, (D-12) installing an appropriate cover (faceplate) for the 120 VAC Electrical outlets (and other) inside the cabinet at the right side of the fireplace. <i>Note: This should not be considered a complete list of items in need of repair.</i></p>

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



#### A. Heating Equipment

*Type of Systems:* Forced Air - Package system **Goodman**

*Energy Sources:* Horizontal flow – natural gas

*Comments:* The inspector will operate the system using normal control devices and report any deficiencies in the controls, thermostats and accessible operating components of the heating system. He will report the inadequate access and clearances for inspection, service, repair or replacement, lack of protection from physical damage, inappropriate locations and furnace burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. He will inspect for deficiencies in mounting and operation of window units. He will not operate a unit outside its normal operating range.

He will inspect and report deficiencies in operation of heating elements of electric furnaces and heat pumps and the condition of the conductors. The inspector will inspect gas furnaces and report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. He will report units that do not operate. Heat pumps may not be tested when the outdoor air temperature is above 70 degrees.

He will report deficiencies with and the lack of a gas shut-off valve. The inspector will report gas furnaces that are using improper materials for the gas branch line or the connection to the appliance. He will report deficiencies in conditioned, combustion, and dilution air. He will inspect the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and


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clearances. The inspector will not evaluate of the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection. He will not inspect heat reclaimers, wood-burning stoves operate radiant heaters, steam heat systems, unvented gas-fired heating appliances or determine the efficiency or adequacy of a system.


Furnaces are     Fully accessible     Partially accessible     Not accessible  
 Gas Shut Off Valve(s)  Present     Accessible     Not Present and/or Observable  
 Branch Line(s)     Iron / Flex     Copper     : CSST stainless flex



*Comments:*      The **“Goodman”** natural gas furnaces (installed the attic space) started and ran as intended on the day of the inspection when the controls (thermostats) were placed in the “heat” mode and the set points raised to 90-degrees.



The temperature rise for the downstairs unit was about **36-degrees** after about 10-minutes of operation.



The temperature rise for the upstairs unit was about **49.5-degrees** after about 10-minutes of operation.

***Note#1:*** A **“Type B”** flue cap was not installed for the **“Goodman”** natural gas furnace. ***Note#2:*** It is prudent to have the heating units serviced by a HVAC technician prior to use every fall. ***Note#3:*** The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of the inspection. Full evaluation of the integrity of components such as a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

***Recommendations:*** (C-1) It is prudent to have the heating equipment serviced by a licensed HVAC serviceperson before use every Fall. (C-2) Since the equipment appears to be relatively new, it would be prudent to ask the seller for warranty information.

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C=Comment only

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**B. Cooling Equipment**

Type of Systems: Split System

Unit Manufacture : Goodman

Primary condensation drain line termination point(s): Not determined

Window Air Conditioners  Present  Not Present

*Comments:* The inspector will describe inspect each unit and report inoperative units. He will report deficiencies because of inadequate access and clearances as well as inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system or the tonnage and match of indoor and outdoors coils and condensing units.

He will report dirty evaporator or condensing coils, (where accessible), damaged casings on the coils, and a condensing unit lacking adequate clearances or air circulation and deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces. He will also report deficiencies in the mounting and operation of window or wall units

He will report deficiencies in the condensate drain and auxiliary/secondary pan and drain system, water in the auxiliary/secondary drain pan and a primary drain pipe that terminates in a sewer vent. He will also report missing or deficient refrigerant pipe insulation.

On Evaporative cooling units, the Inspector will inspect all units and report the type of system as a one or two speed system, the type of water supply line and when units are winterized, drained, shut down or the lack of a damper. He will report as deficient all corrosive and mineral build-up or rust damage/decay at the pump, pulleys of the motor, blower, louvered panels, water trays, exterior housing, or the roof frame. He will also report when there is less than a one-inch air gap between the water discharge at the float and water level in the reservoir.

The inspector will inspect the components of the system and report deficiencies with the function of the pump, interior housing, the spider tubes, tube clips, bleeder system, blower and bearings, float bracket, fan belt, evaporative pad(s), and installation and condition of the legs on the roof rails and fasteners to the roof structure and the unit as well as the roof jack.



*Comments: Note #1: "Goodman" 2018 R-410A refrigerant cooling systems could*



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*not be operated because the outside temperature was less than 60-degrees Fahrenheit.*



The outside temperature was about 58-degrees

Fahrenheit.



The evaporator coil catch pan drains appeared to be piped to the soffit over a window at the rear of the house.



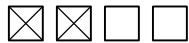
“Stop” (level sensing)

switches were installed in the cooling systems’ evaporator coil catch pans. The level switches are typically wired in series with the low voltage thermostat control wire and prevent the condensing unit from operating if a liquid level is present in the catch pan. **Note #2: It is prudent to have the cooling systems serviced by a HVAC technician prior to use every Spring.** **Note #3: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of the inspection. Full evaluation of the integrity of components [such as condensing units and evaporator coils] requires dismantling and is beyond the scope of a visual inspection.**

**Recommendations:** (C-1) The two “**Goodman**” 2018 R-410A refrigerant condensing units should be started and thoroughly evaluated by a licensed HVAC serviceperson (like **Kenny Burns 713-87-7875 – or the installer**) as soon as the outside temperature is above 60-degrees Fahrenheit. (C-2) It would be prudent for the seller (or **the HVAC serviceperson**) to demonstrate the location of the evaporator coils “primary” drain. (C-3) Since the equipment appears to be relatively new, it would be prudent to ask the seller for warranty information.

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**C. Duct Systems, Chases, and Vents**

*Comments:* While testing the HVAC system, the inspector will inspect the visible components of the ducts, chases, vents and thermostats for each unit. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will report deficiencies with damaged or missing duct insulation.



He will report noticeable vibration of the blower fan or condensing fan and damaged ducting or insulation, improper material, or improper routing of ducts as well as improper or inadequate clearance of the unit from the earth. He will report as deficient the absence of air flow at accessible supply registers in the habitable areas of the structure, problems with duct fans, filters, grills or registers, the location of return air openings; and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s)

He will not inspect accessories such as humidifiers, air purifiers, motorized dampers, electronic air filters or. The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not verify types of materials contained in insulation.



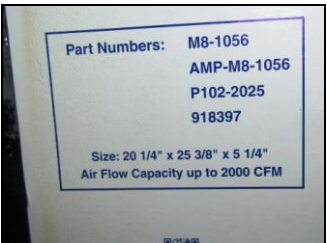
Filter Type      Pleated Fiber (large media)      Size(s) [two] 20 X 25 X 5-inches

*Comments*      The thermostat appeared to be appropriately installed and performing as intended on the day of the inspection.

The supply air (flexible) ductwork appeared to be reasonably installed and performed as intended on the day of the inspection.

The (large

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media style) return air filters (installed near the furnaces appeared to be reasonably installed and performing as intended on the day of the inspection.



***Note #1:** A white substance (possibly drywall dust) was present at the face of both return air filters. **Note #2:** Evaluating the interior of the HVAC chases and ducts for fungi [like mold] [or other contaminants] is beyond the scope of this inspection. If fungi are discovered or suspected the HVAC systems and entire house should be evaluated by a licensed Interior Air Quality expert [like Linda Lauver AQ Testing Services 713-305-2719].*

***Recommendations:** (C-1) The return air filters should be replaced upon taking ownership and periodically thereafter. **Note:** Evaluating the interior of the HVAC chases and ducts for fungi [like mold] [or other contaminants] is beyond the scope of this inspection. If fungi [or other contaminants] are discovered or suspected the HVAC systems and entire house should be evaluated by a licensed Interior Air Quality expert [like Linda Lauver AQ Testing Services 713-305-2719].*

#### IV. PLUMBING SYSTEM



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

*Location of water meter: right front yard (near driveway)*  
*Location of main water supply valve: right interior wall of the detached garage*  
*Static water pressure reading: 65 to 70-PSIG*  
*Location of main natural gas supply valve: left side of the house.*

*Comments:* The inspector will inspect the plumbing system, including drainage, sump pumps and related piping and report the presence of any active leaks. He will report incompatible materials visible in the connecting devices between differing metals in the supply system such as the lack of dielectric unions. He will also report deficiencies in the type and condition of all accessible and visible water supply line components and water pressure that is lower than 40 PSI or higher than 80 PSI. If the pressure is higher than 80 PSI, he will report the absence of a pressure reducing valve and the lack of an expansion tank at the water heater when a pressure reducing valve is present in the system.

The inspector will inspect the water supply system by viewing functional flow in two fixtures operated simultaneously. He will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will also report deficiencies in the installation and identification of the hot and cold faucets and a lack of shut-off valves. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior

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D=Deficient

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faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

The inspector will inspect the visible gas distribution system and components. He will not inspect the inaccessible gas supply system components for leaks. The inspector will not operate any water or gas main valves, branch valves or shut-off valves. He will not inspect any system that has been winterized, shut down or otherwise secured. He will not determine the quality, potability, or volume of the water supply. This inspection does not include circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

Type of supply lines

- Copper
- PVC/CPVC

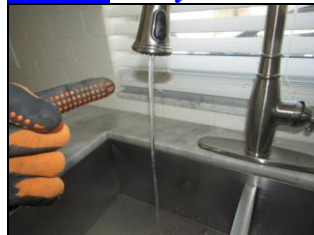
- Galvanized Iron
- Polybutylene
- PEX
- Present
- Not Present

Anti-Siphon / Back Flow / Air Gap(s)



*Comments:*

The (single) water meter was installed at the right side of the front yard, near the driveway. The static water pressure was about 65 to 70 PSIG. Pressure may vary depending on neighborhood usage. The main water “cutoff as well as a “whole house” water filter was installed at the right interior wall of the detached garage.  
***Note #1: Only water meter was present and an irrigation system was present.***



The water flow was low at the kitchen sink. I notified the listing agent and he had it repaired (local filter cleaned) at the time of the inspection.



***Note #2: Water leaked around the shower head in the master bathroom.***

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**Note #3:** *The irrigation system piping was not insulated (for freezing weather).*



The natural gas meter and main natural gas isolation valve are installed at the left side of the house.

**Recommendations:** (C-1) It would be prudent to install a separate water meter for the irrigation system. (D-1) Repair (tighten) the shower head in the master bathroom so that water does not leak from around the screwed fitting. (C-2) It would be prudent to insulate all exposed water piping (for freezing weather).



**B. Drains, Wastes, and Vents**

*Comments:* The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will also report mechanical drainstops (if installed) that are missing or do not operate on sinks, lavatories and tubs. He will inspect the tubs, shower and enclosures for leaks or damage. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. The inspector will report the lack of a visible vent pipe system to the exterior of the structure and any improper routing or termination of the vent system. He will not inspect for the presence of sewer clean-outs. The inspection does not include the presence or operation of private sewage disposal systems He will not verify the functionality of clothes washing drains or floor drains.

Type of waste lines  PVC  Iron  Tile  ABS

*Comments:* The drains, wastes and vents appeared to be performing as intended on the day of the inspection.



**Note #1:** *The “press to operate” mechanical drain stop at the upstairs hall bathtub did not operate properly.*

**Recommendations:** (D-1) Repair/replace the “press to operate” mechanical drain stop at the upstairs hall bathtub.

Report Identification: 191116 Sean Kelly and Jim Hsieh 20 Campeche Estates Drive Galveston 77554

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**C. Water Heating Equipment**

Energy Sources: Gas  
Capacity: 50-Gallons      Gallons      Gallons

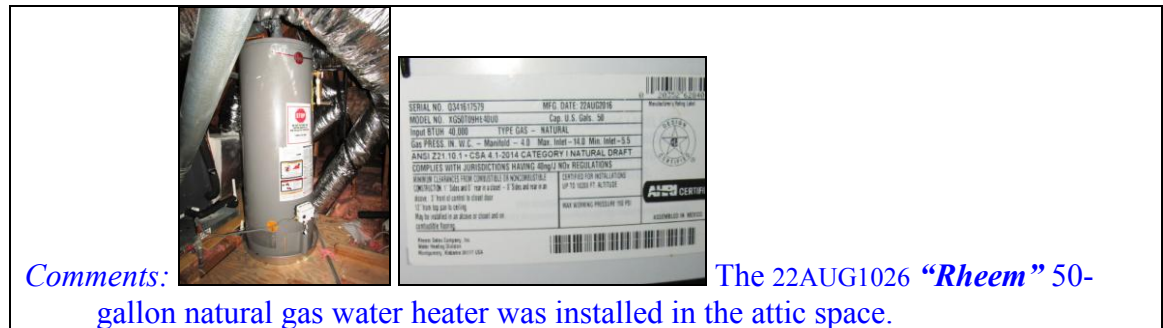
Comments: The inspector will inspect each unit and report any inoperative units, leaking or corroded fittings or tanks, broken or missing parts or controls and the lack of a cold water shut-off valve. He will report the lack of a safety pan, drain line and improper termination, where applicable. The inspector will also report an unsafe or inappropriate location, installation or inadequate access or clearance for service, repair or replacement without removing building components. He will not determine the efficiency or adequacy of the unit

In electric water heaters, the inspector will test the operation of the heating elements and inspect the condition of the conductors. In gas units, he will report as deficient gas leaks, the lack of burner shields, flame impingement, uplifting flame, improper flame color, or excessive scale build-up as well as the lack of a gas shut off valve. He will report any deficiencies the condition of the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. He will report inadequate combustion and dilution air. He will report gas water heaters that are using improper materials for the gas branch line or the connection to the unit. He will report the absence of a shut-off valve, an inaccessible valve or a valve that leaks.

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation or in rooms or closets that open into the garage.

The inspector will report a temperature and pressure relief valve that does not operate when the valve is of an operable type, leaks, is damaged, corroded, improperly located or cannot be tested due to obstructions. He will also report deficiencies from the use of inadequate materials, piping that lacks gravity drainage, improperly sized piping or piping that lacks a proper termination. He will not verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. He will not operate the temperature and pressure relief valve when the operation may cause damage to persons or property as reasonably determined by the inspector.

Type of Water Heater Present: Tank -Gas  
 T & P Valve(s)  Operated       Not operated because it was stuck closed  
 Safety Pan and Drain Installed       Yes       No  
 Gas Shut Off Valve       Present       Accessible       Not Present and/or Observable  
 Branch Line       Iron / Flex       Copper       CSST  
 Type of Observable Vent Pipe       Double Wall       Single Wall  
     Cement / Asbestos        
 Unit Manufacture      Rheem 22AUG1026 50-gallon natural gas



Comments: The 22AUG1026 "Rheem" 50-gallon natural gas water heater was installed in the attic space.

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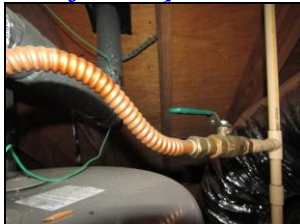
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The catch pan and TPRV (Temperature and Pressure Relief Valve) discharges appeared to be piped to the right side of the house.  
Note #1: The “elbow” and “downpipe” were missing at one of the discharges.



Note #2: The TPRV [Temperature and Pressure Relief Valve] was stuck in the closed position.



Note #2: The water heater’s water inlet isolation valve was in the “closed” position at the time of the inspection. The listing agent gave me permission to open the valve. The water heater was performing as intended at the time of the inspection.

**Recommendations:** The 22AUG1026 **“Rheem”** 50-gallon natural gas water heater (installed in the attic space) should be thoroughly evaluated and appropriately repaired by a licensed plumber, including but not limited to (D-1) replacing the missing “elbow” and “downpipe” at the TPRV and catch pan discharges (right side of the house, near grade); and, (D-2) testing and repairing/replacing the TPRV (Temperature and Pressure Relief Valve) that appears to be stuck in the “closed” position. *Note: TPRVs are required to be tested annually by the homeowner and every 2 to 4-years by a licensed plumber. Caution! Water temperature above 125-degrees Fahrenheit is considered hazardous.*





**D. Hydro-Massage Therapy Equipment**


*Comments:* The inspector will inspect the unit and report deficiencies in components and performance. He will report evidence of visible and active leaks if the access cover is available and accessible. He will report as deficient any inaccessible pumps or motor for inspection, service, repair or replacements. He will report problems with the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will also report a unit the absence or failure of a Ground Fault Circuit Interrupter (GFCI). The inspector will not determine the adequacy of self-draining features of the circulation system.

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*Comments:* The jetted bathtub installed in the master bathroom started and ran as intended on the day of the inspection. **Note #1:** *Ground Fault protection did not appear to be installed for the electric water pump motor circuit.*






**Note #2:** *A black substance (possibly algae) came out of the water jets when the water pump was started.*

**Recommendations:** (D-1) Ensure that Ground fault protection is installed for the jetted bathtub's water pump motor circuit. (D-2) It would be prudent to clean the water circulation system (see the owner's manual).

**E. Other**

*Comments:*

The 12/2015 "Samsung" refrigerator/freezer was performing as intended on the day of the inspection.

**Recommendations:** None.

**V. APPLIANCES**

**A Dishwashers**

*Comments:* The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks. He will report any deficiencies in the door gasket, control and control panels and interior parts, including the dish racks, rollers and spray arms. He will report soap dispensers that do not open, drying elements that do not operate and missing rinse caps. He will report units that are not securely mounted to the cabinet and door latches or springs that do not operate properly. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.




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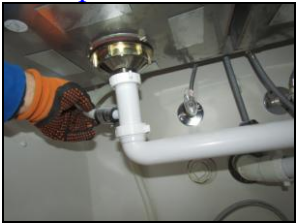
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*Comments:* The 08/2015 **“General Electric”** dishwasher started and ran [“Normal” mode] on the day of the inspection.



The dishwasher’s water pump discharge was installed through a “high-loop” as recommended by most dishwasher manufacturers, to prevent material from the food waste disposer from siphoning back into the dishwasher.

*Recommendations:* None.

**B. Food Waste Disposers**

*Comments:* The inspector will operate the unit and report any defective units, unusual sounds or vibration. He will report a unit that is not securely mounted. He will also report signs of active water leaks and any deficiencies in the splashguard, grinding components, wiring or exterior casing.

*Comments:* Not installed, not evaluated  
*Recommendations:* None.

**C. Range Hood and Exhaust Systems**

*Comments:* The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration. He will report if the unit is not securely mounted or has any unusual sounds or vibration from the blower fans. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light, lens and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of re-circulating type or configuration.

Vent     Re-circulates Air     Vents to Exterior     Vent not Present



*Comments:* The range hood started and ran on the day of the inspection. It discharges kitchen air to the exterior of

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I	NI	NP	D

the house.  
*Recommendations: None.*

     **D. Ranges, Cooktops, and Ovens**

*Comments:* The inspector will inspect and operate each range or cooktop and report inoperative units. He will report as deficient any damaged controls and control panels, thermostats sensor support, glass panels, drip pans, lights and lenses. He will also report problems with the door gaskets, hinges, springs, closure, and handles, door latch and heating elements or burners. He will report inadequate clearance from combustible material, secure mounting of the unit and the absence of applicable anti-tip devices. He will inspect the operation of the thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report gas leaks and the absence or inaccessibility of a shut-off valve.

- |                    |  |  |  |
|--------------------|--|--|--|
| Type of cook top   | <input type="checkbox"/> Electric            | <input checked="" type="checkbox"/> Gas        |  |
| Type of Oven(s)    | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas                   |  |
| Gas Shut Off Valve | <input checked="" type="checkbox"/> Present  | <input checked="" type="checkbox"/> Accessible | <input type="checkbox"/> Not Present and/or Observable |
| Branch Line        | <input type="checkbox"/> Iron / Flex         | <input type="checkbox"/> Copper                | <input checked="" type="checkbox"/> : CSST             |

Oven Temperature when set at 350°      350°





*Comments:*  
The **“Viking”** natural gas cook top performed as intended on the day of the inspection.



The **“local”** natural gas isolation valve is in the cabinet accessible at the dining nook side.





The **“General Electric”** electric oven’s broiler performed as intended on the day of the inspection.



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The **“General Electric”** electric oven started and ran when the control was set at 350. The oven heated to about 350-degrees Fahrenheit. Oven temperature was checked after 25-minutes of operation.

*Recommendations: None.*

- 

**E. Microwave Ovens**

*Comments:* The inspector will operate built-in units by heating a container of water or other testing means and report any broken inoperative units. He will report as deficient any problems with controls and control panels, handles, the turn table, interior surfaces, door and door seal, glass panels and lights or lenses. He will report a unit that is not securely mounted to the wall. The inspector will not test for radiation leakage.





*Comments:* The 10/2015 **“General Electric”** Microwave oven performed as intended on the day of the inspection. It heated a cup of water to steaming after one minute of operation.

*Recommendations: None.*

- 

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* The inspector will operate each unit and report inoperative units and any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure, or a gas heater that is not vented to the exterior. He will report as a deficiency the lack of an exhaust ventilator in required areas.

- Vents terminate outside the structure

*Comments:* Bathrooms are required to have an exhaust fan or an operable window. All exhaust fans started and ran as intended on the day of the inspection. ***Note #1: The discharges for the bathroom exhaust fans were not visible, and may discharge under the insulation installed at the attic floor.***

*Recommendations: (D-1) Ensure that all bathroom exhaust fans discharge to the exterior of the house/attic [not allowed to discharge to the soffit area].*

I=Inspected

NI=Not Inspected

NP=Not Present

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**G. Garage Door Operators**


*Comments:* The inspector will operate the overhead garage door operator and report an inoperative unit. He will report deficiencies in the installation, condition and operation of the garage door operator as well as the control button and emergency release components. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled and deficiencies in photo electric sensors that are more than six inches above the garage floor.

Door Operated  Manually  Automatic door controls

*Comments:*  The smaller garage door operator performed as intended on the day of the inspection. It opened, closed and reversed the door when the blockage sensor beam was interrupted.

 **Note #1:** *The smaller garage door's mechanical locking device was not disabled (typically required if an operator is installed) and the "blockage sensors" were installed greater than 6-inches above the garage floor.*

 The larger garage door operator performed as intended on the day of the inspection. It opened, closed and reversed the door when the blockage sensor beam was interrupted.

 **Note #2:** *The larger garage door's mechanical locking device was not disabled (typically required if an operator is installed).*

**Recommendations:** (D-1) "Disable" the smaller garage door's mechanical locking device (typically required if an operator is installed) and install the blockage sensors 6-inches above the garage floor. (D-1) "Disable" the larger garage door's mechanical locking device (typically required if an operator is installed).

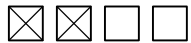
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**H. Dryer Exhaust Systems**

*Comments:* The inspector will inspect the visible components of the system and report deficiencies in materials, installation or termination. He will report improper routing and length of vent pipe as well as the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.



*Comments:*

The clothes dryer vent appeared to be reasonably installed.



An electric clothes dryer will take a “three-pronged” plug. A natural gas supply was also present in the laundry room.

*Recommendations:* None.



**I. Other**

*Comments:* The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible components.



*Comments:*

Note #1: The doorbell button was missing (wires were present).

*Recommendations:* (D-1) Repair/replace the doorbell so it chimes when its button is pushed.

## **Summary:**

*Note: Be sure to read the entire report. Some of the “Deficiencies” may not be listed on this summary! Remember, these recommendations are not requirements, but should be carefully considered.*

***Licensed professionals should make all repairs.***

*Based on the observations, the house appears to be in typical to average condition. There do appear to be a few items affecting the integrity of the house. Some items may also affect safety. The items in need of assistance appear to be:*

### Foundation

*Page 4/5/6: It is the inspector’s opinion that the cement slab foundation was performing its intended function on the day of the inspection. I recommend that you obtain as much historical information as possible about the house and its foundation. Historical information includes but is not limited to: builder’s reports, disclosures, previous inspection reports, engineering reports and reports generated by municipal departments, lenders, insurers and/or appraisers. (C-1) Monitor the diagonal cracks at the corners of the houses foundation and repair as needed. (C-2) It would be prudent to have the house inspected for WDI (Wood Destroying Insects) and other insects, prior to purchase and periodically thereafter.*

### Grading and Drainage

*Page 6/7: (C-1) It would be prudent to install gutters with downspouts and “splash-blocks” or black corrugated landscape piping (or other drainage systems) along the front edge of the house’s roof and at the garage’s roof. (D-1) Install a “splash-block” or black corrugated landscape piping (or other drainage system) at the downspout near the cooling system condensing units (to direct rainwater away from the house/foundation). (C-2) It would be prudent to ask the seller or neighbors about drainage, especially during periods of heavy rain.*

### Roof Covering Materials

*Page 7/8: (C-1) [Since the roof covering appeared to have been recently installed] it would be prudent to ask the seller if the roofing materials and labor are covered by a warranty. If a warranty is available, it would be prudent to contact the installed and ask about the terms of the warranty transfer and subsequent repairs. *The house, garage and breezeway were entirely re-roofed 11/17/2017 and inspected/certified by an Appointed Qualified Inspector with the Texas Department of Insurance 1/17/2018. An unofficial copy of the Windstorm certificate (WPI-8 2097745) is attached at the end of this report. More information can be viewed at <https://appscenter.tdi.texas.gov/windstorm/p/searchForAppl>**

### Roof Structure and Attic

#### Walls (Interior and Exterior)

*Page 9/10: **Interior walls:** (C-1) Thoroughly evaluate the walls after the furnishings have been removed. **Exterior walls:** (C-1) It would be prudent to have the house and detached garage inspected for WDI (Wood Destroying Insects), initially and periodic thereafter.*

#### Ceilings and Floors

*Page 11: **Ceilings:** None. **Floors:** (C-1) It would be prudent to thoroughly evaluate all of the floors as soon as the furnishings have been removed.*

#### Doors (Interior and Exterior)

*Page 12: **Interior Doors:** (D-1) Repair/adjust/shim the double doors to the master bathroom, the gap was too wide and limits privacy. **Exterior doors:** (D-1) Repair/replace the missing hardware at the “pin” at*

the bottom of the double doors at the rear of the living room area. (C-1) It would be prudent to re-key all exterior door locks upon taking ownership of the house.

## Windows

*Page 12/13:* (D-1) Repair/adjust the window installed in the living room (nearest the fireplace) so that the latches “line-up” properly and can be locked. *The windows in the house and garage were replaced 04/17/2018 and inspected/certified by an Appointed Qualified Inspector with the Texas Department of Insurance 03/21/2019. Unofficial copies of the Windstorm certificates (WPI-8 2119120 and WPI-8 2119123) are attached at the end of this report. More information can be viewed at <https://appscenter.tdi.texas.gov/windstorm/p/searchForAppl>*

## Stairways

*Page 13/14:* **INTERIOR STAIRWAYS:** (D-1) (As per the manufacturer’s installation instructions) install fasteners (typically 16-penny nails or ¼-inch lag screws) through the provided holes, into the adjacent attic framing at the spring hinge and corner brackets for the “pull-down” attic access stairway (installed in the garage). (D-2) (As per the manufacturer’s installation instructions) install fasteners (typically 16-penny nails or ¼-inch lag screws) through the provided holes, into the adjacent attic framing at the spring hinge and corner brackets for the “pull-down” attic access stairway (installed in the upstairs hallway). **EXTRIOR STAIRWAYS:** None.

## Fireplace/Chimney

*Page 14/15:* The metal insert style fireplace should be thoroughly evaluated and repaired as necessary by a fireplace expert, including but not limited to: (D-1) repairing the damper so it operates (closes and opens) properly (however; since a gas appliance is installed it should not close completely); and, (D-2) evaluating the corrosion at the chimney attachment at the top of the firebox and repairing as necessary.

## Porches, Balconies, Decks and Carports

### Other

*Page 16/17:* **Driveway and Walkway:** None. **Cabinets:** (D-1) Repair/adjust the door at the corner carousel kitchen cabinet so it closes properly (it strikes the adjacent cabinet drawer).

## Service Entrance and Panels

*Page 17/18/19:* It would be prudent to have the Electrical Service Equipment evaluated and appropriately repaired by a licensed master electrician (like *Tim Macon – Total Electric 409-682-4501*), including but not limited to: (D-1) labeling all of the individual circuit breakers in the load center; (D-2) installing a “**Romex** protector” (grommet) at the wire transition through the top of the load center’s box; and, (D-3) installing “bonding” wires at the CSST tubing to the cook top, water heater and furnaces. *Note: This should not be considered a complete list of items in need of repair.*

## Branch Circuits, Connected Devices, and Fixtures

*Page 19/20/21/22:* The electrical branch circuits should be evaluated and appropriately repaired by a licensed electrician (like *Tim Macon – Total Electric 409-682-4501*), including but not limited to: (C-1) evaluating all electrical outlets and switches as soon as the furnishings have been removed; (D-1) testing all of the smoke detectors (and determining if they have reached the end of their reliable age - typically about 10-years); (D-2) installing a Carbon Monoxide detector (natural gas appliances are present); (D-3) installing Ground Fault protection for the 120 VAC electrical exterior outlets and all of the outlets in the detached garage; (D-4) properly installing the Ground Fault protection at the kitchen countertops (GFIs installed at all outlets at the countertops near the sink were difficult to “re-set” after being tripped with a

handheld tester, and one outlet was not securely fastened in its junction box); (D-5) installing Ground Fault protection for the 120 VAC electrical outlets at the “adjacent” kitchen countertops; (D-6) repairing/replacing the Ground Fault protected outlet at the upstairs hall bathroom; (D-7) installing Ground Fault protection for the jetted bathtub’s water pump motor circuit; (D-8) repairing the 120 VAC electrical outlets in the formal dining room that indicate “Open Ground” when tested; (D-9) repairing the 120 VAC electrical outlet at the cabinet in the dining nook area that indicates “Open Ground” when tested; (D-10) repairing/replacing the overhead light in the attic space above the garage (it is damaged and the light did not illuminate properly); (D-11) installing the 120 VAC electrical connection at the attic floor (near the attic access) that is not installed in an appropriate junction box; and, (D-12) installing an appropriate cover (faceplate) for the 120 VAC Electrical outlets (and other) inside the cabinet at the right side of the fireplace. *Note: This should not be considered a complete list of items in need of repair.*

### Heating Equipment

*Page 22/23:* (C-1) It is prudent to have the heating equipment serviced by a licensed HVAC serviceperson before use every Fall. (C-2) Since the equipment appears to be relatively new, it would be prudent to ask the seller for warranty information.

### Cooling Equipment

*Page 24/25:* (C-1) The two “**Goodman**” 2018 R-410A refrigerant condensing units should be started and thoroughly evaluated by a licensed HVAC serviceperson (like *Kenny Burns 713-87-7875 – or the installer*) as soon as the outside temperature is above 60-degrees Fahrenheit. (C-2) It would be prudent for the seller (or *the HVAC serviceperson*) to demonstrate the location of the evaporator coils “primary” drain. (C-3) Since the equipment appears to be relatively new, it would be prudent to ask the seller for warranty information.

### Ducts Systems, Chases and Vents

*Page 26/278:* (C-1) The return air filters should be replaced upon taking ownership and periodically thereafter. *Note: Evaluating the interior of the HVAC chases and ducts for fungi [like mold] [or other contaminants] is beyond the scope of this inspection. If fungi [or other contaminants] are discovered or suspected the HVAC systems and entire house should be evaluated by a licensed Interior Air Quality expert [like Linda Lauver AQ Testing Services 713-305-2719].*

### Plumbing Supply, Distribution Systems and Fixtures

*Page 27/28/29:* (C-1) It would be prudent to install a separate water meter for the irrigation system. (D-1) Repair (tighten) the shower head in the master bathroom so that water does not leak from around the screwed fitting. (C-2) It would be prudent to insulate all exposed water piping (for freezing weather).

### Drains, Wastes and Vents

*Page 29:* (D-1) Repair/replace the “press to operate” mechanical drain stop at the upstairs hall bathtub.

### Water Heating Equipment

*Page 30/31:* The 22AUG1026 “**Rheem**” 50-gallon natural gas water heater (installed in the attic space) should be thoroughly evaluated and appropriately repaired by a licensed plumber, including but not limited to (D-1) replacing the missing “elbow” and “downpipe” at the TPRV and catch pan discharges (right side of the house, near grade); and, (D-2) testing and repairing/replacing the TPRV (Temperature and Pressure Relief Valve) that appears to be stuck in the “closed” position. *Note: TPRVs are required to be tested annually by the homeowner and every 2 to 4-years by a licensed plumber. Caution! Water temperature above 125-degrees Fahrenheit is considered hazardous.*



## Hydro massage Therapy equipment

*Page 31/32:* (D-1) Ensure that Ground fault protection is installed for the jetted bathtub's water pump motor circuit. (D-2) It would be prudent to clean the water circulation system (see the owner's manual).

## Other

### Dishwasher

### Food Waste Disposer

### Range Exhaust Vent

### Ranges, Cooktops, and Ovens

### Microwave Oven

### Mechanical Exhaust Vents and Bathroom Heaters

*Page 35:* (D-1) Ensure that all bathroom exhaust fans discharge to the exterior of the house/attic [not allowed to discharge to the soffit area].

### Garage Door Operator

*Page 36:* (D-1) "Disable" the smaller garage door's mechanical locking device (typically required if an operator is installed) and install the blockage sensors 6-inches above the garage floor. (D-1) "Disable" the larger garage door's mechanical locking device (typically required if an operator is installed).

### Dryer Vent

### Doorbell and Chimes

*Page 36:* (D-1) Repair/replace the doorbell so it chimes when its button is pushed.

## *INSPECTION LIMITATIONS*

**Foundation:** *Although the foundation is examined for signs of non performance, assessing the structural integrity of a foundation is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Structural components concealed behind finished surfaces could not be inspected. The inspection does not include an assessment of geological conditions and/or site stability. Only a representative sampling of visible structural components was inspected.*

**Interior:** *Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. Furniture, storage, appliances and/or wall hangings can restrict the inspection of the interior. An analysis of indoor air quality is beyond the scope of this inspection.*

**Fireplace/Chimney:** *The adequacy of chimney draw cannot be assessed during a visual inspection. The presence of sufficient "fire-stopping" (where chimney extended through the building, for example) behind interior finishes and in the attic is impossible to predict.*

**Roofing:** *This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions: The entire underside of the roof sheathing is not inspected for evidence of leakage. Evidence of prior leakage may be disguised by interior finishes. Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of this inspection.*

**Decks/Porches:** *Detached structures or waterfront structures and equipment, such as docks or piers, are beyond the scope of this inspection. The entire underside of the porch/deck is not inspected.*

**Appliances:** *Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). Thermostats, timers and other specialized features and controls are not tested. The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.*

**Cooling/Heating:** *Air Conditioning, Heat Pump, and Heating systems, like most mechanical components can fail at any time. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The adequacy of distribution of air within the home is difficult to determine during a one-time inspection.*

**Plumbing:** *Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of this inspection. Portions of the plumbing system concealed by finishes and or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.*

**Electrical:** *The inspection does not include low voltage system, telephone wiring, intercoms, alarm systems, TV cable, data cable, timers, smoke detectors and/or Carbon Monoxide detectors. Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and or storage can restrict access to some components.*

20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON

10 records per page

Search:

Application Id	Certificate Number	Status	Building	Location	Inspection Types	Application Date	COC Date	Address
2097745	2097745	Certified	House with Garage Attached by Breezeway	Seaward	Roof - Entire Re-Roof	11-21-2017	11-17-2017	20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON
2119120	2119120	Certified	House	Seaward	Alterations - Replace Window(s)	04-17-2018	04-17-2018	20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON
2119123	2119123	Certified	Detached Garage	Seaward	Alterations - Replace Window(s)	04-17-2018	04-17-2018	20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON
63707	69255	Certified	House	Seaward	New - New (Entire Building)	05-26-1994		20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON
63708	69256	Certified	Detached Garage	Seaward	New - New (Entire Building)	05-26-1994		20 CAMPECHE ESTATES DRIVE Galveston 77554 GALVESTON

Applications for address



## TEXAS DEPARTMENT OF INSURANCE

### Regulatory Policy Division - Windstorm Inspections Program (104-WS)

333 Guadalupe, Austin, Texas 78701 \* PO Box 149104, Austin, Texas 78714-9104  
 (800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

# Certificate of Compliance WPI-8

**Date of Construction:** 11-17-2017  
**Application ID:** 2097745      **Certificate Number:** 2097745  
**Occupancy Type:** Residential      **Building Type:** House with Garage Attached by Breezeway

**Certificate Type:**

**Certificate Detail:**

**Certificate Date:**

**Appointed Qualified Inspector/TDI Inspector:**

Roof    Entire Re-Roof    January 17, 2018    Appointed Qualified Inspector

**Location of Property to be Insured:**

**Street:**

**Lot:**

**Block:**      **Tract or Addition:**

20 CAMPECHE ESTATES DRIVE

**City:**

**County:**

**State:**

Galveston    GALVESTON    TEXAS

Inside City Limits    Seaward - Seaward - International Residential Code, 2006 Edition (Amended with 2006 Texas Revisions)

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



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**Regulatory Policy Division - Windstorm Inspections Program (104-WS)**  
333 Guadalupe, Austin, Texas 78701 \* PO Box 149104, Austin, Texas 78714-9104  
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## Certificate of Compliance WPI-8

**Date of Construction:** 04-17-2018  
**Application ID:** 2119120      **Certificate Number:** 2119120  
**Occupancy Type:** Residential      **Building Type:** House

**Certificate Type:**

**Certificate Detail:**

**Certificate Date:**

**Appointed Qualified Inspector/TDI Inspector:**

Alterations    Replace Window(s)    March 21, 2019    Appointed Qualified Inspector    Number of Windows: 27, Location: 11 front, 5 right, 9 rear, 2 left, Impact: Impact, Is Windborne Debris Protection Available On-Site: Yes, Product Evaluation Report Number: win-271

**Location of Property to be Insured:**

**Street:**

**Lot:**

**Block:      Tract or Addition:**

20 CAMPECHE ESTATES DRIVE

**City:**

**County:**

**State:**

Galveston    GALVESTON    TEXAS

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## Certificate of Compliance WPI-8

**Date of Construction:** 04-17-2018  
**Application ID:** 2119123    **Certificate Number:** 2119123  
**Occupancy Type:** Residential    **Building Type:** Detached Garage

**Certificate Type:**

**Certificate Detail:**

**Certificate Date:**

**Appointed Qualified Inspector/TDI Inspector:**

Alterations    Replace Window(s)    May 29, 2018    Appointed Qualified Inspector    Number of Windows: 1, Location: Rear,  
Impact: Impact, Is Windborne Debris Protection Available On-Site: Yes, Product Evaluation Report Number: WIN-271

**Location of Property to be Insured:**

**Street:**

**Lot:**

**Block:**    **Tract or Addition:**

20 CAMPECHE ESTATES DRIVE

**City:**

**County:**

**State:**

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