

4210 Jackson

Property Inspection Report



**PERFORMANCE
INSPECTIONS, PLLC**

6/30/2022

Prepared for: Erika Bustillo

Inspector: Scott Adams
TREC#21668

Performance Inspections PLLC

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PROPERTY INSPECTION REPORT FORM

Erika Bustillo

Name of Client

6/30/2022

Date of Inspection

4210 Jackson, Galveston, TX 77554

Address of Inspected Property

Scott Adams

Name of Inspector

21668

*TREC License #**Name of Sponsor (if applicable)**TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D).

Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Please review full report. Key notes are listed on last page.

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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): Home on Stilts

Comments:

✓			✓
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- The Foundation is: In the inspector's opinion, the foundation was found to be performing as intended at the time of inspection, with some notable deficiencies. These deficiencies may or may not require further evaluation by a foundation expert as its not possible to determine full performance on a single inspection. This opinion was formed with a visual evaluation. No measurements, or specialty tools were used while preforming the home inspection.
- Inspector viewed damaged anchor strap(s) , fasteners and or anchor plates. These areas need repairs to improve structural support
- Observation of wooden posts revealed decay. The inspector was unable to determine the level of decay and is recommending further professional evaluation.



B. Grading and Drainage

Comments:

✓			✓
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- The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet.

C. Roof Covering Materials

Type(s) of Types of Roof Covering: Roll Roofing

Viewed From: The inspector walked the roof surface.

✓			✓
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Comments:

- Damaged roof jacks were found on the home. Repairs/replacement of said roof jacks are needed by a professional roofer to reduce the risk of further damage, and prevent water and/or pest entry to the home.
- The roofing is nearing the end of its life cycle. The membrane exhibits flaws (such as blistering, cracking, etc.) that are symptomatic of an older flat roof. More frequent maintenance should be anticipated. Replacement may become necessary in the near future, budgeting would be wise.

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I	NI	NP	D
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D. Roof Structure and Attics

Viewed From: Not inspected; No access to the attic space found

	✓		
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E. Walls (Interior and Exterior)

✓			✓
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Comments:

- All gaps and penetrations to the home require proper seals to prevent water and/or pest entry to the home. Seals should be improved or applied where necessary.
- The inspector reports on all visible deficiencies on all wall surfaces at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.

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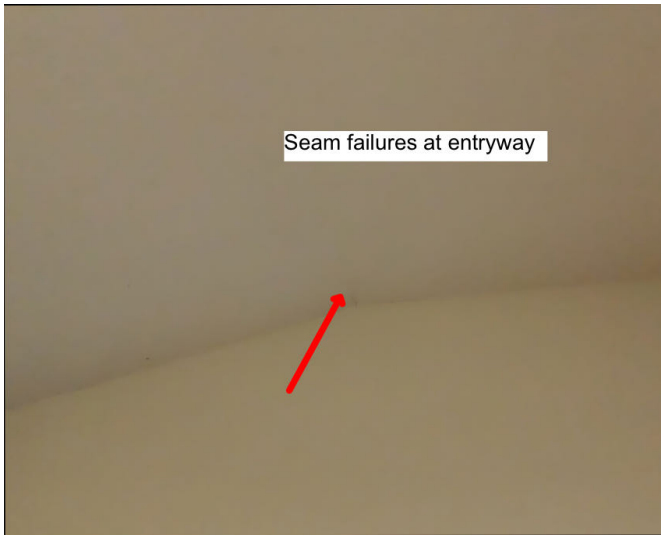
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F. Ceilings and Floors

✓			✓
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Comments:

- The inspector reports on all visible deficiencies on the ceilings and floors at the time of inspection. The inspector does not accept responsibility for any deficiencies that may occur in these areas after the time of inspection, as mechanical failures within the walls are unpredictable. The inspector is unable to view within the walls, which may be covering poor connections of water lines, drains, electrical connections, and possibly organic growth.
- Drywall seam failures observed. These are common with settlement deficiencies. Recommend repairs to prevent further damage.



G. Doors (Interior and Exterior)

✓			✓
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Comments:

- Door(s) missing a door stop(s). A stop should be installed to prevent damage to the door or the nearby finishes.
- Doors should be trimmed or adjusted as necessary to work as intended
- Missing door hardware needs replacement to allow proper operation of the door.



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I	NI	NP	D
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H. Windows

✓			✓
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Comments:

- At time of inspection, inspector was not able to operate all windows due to obstructions. Inspector is not required to move furniture, blinds or personal belongings. Inspector operates accessible windows to confirm that windows operate as intended.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- The window(s) are inoperative. Improvements should be undertaken to allow normal operation of the window.
- Seal improvements are needed on the interior side of the windows to prevent moisture entry and potential moisture damage, along with improve energy efficiency by preventing drafts.

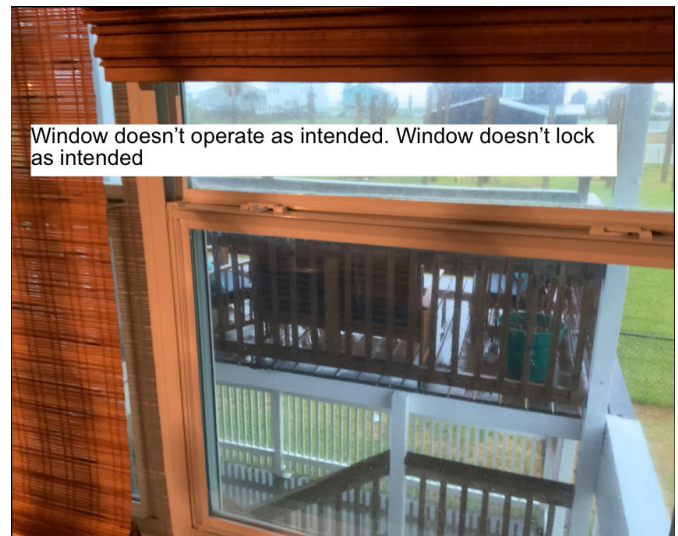
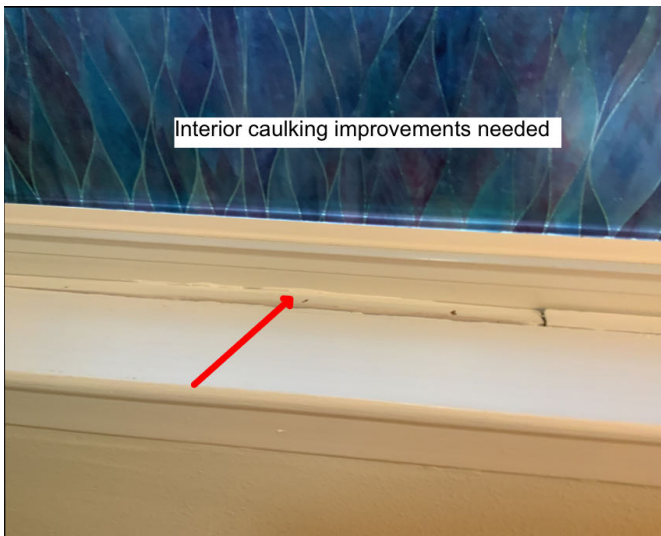
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I. Stairways (Interior and Exterior)

✓			✓
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Comments:

- There does not appear to be enough headroom in the stairwell. Under current building standards the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the slope of the plane adjoining the tread nosing or from the floor surface of the landing or platform
- The size and/or orientation of the stairway "risers" may make the stairway difficult to negotiate. This condition should be altered for improved safety. Maximum riser height is 7 3/4".
- Recommend corrections at stairways for safe use.

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J. Fireplaces and Chimneys

		✓	
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K. Porches, Balconies, Decks, and Carports

✓			✓
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Comments:
 • The size and/or orientation of the step "risers" may make the stairway difficult to negotiate. This condition should be altered for improved safety.
 • **Install all missing fasteners at hangers**

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L. Other

Comments:

- N/A

		✓	
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

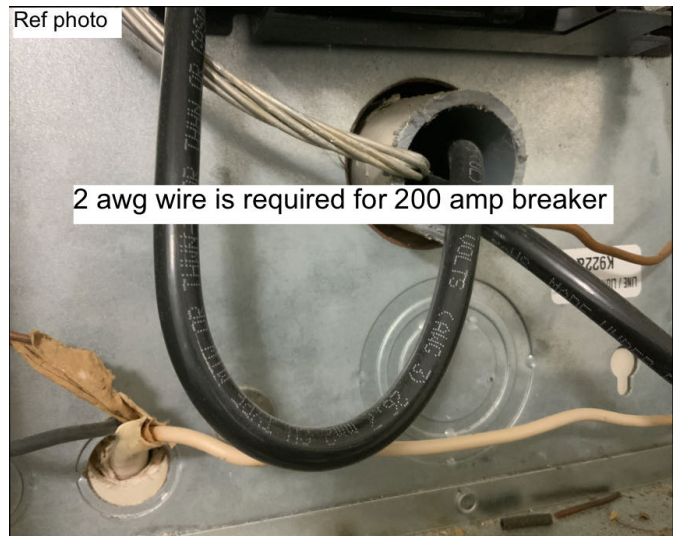
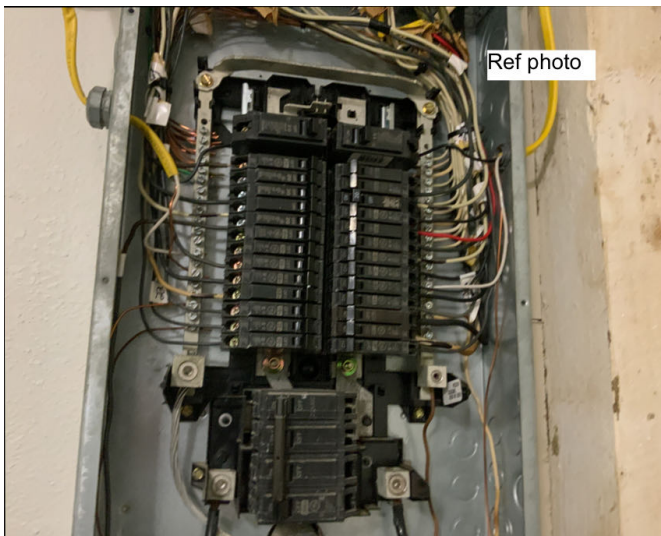
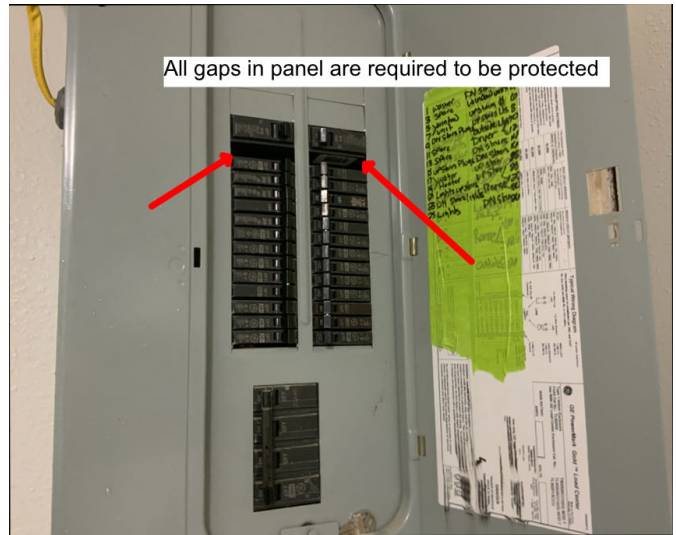
✓			✓
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Panel Locations: The main distribution electrical panel is located inside the laundry area

Materials and Amp Rating: Copper wiring, 200 amp

Comments:

- Service panel had damaged or missing locking hardware. Hardware is required to keep panel closed protecting wires from water or pests. Replacement is required.
- Any openings in the main panel is required to be protected.
- Labeling improvements are needed as they are missing or difficult to read.
- A breaker was observed to have undersized wiring. Undersized wires pose the risk of overheating before the breaker trips as intended, as the breaker can withstand a higher current than the wire. This is a fire safety hazard. Repairs are needed by a licensed electrician for safety purposes.
- Overheated wiring within the main distribution panel should be examined by a licensed electrician and repaired as necessary.



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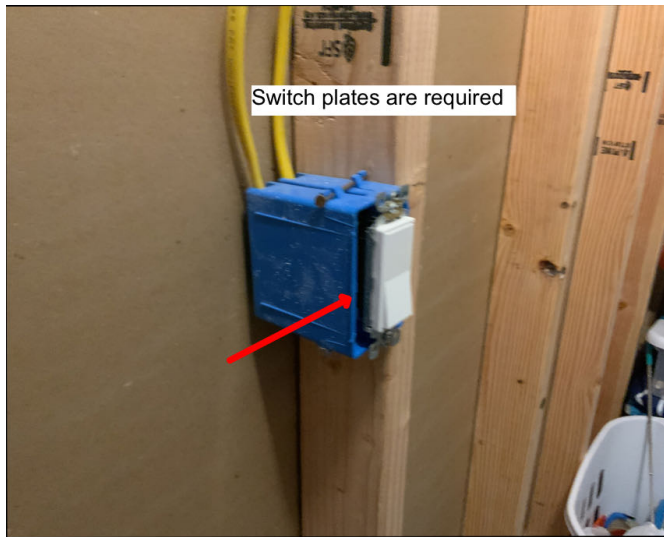
B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

✓			✓
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- **AFCI** (Arc-Fault Circuit Interrupters) provide fire protection by opening the circuit when arcing fault is detected. AFCI outlets are required to be combing action-type AFCI (which provide a broader range of protection) and be installed at circuits supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas. Though this may not have been required at the time the home was built, AFCI outlets would serve as a great safety upgrade.
- **GFCI** (Ground-Fault Circuit Interrupter) outlets serve to respond to very low levels of current imbalance in a circuit due to a current leak outside of it's normal path to help reduce the risk of fire or electrocution. GFCI outlets are currently required at all receptacles serving bathrooms, garages, accessory buildings, unfinished basements, outdoors, crawl spaces (or below grade), kitchen counters, whirlpool tubs, and within 6ft of a water source. Though GFCI outlets may not have been required in all above listed locations at the time the home was built, installation would serve as a great safety upgrade.
- Multiple outlets were found to be loose. Repairs are needed to reduce the risk of damage to the wire connections. Labeled with color Dots.
- Exterior outlets are required to be equipped with weather tight covers. Installation of covers is needed where missing.
- Missing and/or damaged outlet cover plates are required and should be replaced for safety
- Switch plates are required at ALL switches for safety. Replace ALL damaged and or missing switch plates.
- Damaged wiring should be replaced or appropriately repaired.
- Carbon monoxide detectors are required to be installed within the immediate vicinity of each sleeping room. Missing detectors need to be installed.



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Weather proof cover needed



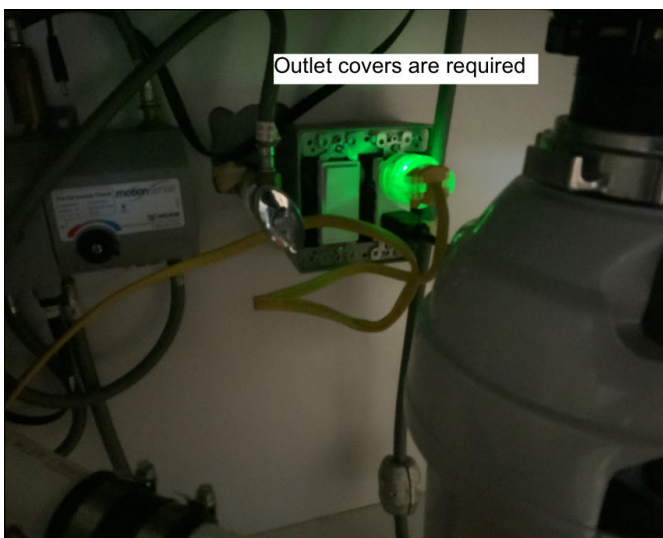
Damaged wiring



Loose outlet in right bedroom



Outlet covers are required



Outlet covers are required



Loose outlet in dining area

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C. Other

Comments:

- N/A

		✓	
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

✓			
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Type of Systems: Home was found to have a wall unit installed. Inspector has no ability to determine if unit has been install correct or safely.

Energy Sources: Electricity

Comments:

- No notable deficiencies observed at the time of inspection.

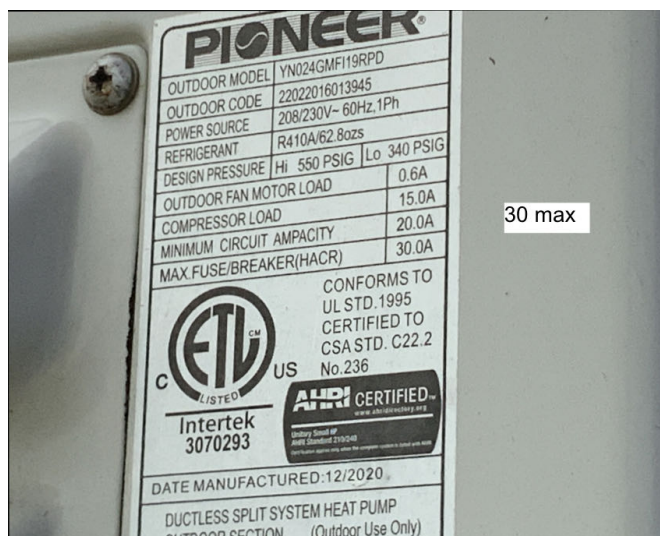
B. Cooling Equipment

✓			✓
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Type of Systems: Home was found to have a wall unit installed. Inspector has no ability to determine if unit has been install correct or safely.

Comments:

- Window units show signs of decay
- Seals are needed at service/disconnect panel(s) to prevent moisture entry and or damage.
- **The breaker serving the condenser unit is oversized. Repairs are required by a licensed electrician, as this could pose as a fire safety hazard. This will also void manufactures warranty.**



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C. Duct Systems, Chases, and Vents

		✓	
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D. Other

		✓	
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Comments:

- N/A

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IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution System and Fixtures

✓			✓
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Location of Water Meter: Within 5-feet of Front Curb
 Location of Main Water Supply Valve: In storage room
 Comments:

- Static water pressure reading: 63 psi
- Type of supply piping material: CPVC
- The inspector only reports on exposed supply lines visible at the time of inspection. If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- The toilet is in need of a base seal improvement.
- The toilet is loose and should be re-secured to reduce the risk of damage and leaks.
- It is recommended that an anti-siphon device be added to the hose bib(s).
- **Poor hot water supply to kitchen sink**



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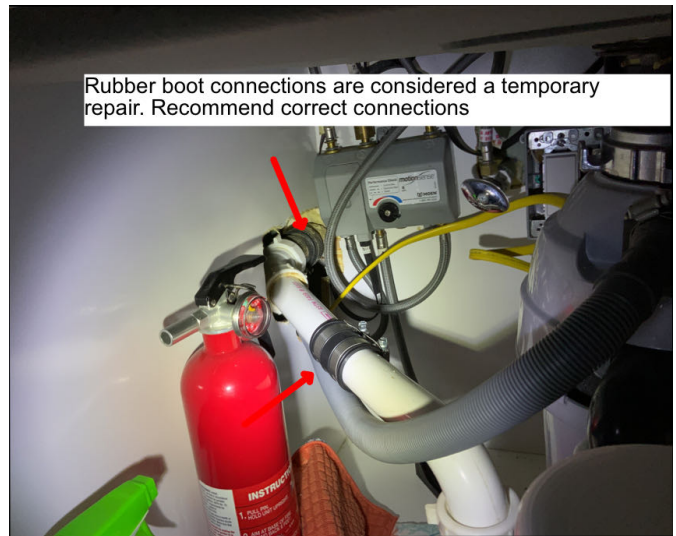
B. Drains, Wastes and Vents

✓			✓
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Materials: **PVC** drains observed

Observations:

- The inspector only reports on exposed drain lines visible at the time of inspection. It is unlawful for the home inspector to use a camera in drain lines (this requires a plumber's license). If the inspector feels further evaluation is needed she will recommend a licensed plumber do so. Performance Inspections PLLC and it's employees take no responsibility for connections that are not visible at the time of inspection.
- An "S" trap has been used. Ideally, S traps should be replaced as they are subject to siphoning problems. S traps are common in older homes. Replacement is sometimes difficult and thus the S traps are usually tolerated. Care should be taken to keep the trap "primed". Fixtures should be monitored for sewer odor.
- *Main clean out: Right side*



C. Water Heating Equipment

✓			✓
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Energy Source: Electricity

Capacity: Could Not Determine

Comments:

- Unable to view condition of water heater due to insulation on unit
- There is no shut off valve on the cold water supply to the water heater. It is suggested that one be installed.
- The TPRV (Temperature Pressure Relief Valve) is required to discharge to the exterior of the home on it's own dedicated line. Improvements are needed by a licensed plumber.
- Correct TPR drain line materials are required. See code for correct materials. PVC is not an acceptable material.

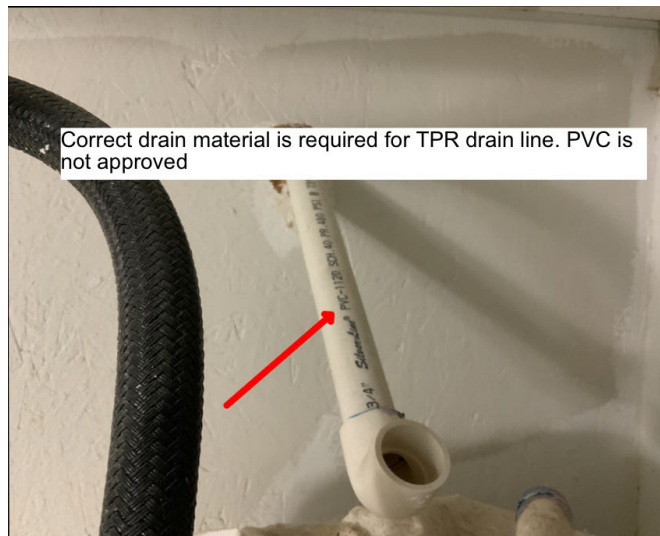
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D. Hydro-Massage Therapy Equipment

		✓	
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E. Gas Distribution Systems and Gas Appliances

		✓	
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F. Other

		✓	
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V. APPLIANCES

A. Dishwashers

✓			
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Comments:

- No notable deficiencies observed at the dishwasher at the time of inspection.

B. Food Waste Disposers

✓			
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Comments:

- The garbage disposal operated as intended at the time of inspection.

C. Range Hood and Exhaust Systems

✓			
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Comments:

- No noted deficiencies observed at the range hood exhaust system at the time of inspection.
- Microwave is positioned to operate as exhaust fan. These types of systems require filters to be cleaned often.

D. Ranges, Cooktops, and Ovens

✓			
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Comments:

- Electric range operated as intended at time of inspection.
- The oven operated as intended at the time of inspection.

E. Microwave Ovens

✓			
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Comments:

- No noted deficiencies observed at the microwave at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

✓			✓
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Comments:

- The exhaust fan is inoperative and in need of repair.



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G. Garage Door Operators

		✓	
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H. Dryer Exhaust Systems

✓			✓
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Comments:

- Discharge location: Vent on the right side of the home.
- The dryer vent was found to have a build up of lint. Cleaning is required for safety purposes, as lint build up can pose as a fire hazard.

I. Other

		✓	
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

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

		✓	
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C. Outbuildings

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

		✓	
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E. Private Sewage Disposal Systems

		✓	
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F. Other Built-In Appliances

		✓	
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G. Other

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Observations:

- KEY NOTES: Review full report for all details.