



PROPERTY INSPECTION REPORT

Prepared For: Alan Sanders
(Name of Client)

Concerning: 2319 Avenue M , Galveston, TX 77550
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 10/05/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot

eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 <http://www.trec.texas.gov>

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate license holders 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



Home Inspection Report

Prepared exclusively for
Alan Sanders



PROPERTY INSPECTED:

**2319 Avenue M
Galveston, TX 77550**

DATE OF INSPECTION: 10/05/2018

Inspection No. 521350-71

INSPECTED BY:

Danny Marlow
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Galveston, TX 77554
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INSPECTOR:

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(682) 459-3732

Each office is independently owned and operated

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation appears to be slab on grade. Possible signs of settlement were observed throughout the home which may indicate that the foundation has settled some. Even though signs of settlement may be present, the foundation appears to be performing as intended at the time of inspection.

C. Roof Covering Materials

Comments:

- Roof was accessed for inspection. Asphalt shingles and roll roofing. Perimeter flashing above upstairs deck require repair to prevent water damage.

H. Windows

Comments:

- Windows were inoperable at time of inspection, this is a safety issue. Recommend replacing or repairing for emergency egress.

K. Porches, Balconies, Decks, and Carports

Comments:

- Handrails on deck are deficient. Recommend installing graspable handrails for safety.

II. ELECTRICAL SYSTEMS

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Damaged cover plates should be replaced to prevent possible electrical shock. There was one receptacle in front room of basement with a open ground. Recommend licensed electrician evaluate and make needed repair to prevent possible electrical shock.

All wiring appears to be copper and is in good condition. Smoke alarms were found at all required locations. Each responded normally to function testing.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- Forced air furnaces, Natural gas energy source. (3) Furnace vent clearance to combustible material is insufficient and is a fire hazard (unit in attic)The vent is required to maintain a 1" gap to all combustible materials. The drip leg on the gas lines are missing on all 3 units.

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V. APPLIANCES

H. Dryer Exhaust Systems

Comments:

- Dryer vents appears to vent to the outside through a "screened" vent connector. Lint from dyers will clog vents obstructing air flow from the dryers. This is a fire safety concern. Budget for repair.

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation appears to be slab on grade. Possible signs of settlement were observed throughout the home which may indicate that the foundation has settled some. Even though signs of settlement may be present, the foundation appears to be performing as intended at the time of inspection.

B. Grading and Drainage

Comments:

- Maintain positive slope away from structure to reduce foundation deterioration, potential water entry and subsequent damages

C. Roof Covering Materials

Comments:

- Roof was accessed for inspection. Asphalt shingles and roll roofing. Perimeter flashing above upstairs deck require repair to prevent water damage.

D. Roof Structures and Attics

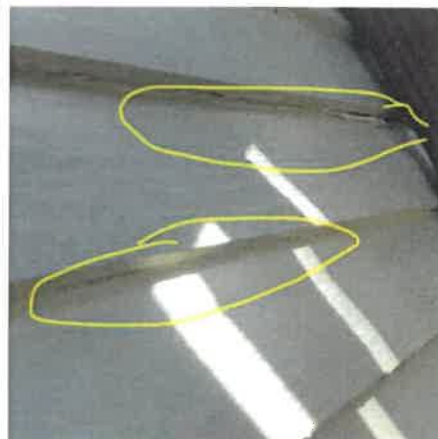
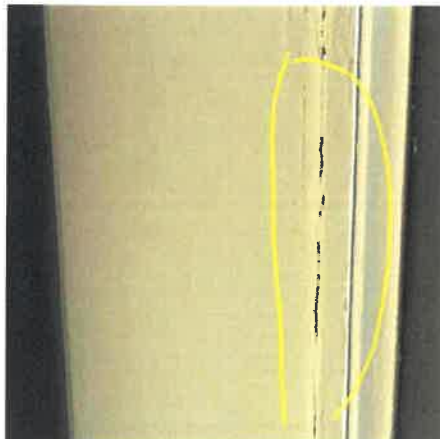
Comments:

- Attic spaces were observed from the attic access/work platform. Some areas are not visible from this vantage point and were not inspected. Insulation was approximately 7" thick at time of inspection.

E. Walls (Interior and Exterior)

Comments:

- Wood siding. There are areas on exterior walls that have minor rot damage. Have repairs made to prevent further water penetration. Wood siding. Caulking has failed in several areas. Recommend re-caulking as needed to prevent water penetration and further damage.



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F. Ceilings and Floors

Comments:

- There were several floors noted uneven and not level. There were no ceiling deficiency's noted at time of inspection.

G. Doors (Interior and Exterior)

Comments:

- Weather strip at front entry door is damaged. Recommend replacing to prevent water penetration and to promote energy efficiency.

H. Windows

Comments:

- **Windows were inoperable at time of inspection, this is a safety issue. Recommend replacing or repairing for emergency egress.**

I. Stairways (Interior and Exterior)

Comments:

- Baluster spacing is greater than the maximum allowable 4 inches, a hazard to small children.

J. Fireplaces and Chimneys

Comments:

- Fireplace is a non wood burning gas log unit.

K. Porches, Balconies, Decks, and Carports

Comments:

- **Handrails on deck are deficient. Recommend installing graspable handrails for safety.**

L. Other

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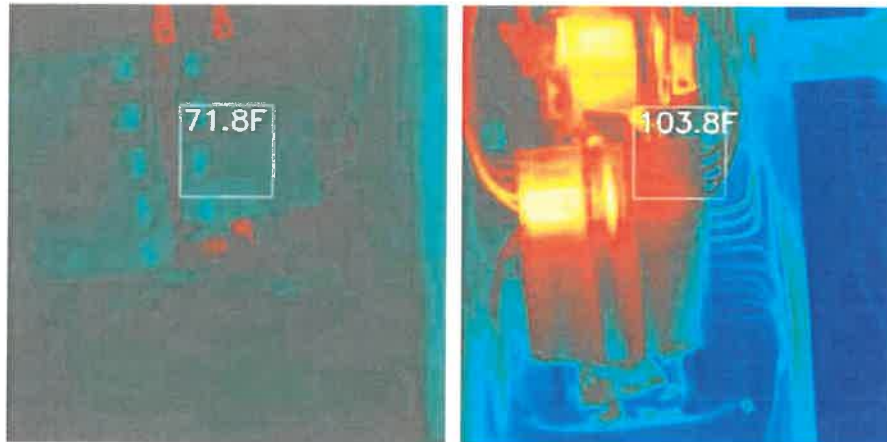
I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Normal operating temperatures observed with a thermographic camera on the day of the inspection.
- There is a 60 amp panel in upstairs bedroom and a 200 amp panel on exterior by electric meter.
Grounding is through grounding rod to earth.



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- **Damaged cover plates should be replaced to prevent possible electrical shock.**
- There was one receptacle in front room of basement with a open ground. Recommend licensed electrician evaluate and make needed repair to prevent possible electrical shock.

All wiring appears to be copper and is in good condition.
Smoke alarms were found at all required locations. Each responded normally to function testing.

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- Forced air furnaces, Natural gas energy source. (3)
Furnace vent clearance to combustible material is insufficient and is a fire hazard (unit in attic)The vent is required to maintain a 1” gap to all combustible materials.
The drip leg on the gas lines are missing on all 3 units.



B. Cooling Equipment

Comments:

- Split systems (3)
The upstairs and right side units were operating as designed at time of inspection.

Supply/return air differential was below normal range on left side unit., at 12 degrees as measured at supply registers and return plenum. Normal range is 15-20 degrees.

C. Duct Systems, Chases, and Vents

Comments:

- No deficiencies noted at time of inspection

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Water meter is located in front yard at street.
- Main water cut off is located on exterior right side of house
- Static water pressure was 64 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Upstairs hallway bathroom sink has low water pressure and bathtub is missing drain stop.
- Replace damaged or missing grout in basement shower to prevent water penetration and related damages.



B. Drains, Wastes and Vents

C. Water Heating Equipment

Comments:

- 50 gallon natural gas water heater.
- Water lines coming out of water heater should be insulated for at least the first 18".
- The drip leg on the gas line is missing.



D. Hydro-Massage Therapy Equipment

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E. Other

V. APPLIANCES

A. Dishwasher

Comments:

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.

B. Food Waste Disposers

Comments:

- Food waste disposer was operating as designed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

- Exhaust hood light was not operating at time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

- Oven and cook tops we're operating as designed at the time of inspection. Drip leg is missing at gas line for oven. Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bathroom in 1st floor hallway is missing exhaust fan and window is inoperable. All bathrooms should have an exhaust fan or operating Exhaust fans help remove odors and moisture, but are not required if there is a operable window in the bathroom.

G. Garage Door Operators

H. Dryer Exhaust Systems

Comments:

- Dryer vents appears to vent to the outside through a "screened" vent connector. Lint from dyers will clog vents obstructing air flow from the dryers. This is a fire safety concern. Budget for repair.

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- No keys to unlock controller.

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B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments:

- Pool is in ground plaster with stone and aggregate decking and appeared to be in good condition at time of inspection.
Equipment was properly bonded and in good working condition at time of inspection.
Gates to back yard are deficient These are required to have self closing hinges.as
Latches on gates are deficient.
Back door of house leading to pool should have an alarm ?

C. Outbuildings

D. Private Water Wells

E. Private Sewage (Septic) Systems

F. Other



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