



PROPERTY INSPECTION REPORT FORM

<u>George Nossaman</u> Name of Client	<u>07/13/2022</u> Date of Inspection
<u>3815 Avenue North 1/2 , Galveston, TX 77550</u> Address of Inspected Property ,	
<u>Danny Marlow</u> Name of Inspector	<u>23187</u> TREC License #
<u></u> Name of Sponsor (if applicable)	<u></u> 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 systems or components 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 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



Home Inspection Report

Prepared exclusively for
George Nossaman



PROPERTY INSPECTED:
3815 Avenue North 1/2
Galveston, TX 77550

DATE OF INSPECTION: 07/13/2022

Inspection No. 521350-1201

INSPECTED BY:

Island Inspections, Inc.
6484 Sea Isle
Galveston, TX 77554
danny.marlow@pillartopost.com
(409) 443-5694

INSPECTOR:

Danny Marlow
Lic.#: 23187
danny.marlow@pillartopost.com
(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

E. Walls (Interior and Exterior)

Comments:

- Wood siding with wood trim (exterior) Wood walls with wood trim (interior).
- There we're multiple areas where siding and trim were showing various stages of wood rot. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.
- There we're multiple wall studs in downstairs area that were showing signs of wood rot/deterioration/ possible previous insect related damages noted. Recommend having qualified contractor evaluate the extent of damages and repair as needed.

F. Ceilings and Floors

Comments:

- There was rot/deterioration/possible previous insect damage noted at ceiling in bathroom. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.

I. Stairways (Interior and Exterior)

Comments:

- Front step supports were noted to be showing moderate rusting/deterioration. Recommend maintaining/painting as needed to prevent further deterioration and damages.
- Back stairway was noted to be showing moderate to heavy wood rot/deterioration. Recommend replacement stairway for safety.

K. Porches, Balconies, Decks, and Carports

Comments:

- Back porch was noted to be showing heavy wood rot/deterioration. Recommend replacement for safety.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Overhead service wire and drip loop were noted as having come loose from the home. Recommend having licensed electrician or electric service provider evaluate and repair as needed for safety.
- Multiple service wires were noted as having damaged wire sheathing(possible fire hazard).Recommend having licensed electrician evaluate entire electrical system and repair or replace as needed for proper operation and safety.
- Recommend having licensed electrician locate/verify/provide access to ground connection. Unable to locate at time of inspection.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Knob and tube wiring was noted as being present, further evaluation by licensed electrician is required to determine the presence and full extent of concealed knob and tube wiring throughout house and the associated cost of removal. Knob and tube removal may be required by your insurance company.
- Excessive wire splices are present. This is a non-standard dangerous electrical practice creating a potential fire hazard. Recommend further evaluation and correction for safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock.
- Replace switch/receptacle cover plates to reduce hazards associated with exposed/accessible wiring.
- Ungrounded two-prong receptacles were found. This should be corrected to prevent electric shock injuries.
- Multiple receptacles were noted to be showing open grounds when tested.
- Improperly terminated wires were noted at back porch. Recommend installing fixture or terminating wires in a closed junction box.
- Damaged wire sheathing was noted at multiple areas throughout the home. Recommend having licensed electrician evaluate the extent of damages and replace as needed for safety.
- There were no smoke detectors found at time of inspection. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in the living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- Recommend installing a carbon monoxide detector for safety.

IV. PLUMBING SYSTEMS

E. Gas Distribution Systems and Gas Appliances

Comments:

- Gas meter is located on the front exterior of the home.
- Main gas cut off is located at the gas meter.
- Supply piping appeared to be of galvanized piping.
- There was an unused gas line noted in crawlspace under the home that was not properly capped. Unused gas lines should be capped with a threaded cap for safety. Recommend installing threaded cap for safety.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation is pier & beam and was performing as designed at time of inspection.

B. Grading and Drainage

Comments:

- No deficiencies were noted at time of inspection.

C. Roof Covering Materials

Comments:

- Asphalt shingles
- Roof was accessed for inspection.
- No deficiencies were noted at time of inspection.

D. Roof Structures and Attics

Comments:

- Attic was entered for inspection.
- There was no insulation present at time of inspection. Recommend insulation installed for comfort and energy efficiency.
- There were multiple areas where there was various stages of wood rot/deterioration noted at roof rafters and soffits. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.
- Pull down stairway door was not insulated at time of inspection. Recommend insulating for energy efficiency.
- Pull down stairway door was noted as being damaged. Recommend repairs for proper operation and safety.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

E. Walls (Interior and Exterior)

Comments:

- **Wood siding with wood trim (exterior) Wood walls with wood trim (interior).**
- **There we're multiple areas where siding and trim were showing various stages of wood rot. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.**
- **There we're multiple wall studs in downstairs area that were showing signs of wood rot/deterioration/ possible previous insect related damages noted. Recommend having qualified contractor evaluate the extent of damages and repair as needed.**



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



F. Ceilings and Floors

Comments:

- There was wood rot/ deterioration noted at sub floor under bathroom. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.
- There was major cracking noted at tile floor in bathroom (possibly due to settlement). Recommend having qualified contractor evaluate.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

- **There was rot/deterioration/possible previous insect damage noted at ceiling in bathroom. Recommend having qualified contractor evaluate the extent of damages and repair as needed to prevent further deterioration and damages.**



G. Doors (Interior and Exterior)

Comments:

- All doors were functioning properly at time of inspection.
- Downstairs back and back entry doors were noted as being damaged. Recommend replacements as needed.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

H. Windows

Comments:

- Windows were noted as being the older single pane type windows
- All windows were operating as designed at time of inspection.
- Multiple windows were noted as having cracked glass. Recommend replacements as needed to prevent possible water penetration and further damages.
- There we're multiple damaged Storm shutters and window screens noted. Recommend having qualified contractor evaluate and repair as needed for proper operation.



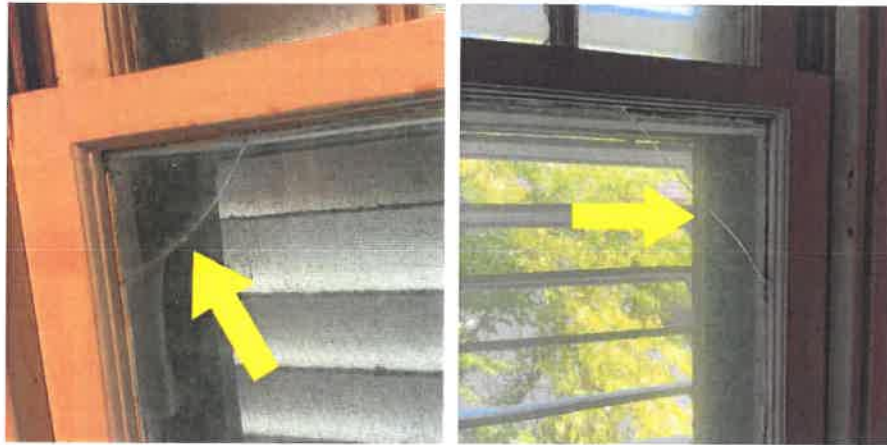
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



I. Stairways (Interior and Exterior)

Comments:

- Front step supports were noted to be showing moderate rusting/deterioration. Recommend maintaining/painting as needed to prevent further deterioration and damages.
- Back stairway was noted to be showing moderate to heavy wood rot/deterioration. Recommend replacement stairway for safety.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

J. Fireplaces and Chimneys

Comments:

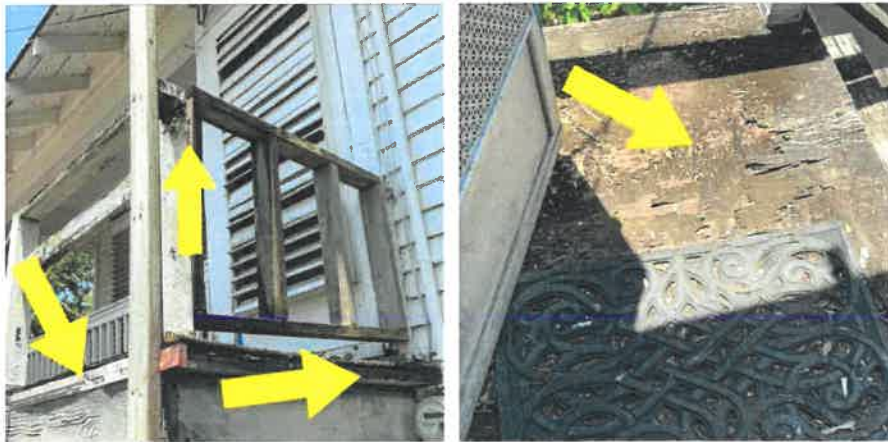
- Required rain cap and spark arrestor (at chimney top) were noted as being heavily rusted/deteriorated. Recommend having qualified contractor evaluate and repair or seal off as needed.



K. Porches, Balconies, Decks, and Carports

Comments:

- Back porch was noted to be showing heavy wood rot/deterioration. Recommend replacement for safety.



L. Other

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Overhead service wire and drip loop were noted as having come loose from the home. Recommend having licensed electrician or electric service provider evaluate and repair as needed for safety.
- Multiple service wires were noted as having damaged wire sheathing (possible fire hazard). Recommend having licensed electrician evaluate entire electrical system and repair or replace as needed for proper operation and safety.
- Recommend having licensed electrician locate/verify/provide access to ground connection. Unable to locate at time of inspection.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- Knob and tube wiring was noted as being present, further evaluation by licensed electrician is required to determine the presence and full extent of concealed knob and tube wiring throughout house and the associated cost of removal. Knob and tube removal may be required by your insurance company.
- Excessive wire splices are present. This is a non-standard dangerous electrical practice creating a potential fire hazard. Recommend further evaluation and correction for safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock.
- Replace switch/receptacle cover plates to reduce hazards associated with exposed/accessible wiring.
- Ungrounded two-prong receptacles were found. This should be corrected to prevent electric shock injuries.
- Multiple receptacles were noted to be showing open grounds when tested.
- Improperly terminated wires were noted at back porch. Recommend installing fixture or terminating wires in a closed junction box.
- Damaged wire sheathing was noted at multiple area's throughout the home. Recommend having licensed electrician evaluate the extent of damages and replace as needed for safety.
- There we're no smoke detectors found at time of inspection. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in the living area of each floor. Recommend installing smoke detectors in all required areas for safety.
- Recommend installing a carbon monoxide detector for safety.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



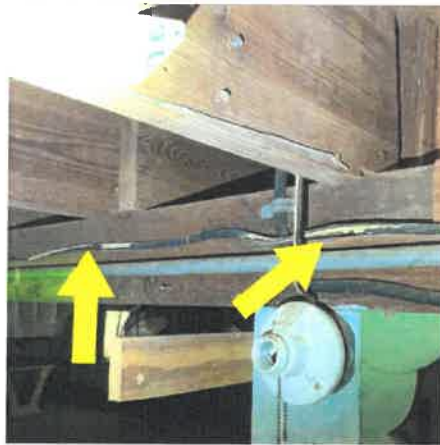
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*



-

C. Other

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Comments:

- There what appeared to be two gas heating units located in crawlspace under the home. Gas was turned off at the units so they were therefore not inspected. Recommend further evaluation when gas is restored.



-

B. Cooling Equipment

Comments:

- Window units.
- Both systems were cooling as designed at time of inspection.

-

C. Duct Systems, Chases, and Vents

-

D. Other

Comments:

- Window units.
- Both systems were operating as designed at time of inspection.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- Water meter is located in front yard.
- Main water cut off is located on front exterior of the home
- Static water pressure was 55 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Hose bibs are missing the anti-siphon device. Recommend adding these to prevent back flow into the house water supply.
- Plumbing supply lines appeared to be of CPVC and galvanized piping.
- There were damaged and not functioning handles noted at bathtub. Recommend having licensed plumber evaluate and repair or replace as needed for proper operation.



B. Drains, Wastes, and Vents

Comments:

- Drain lines appeared to be of PVC and cast iron piping. Recommend having licensed plumber evaluate the condition of cast iron piping and replace as needed for proper drainage.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

C. Water Heating Equipment

Comments:

• .



- 40 gallon water heater (manufactured in (2008).
- Natural gas energy source.
- System was operating as designed at time of inspection.
- There was no drain pan installed at time of inspection. Recommend having drain pan that drains to the exterior of the home installed for proper drainage.

D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

Comments:

- Gas meter is located on the front exterior of the home.
- Main gas cut off is located at the gas meter.
- Supply piping appeared to be of galvanized piping.
- There was an unused gas line noted in crawlspace under the home that was not properly capped. Unused gas lines should be capped with a threaded cap for safety. Recommend installing threaded cap for safety.



F. Other

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

V. APPLIANCES

A. Dishwasher

B. Food Waste Disposers

C. Range Hood and Exhaust Systems

Comments:

- Range Hood was not functional at time of inspection. Recommend further evaluation by a qualified technician to determine if repairs, or replacement is needed.

D. Ranges, Cooktops, and Ovens

E. Microwave Ovens

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fan was not present in bathroom, but had operable window. 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 vent appears to be ran properly and discharges to the outside of the home.
- Exterior vent cover was noted as being damaged/missing Recommend replacement as needed for proper exhausting.



I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

D. Private Water Wells

E. Private Sewage Disposal Systems

F. Other Built-in Appliances

G. Other



Inspection #: 521350-1201