

# Your Inspection Report

12128 Ostermeyer Road  
Galveston, TX 77554



**PREPARED FOR:**  
JAD AZZAM AZZAM

**INSPECTION DATE:**  
Tuesday, November 15, 2022

**PREPARED BY:**  
Charles Lehnhoff, 23070



ENVIROGYN



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# PROPERTY INSPECTION REPORT FORM

Jad Azzam Azzam <i>Name of Client</i>	Tue, Nov 15, 2022 <i>Date of Inspection</i>
12128 Ostermeyer Road, Galveston, TX <i>Address of Inspected Property</i>	
Charles Lehnhoff <i>Name of Inspector</i>	23070 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### 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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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, Pier and beam

Foundation Performance Opinion: Further evaluation by a specialist is recommended

Comments:

- Foundations\General notes: **Cracked** Location(s): **Right Side Exterior**

### B. Grading and Drainage

Comments:

- Landscaping\General notes: **Disturbed ground** Location(s): **Left Side Exterior Wall**

### C. Roof Covering Materials

Types of Roof Covering: Asphalt shingles

Viewed From: Drone

Comments:

- Sloped roofing\Asphalt shingles: **Granule loss**
- Sloped roofing\Asphalt shingles: **Missing, loose or torn** Location(s): **Middle Roof**
- Sloped roof flashings\Drip edge flashings: **Leak** Location(s): **Rear Roof**
- Flat roofing\Metal: **Damage, punctures, tears, bent metal** Location(s): **Left Side Roof**
- Flat roofing\Metal: **Rust** Location(s): **Left Side Roof**

### D. Roof Structures and Attics

Viewed From: The attic

Approximate Average Depth of Insulation: 8 inches

Comments:

- Roof framing\Beams/Girders (roof/attic): **Sag** Location(s): **Middle Living Room**
- Roof framing\Rafters/trusses: **Ridge sagging** Location(s): **Middle Roof**
- Attic/roof\Pull-down stairs/ladder: **Not insulated** Location(s): **Middle Hall**
- Attic/roof\Pull-down stairs/ladder: **Not weatherstripped** Location(s): **Middle Hall**
- Attic/roof\Insulation: **Animal/pest droppings in attic** Location(s): **Kitchen & Cabinets**
- Ventilation\General notes: **Attic ventilation suspect** Notes: **Batts covering any possible soffit vents**

Location(s): **Attic**

### E. Walls (Interior and Exterior)

Comments:

- Walls\Wood frame walls: **Leaning, bowing, buckling** Location(s): **Front Right Side Master Bedroom**
- Walls\Wood siding: **Cracked, split or broken** Location(s): **Various Throughout Exterior Wall**
- Walls\Trim: **Loose** Location(s): **Various Throughout Exterior**
- Walls\Flashings and caulking: **Flashings incomplete or ineffective** Location(s): **Various Throughout Exterior**
- Walls\Wood siding: **Paint or stain - needed** Location(s): **Throughout Exterior Wall**
- Walls\Wood siding: **Rot or insect damage** Notes: **Severe Damage on Rear and Right**

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**Side Exterior Wall**

Location(s): Throughout Rear and Right Side Exterior Wall

- Walls\Soffits (underside of eaves) and fascia (front edge of eaves): **Vents - ineffective / missing**

Location(s): Throughout Exterior Roof

**F. Ceilings and Floors**

Comments:

- Floors\Sills: **At or below grade level** Location(s): Throughout First Floor
- Ceilings\General notes: **Loose** Location(s): Throughout First Floor
- Ceilings\General notes: **Water stains** Location(s): Front Middle Bedroom & Hallway
- Floors\Wood/laminate floors: **Exposed tongues** Location(s): Various Closets
- Floors\General notes: **Missing** Location(s): Second Floor Master Bathroom Closet

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

Comments:

- Doors\Doors and frames: **Damage** Location(s): Various
- Doors\Doors and frames: **Inoperable** Location(s): Rear First Floor Kitchen
- Doors\Doors and frames: **Racked/out-of-square** Location(s): Second Floor Master Bathroom
- Doors\Doors and frames: **Loose or poor fit** Location(s): Front Living Room
- Doors\Doors and frames: **Swings open or closed by itself** Location(s): Various Throughout
- Doors\Doors and frames: **Weatherstripping missing or ineffective** Location(s): Front Second Floor Door
- Doors\Hardware: **Does not latch properly** Location(s): Second Floor Master Bathroom
- Doors\Exterior trim: **Rot or insect damage** Location(s): Front Left Side Second Floor Porch
- Doors\Doors and frames: **Damage** Location(s): Front Left Side Second Floor Porch
- Garage\Door into garage from living space (man-door): **Door not tight-fitting and weatherstripped** Location(s): Left Side Exterior Wall

**H. Windows**

Comments:

- Windows\General notes: **Water leaks** Location(s): Second Floor Master Bathroom
- Exterior glass/windows\Storms and screens: **Missing** Location(s): Various

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

Comments:

- Porches, decks, stairs, patios and balconies\Stairs and landings: **Steps slope** Location(s):

Front Second Floor Deck, patios and balconies\Stairs and landings: **Stair rise too big or**

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not uniform

Location(s): Rear Right Deck

**J. Fireplaces and Chimneys**

Comments:

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

Comments:

- Porches, decks, stairs, patios and balconies\Floors: **Sag** Location(s): **Various Rear Second Floor Deck**
- Porches, decks, stairs, patios and balconies\General notes: **Poorly built** Location(s): **Front Exterior Deck**
- Porches, decks, stairs, patios and balconies\Joists: **Fastener problems** Location(s): **Various Deck**
- Porches, decks, stairs, patios and balconies\Columns / Posts: **Leaning** Location(s): **Various Front Deck**
- Porches, decks, stairs, patios and balconies\Columns / Posts: **Wood/soil contact** Location(s): **Various Rear Deck**
- Porches, decks, stairs, patios and balconies\Handrails and guards: **Openings between spindles (balusters) too large** Location(s): **Throughout Rear Exterior Staircase**

**L. Other**

Comments:

- Recommendations\Overview: **Key Note: it appears that the porch and decks do not appear to be constructed to current building standards and may constitute a safety hazard in the new future.**

**Key Note: Several areas of the exterior wall appear to be water damaged and rotted throughout. Water penetration appears to be taking place in multiple areas around the wall flashing and it is recommended to conduct repairs prior to close.**

- Recommendations\Overview: **Key Note: Some beams and columns appear to be sagging and shifting. The foundation is indicated to be moved by wavy floors, self-closing doors, racked doors, bowing walls, etc. Some footings appear to be cracked. Further evaluation of the foundation is recommended by a structural engineer prior to close.**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

- Service box, grounding and panel\Service box: **Inappropriate mounting surface** Location(s): **Left Side Garage**
- Service box, grounding and panel\Distribution panel: **Poor access** Location(s):

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**Laundry Area**

- Service box, grounding and panel\Distribution panel: **Openings in panel** Location(s):

**Laundry Area**

- Service box, grounding and panel\Panel wires: **White wires connected to breakers not identified as hot/live/ungrounded**

Location(s): **Left Side Garage**

- Service box, grounding and panel\Distribution panel: **No Arc Fault Circuit Interrupter (AFCI)**

Location(s): **Throughout**

- Recommendations\Overview: **Key Note: Sub Panel within the laundry room appears to be painted shut with multiple openings that could lead to a safety shock or fire hazard. Multiple indoor wiring has been installed along the exterior for outdoor wiring without proper conduit or safety prevention. Electrical overprotection devices appear to be inoperable in multiple wet areas. Multiple missing junction boxes throughout. Ungrounded outlets were also noted throughout the home and may need to be upgraded in the near future.**

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

Type of Wiring: Copper - non-metallic sheathed

Comments:

- Distribution system\Outdoor wiring (wires): **Indoor wire used outdoors** Location(s):

**Various Throughout**

- Distribution system\Junction boxes: **Cover loose or missing** Location(s): **Various Garage**

- Distribution system\Outlets (receptacles): **Ungrounded** Location(s): **Various**

**Throughout**

- Distribution system\Outdoor wiring (wires): **Not suitable for use** Location(s): **Various**

**Throughout Exterior**

- Distribution system\Junction boxes: **Missing** Location(s): **Various Middle Garage**
- Distribution system\Cover plates: **Missing** Location(s): **Middle Second Floor Kitchen**
- Distribution system\Outlets (receptacles): **Ground needed for 3-slot outlet** Location(s):

**Throughout**

- Distribution system\Outdoor wiring (wires): **Wires too close to grade** Location(s):

**Various Throughout Exterior**

- Distribution system\Outlets (receptacles): **Not suitable for outdoor (exterior) use**

Notes:

**Wrong Type - Bubble Covers Needed** Location(s): **Various Throughout**

- Distribution system\Wiring (wires) - installation: **Loose connections** Location(s):

**Various Throughout Garage**

- Distribution system\Outlets (receptacles): **Test faulty on GFCI/GFI (Ground Fault Circuit Interrupter)**

Location(s): **Various Throughout**

**C. Other**

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*Comments:*

- *Recommendations\General:* Thermal observations of electrical panels did not indicate any overheating breakers at the time of the inspection.
- *Recommendations\Overview:* **Key Note:** Sub Panel within the laundry room appears to be painted shut with multiple openings that could lead to a safety shock or fire hazard. Multiple indoor wiring has been installed along the exterior for outdoor wiring without proper conduit or safety prevention. Electrical overprotection devices appear to be inoperable in multiple wet areas. Multiple missing junction boxes throughout. Ungrounded outlets were also noted throughout the home and may need to be upgraded in the near future.

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

#### A. Heating Equipment

*Type of Systems:* Furnace

*Energy Sources:* Gas

*Comments:*

#### B. Cooling Equipment

*Type of Systems:* Central air

*Comments:*

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

*Comments:*

- *Air conditioning\Ducts, registers and grilles:* **Dirty** *Location(s):* **Various**
  - *Air conditioning\Ducts, registers and grilles:* **Disconnected or leaking** *Location(s):* **First Floor Middle Bedroom**
  - *Air conditioning\Duct vapor barrier:* **Damage** *Notes:* **Thermal observation of vapor barrier did indicate some energy loss and possible damage to the middle front ducts.**
- Location(s):* **Left Middle Attic**
- *Air conditioning\Ducts, registers and grilles:* **Poor support** *Location(s):* **Throughout Attic**

#### D. Other

*Comments:*

### IV. PLUMBING SYSTEMS

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

*Location of water meter:* Front near street

*Location of main water supply valve:* Meter

*Static water pressure reading:* 55 psi

*Type of supply piping material:* CPVC, PVC, Galvanized steel

*Comments:*

- *Fixtures and faucets\Toilet:* **Loose** *Location(s):* **Second Floor Master Bathroom**



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- *Fixtures and faucets\Basin, sink and laundry tub: Slow drains* Location(s): **Second Floor Master Bathroom**
- *Fixtures and faucets\Basin, sink and laundry tub: Slow drains* Location(s): **First Floor Hallway Bathroom**
- *Fixtures and faucets\Toilet: Odor around toilet* Location(s): **First Floor Hallway Bathroom**
- *Fixtures and faucets\Basin, sink and laundry tub: Drain stop ineffective* Location(s): **Second Floor Master Bathroom**
- *Fixtures and faucets\Faucet: Aerator - obstructed* Location(s): **Second Floor Master Bathroom**

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

*Type of drain piping material: PVC plastic*

*Comments:*

- *Waste plumbing\Venting system: Missing* Notes: **No Pipe Stacks Noted** Location(s): **Throughout Roof**
- *Waste plumbing\Traps - installation: Nonstandard shape or material* Location(s): **Various Kitchen Bathroom**
- *Waste plumbing\Traps - installation: Wrong type* Location(s): **Second Floor Kitchen**

**C. Water Heating Equipment**

*Energy Sources: Gas*

*Capacity: 40 gallons*

*Comments:*

- *Water heater\Hot/cold piping: PVC against inlets* Location(s): **Garage**

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter: Exterior front*

*Type of gas distribution piping material: Steel*

*Comments:*

- *Gas supply\Gas piping: No drip leg (sediment trap, dirt pocket)* Location(s): **Laundry Area**

**F. Other**

*Comments:*

- *Recommendations\General: Thermal observations of plumbing systems did not indicate any major plumbing leaks at the time of the inspection.*
- *Recommendations\Overview: Key Note: No visible vent stacks were noted for the plumbing systems. Sewer gas was noted in the first-floor rear hallway bathroom. Slow drains were also noted in variable locations on the second floor.*

**V. APPLIANCES**

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

I	NI	NP	D
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**A. Dishwashers**

Comments:

**B. Food Waste Disposers**

Comments:

- Appliances\Waste disposal: **Vibration** Location(s): **Kitchen**

**C. Range Hood and Exhaust Systems**

Comments:

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

Comments:

- Appliances\Oven: **Inoperative knobs** Location(s): **Middle First Floor Kitchen**
- Appliances\Oven: **Anti-tipping device missing** Location(s): **Various Kitchen**

**E. Microwave Ovens**

Comments:

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

Comments:

**G. Garage Door Operators**

Comments:

- Garage\Vehicle door operators (openers): **Sensors damaged** Location(s): **Garage**

**H. Dryer Exhaust Systems**

Comments:

- Appliances\Dryer: **Dryer vent material not smooth wall** Location(s): **Middle Garage**

**I. Other**

Comments:

- Appliances\Washing machine: **Drip pan missing** Location(s): **Laundry Area**

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

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

Type of Construction:

Comments:

**C. Outbuildings**

Comments:

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

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Type of Pump:  
 Type of Storage Equipment:  
 Comments:

**E. Private Sewage Disposal Systems**

Type of System:  
 Location of Drain Field:  
 Comments:

**F. Other Built-in Appliances**

Comments:

**G. Other**

Comments:

## LIMITATIONS

### Exterior

- Inspection limited/prevented by: **Inaccessible wall**

### Electrical

- Inspection limited/prevented by: **Restricted access** *Painted Shut in Laundry Area*

### Cooling & Heat Pump

- Inspection limited/prevented by: **Low outdoor temperature**

### Plumbing

- Items excluded from a building inspection: **Pool**

### Interior

- Inspection limited/prevented by: **Storage/furnishings**
- Restricted access to: **Hallway Closet**
- Restricted access to: **Master Bedroom Closet**
- Not included as part of a building inspection: **Elevator Evaluation**

**END OF TREC REPORT**  
**(Additional Information Follows)**



November 17, 2022

Dear Jad Azzam Azzam,

RE: Report No. 1575  
12128 Ostermeyer Road  
Galveston, TX  
77554

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Charles Lehnhoff  
on behalf of  
Secured Inspections

Secured Inspections  
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# SUMMARY

12128 Ostermeyer Road, Galveston, TX November 15, 2022

Report No. 1575

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### RECOMMENDATIONS \ Overview

**Condition:** • Key Note: it appears that the porch and decks do not appear to be constructed to current building standards and may constitute a safety hazard in the new future.

Key Note: Several areas of the exterior wall appear to be water damaged and rotted throughout. Water penetration appears to be taking place in multiple areas around the wall flashing and it is recommended to conduct repairs prior to close.

### WALLS \ Wood siding

**Condition:** • [Rot or insect damage](#)

Severe Damage on Rear and Right Side Exterior Wall

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Throughout Rear and Right Side Exterior Wall

## Structure

### RECOMMENDATIONS \ Overview

**Condition:** • Key Note: Some beams and columns appear to be sagging and shifting. The foundation is indicated to be moved by wavy floors, self-closing doors, racked doors, bowing walls, etc. Some footings appear to be cracked. Further evaluation of the foundation is recommended by a structural engineer prior to close.

## Electrical

### RECOMMENDATIONS \ Overview

**Condition:** • Key Note: Sub Panel within the laundry room appears to be painted shut with multiple openings that could lead to a safety shock or fire hazard. Multiple indoor wiring has been installed along the exterior for outdoor wiring without proper conduit or safety prevention. Electrical overprotection devices appear to be inoperable in multiple wet areas. Multiple missing junction boxes throughout. Ungrounded outlets were also noted throughout the home and may need to be upgraded in the near future.

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## Plumbing

### **RECOMMENDATIONS \ Overview**

**Condition:** • Key Note: No visible vent stacks were noted for the plumbing systems. Sewer gas was noted in the first-floor rear hallway bathroom. Slow drains were also noted in variable locations on the second floor.

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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SUMMARY

ROOFING

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## Description

### Types of Roof Covering:

- [Asphalt shingles](#)



1. Asphalt shingles

Roof Viewed From: • Drone

Sloped roofing material: • [Asphalt shingles](#)

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

Implication(s): Chance of water damage to structure, finishes and contents

# ROOFING

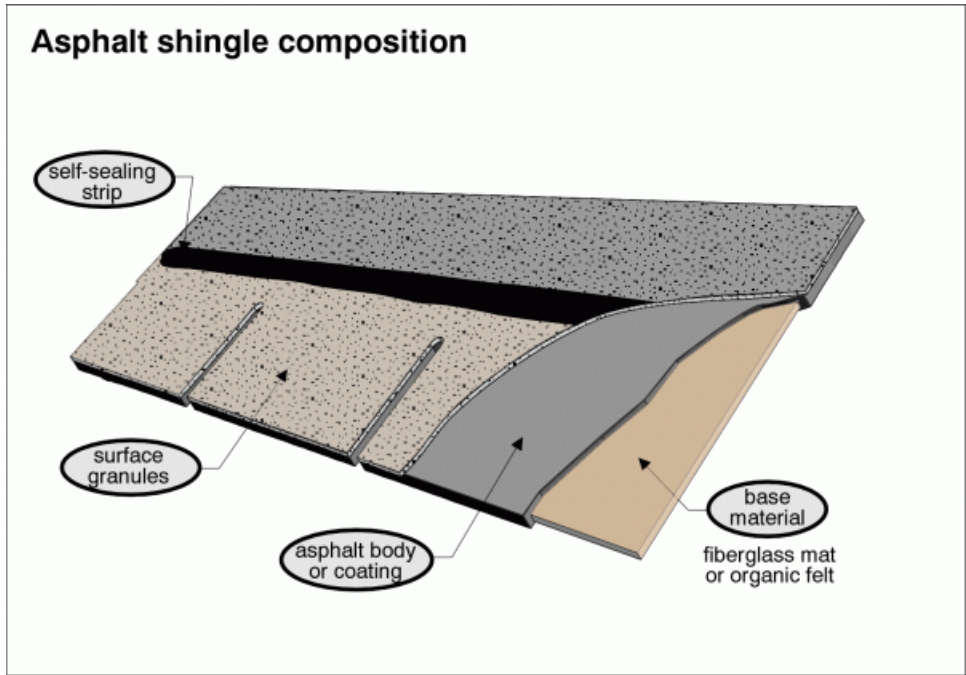
12128 Ostermeyer Road, Galveston, TX November 15, 2022

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SUMMARY	<b>ROOFING</b>	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## Asphalt shingle composition



2. Aging

2. Condition: • [Missing, loose or torn](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Middle Roof



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SUMMARY

**ROOFING**

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3. Missing, loose or torn

## SLOPED ROOF FLASHINGS \ Drip edge flashings

3. Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear Roof



4. Leak

## FLAT ROOFING \ Metal

4. Condition: • [Rust](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Left Side Roof

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5. *Rust*

5. **Condition:** • [Damage, punctures, tears, bent metal](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Left Side Roof



6. *Damage, punctures, tears, bent metal*

# EXTERIOR

12128 Ostermeyer Road, Galveston, TX November 15, 2022

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

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INTERIOR

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## Description

## Limitations

### Inspection limited/prevented by:

- Inaccessible wall



7. Inaccessible wall

## Recommendations

### **RECOMMENDATIONS \ Overview**

**6. Condition:** • Key Note: it appears that the porch and decks do not appear to be constructed to current building standards and may constitute a safety hazard in the new future.

Key Note: Several areas of the exterior wall appear to be water damaged and rotted throughout. Water penetration appears to be taking place in multiple areas around the wall flashing and it is recommended to conduct repairs prior to close.

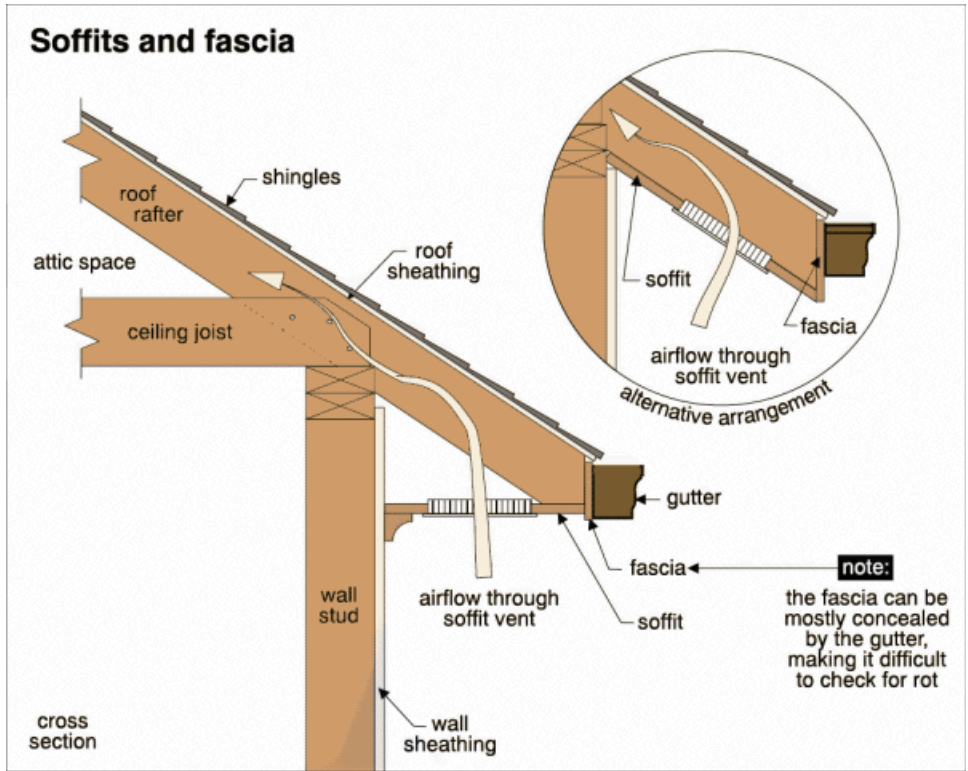
### **WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**7. Condition:** • [Vents - ineffective / missing](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Material deterioration

**Location:** Throughout Exterior Roof

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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8. Vents - ineffective / missing

**WALLS \ Trim**

8. Condition: • [Loose](#)

# EXTERIOR

12128 Ostermeyer Road, Galveston, TX November 15, 2022

Report No. 1575

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

ROOFING

**EXTERIOR**

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**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Throughout Exterior

## WALLS \ Flashings and caulking

**9. Condition:** • [Flashings incomplete or ineffective](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Throughout Exterior



**9.** *Flashings incomplete or ineffective*

## WALLS \ Wood siding

**10. Condition:** • [Cracked, split or broken](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Various Throughout Exterior Wall

**11. Condition:** • [Paint or stain - needed](#)

**Implication(s):** Shortened life expectancy of material

**Location:** Throughout Exterior Wall



**10.** *Paint or stain - needed*

**12. Condition:** • [Rot or insect damage](#)

Severe Damage on Rear and Right Side Exterior Wall

**Implication(s):** Chance of water damage to structure, finishes and contents | Material deterioration

**Location:** Throughout Rear and Right Side Exterior Wall

# EXTERIOR

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SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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11. Rot or insect damage

## EXTERIOR GLASS/WINDOWS \ Storms and screens

13. Condition: • [Missing](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Various



12. Missing

## DOORS \ Doors and frames

14. Condition: • [Damage](#)

Implication(s): Chance of damage to finishes and structure | Poor security

Location: Front Left Side Second Floor Porch

# EXTERIOR

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SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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13. Damage

## DOORS \ Exterior trim

15. Condition: • [Rot or insect damage](#)

Implication(s): Chance of damage to finishes and structure | Material deterioration

Location: Front Left Side Second Floor Porch



14. Rot or insect damage

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

16. Condition: • Poorly built

Implication(s): Weakened structure

Location: Front Exterior Deck

# EXTERIOR

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SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



15. *Poorly built*

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

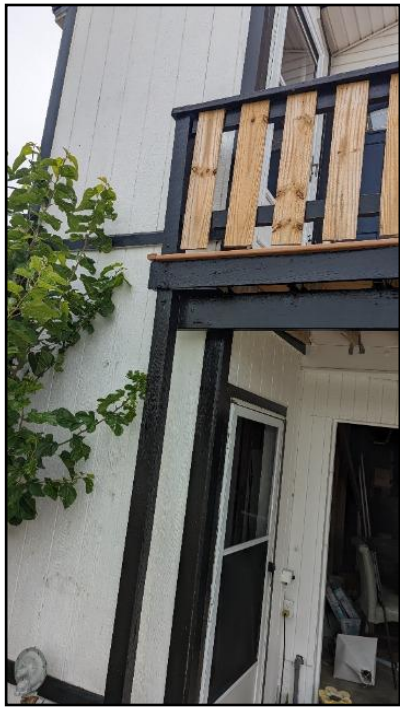
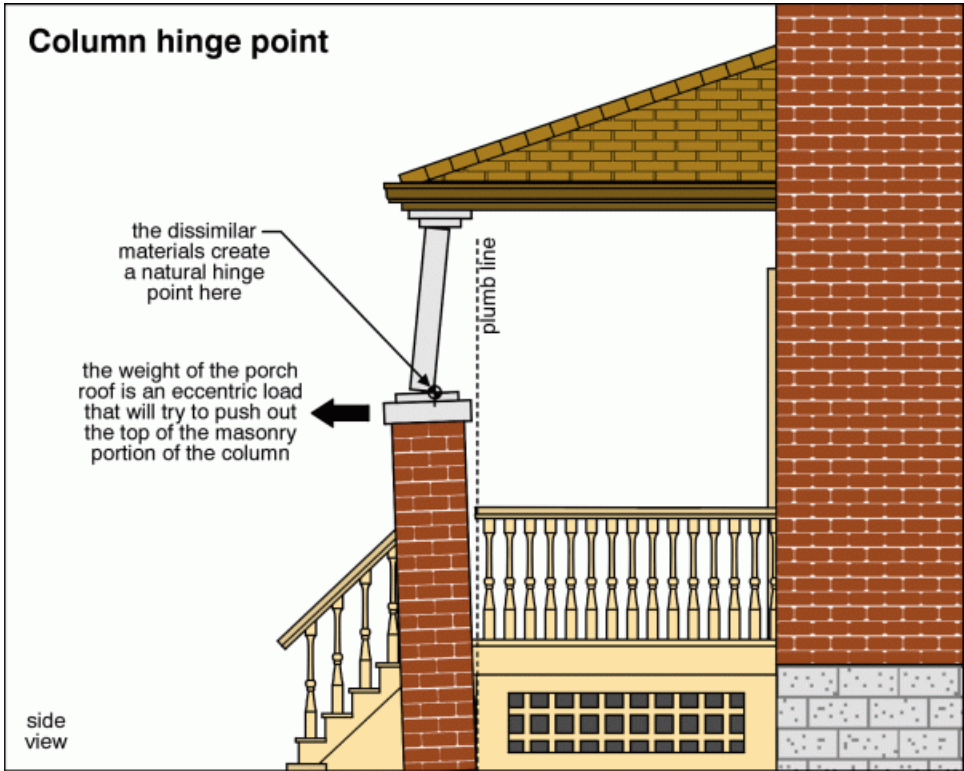
17. Condition: • [Leaning](#)

Implication(s): Weakened structure | Chance of movement

Location: Various Front Deck



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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16. Leaning

18. Condition: • [Wood/soil contact](#)

# EXTERIOR

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**Implication(s):** Weakened structure | Chance of movement | Rot | Insect damage

**Location:** Various Rear Deck



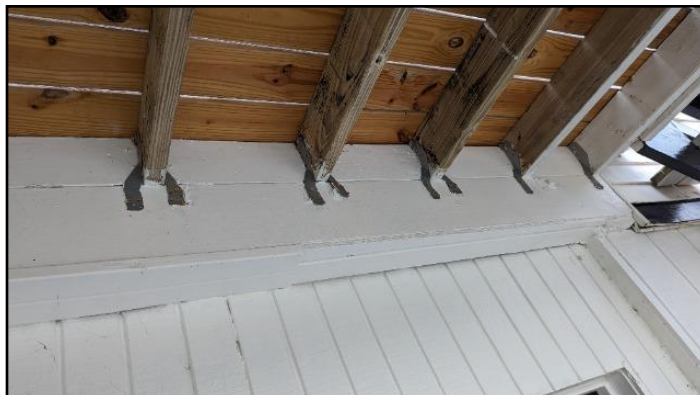
17. Wood/soil contact

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

19. Condition: • [Fastener problems](#)

**Implication(s):** Weakened structure | Chance of movement

**Location:** Various Deck



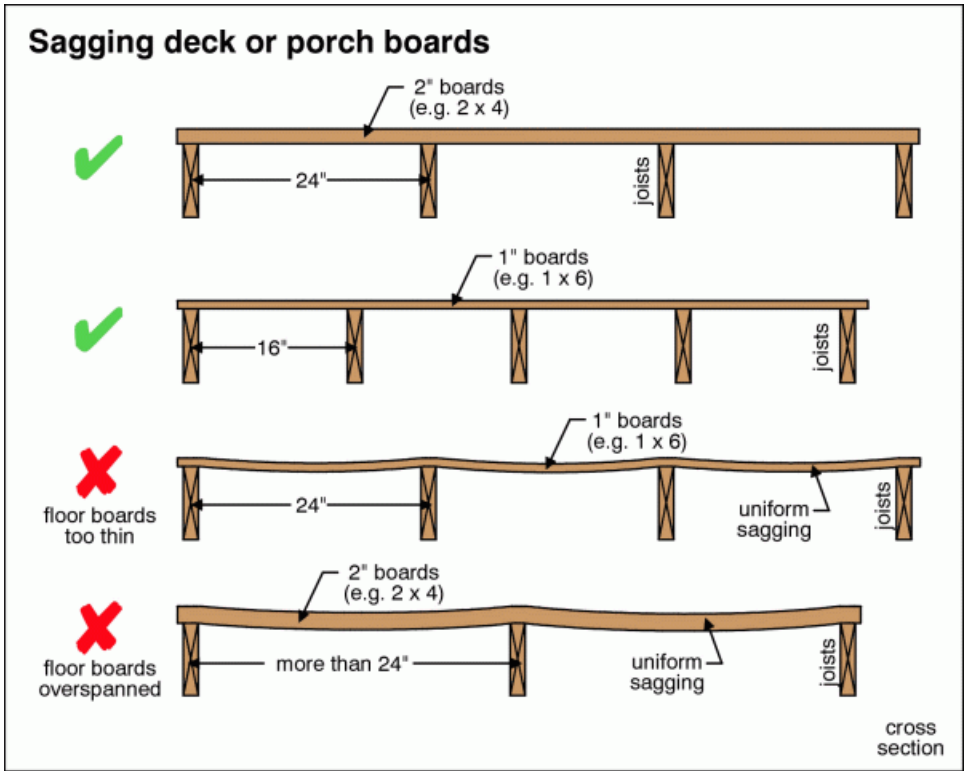
18. Fastener problems

## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

20. Condition: • [Sag](#)

**Implication(s):** Weakened structure | Chance of movement

**Location:** Various Rear Second Floor Deck



19. Sag

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

21. Condition: • [Steps slope](#)

# EXTERIOR

12128 Ostermeyer Road, Galveston, TX November 15, 2022

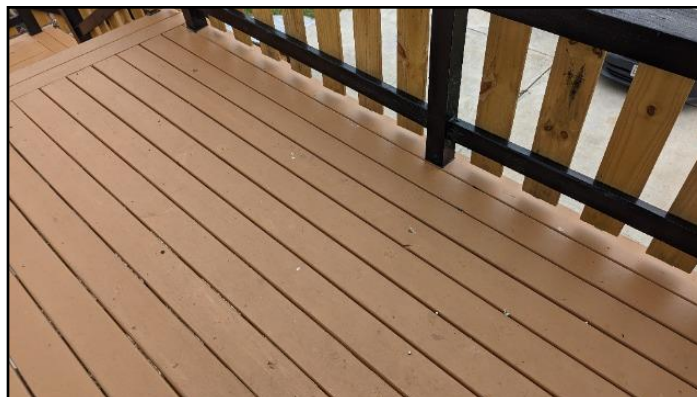
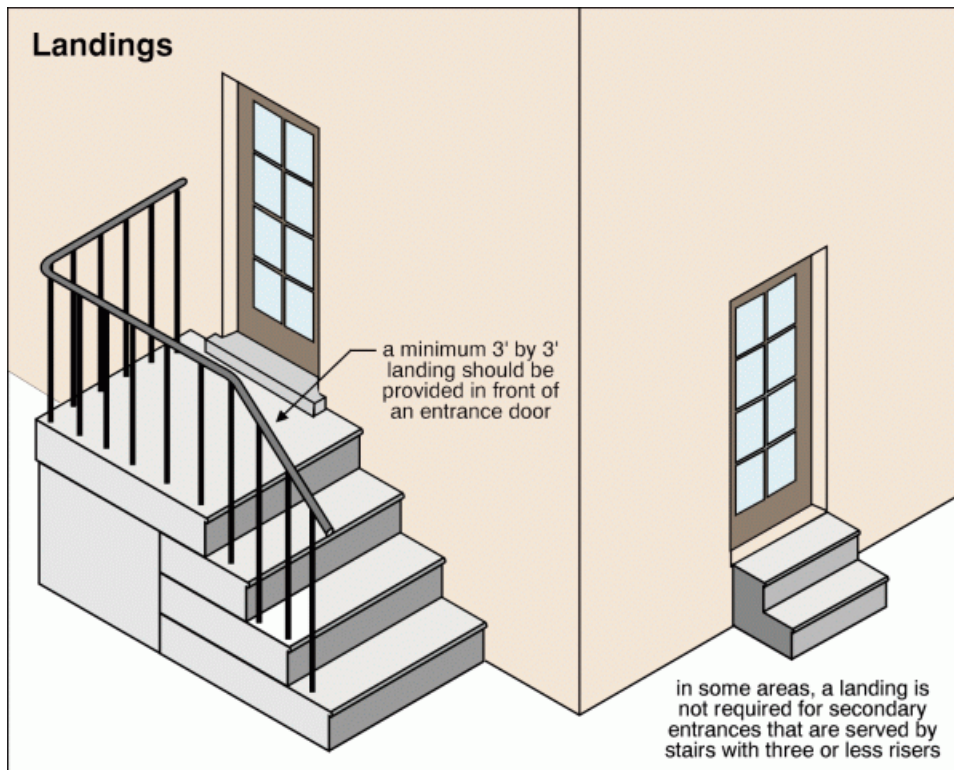
Report No. 1575

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SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Implication(s):** Trip or fall hazard

**Location:** Front Second Floor Deck



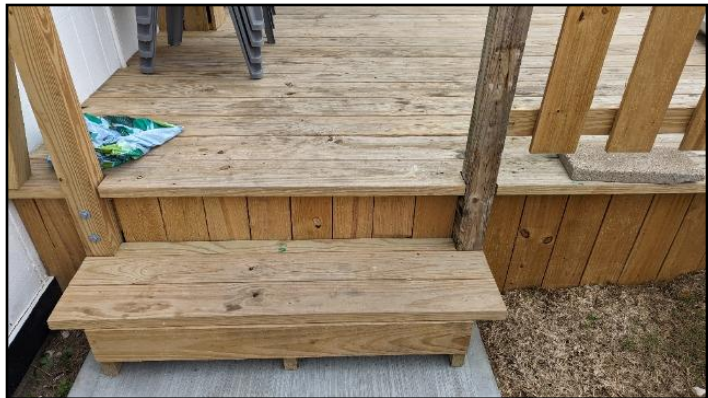
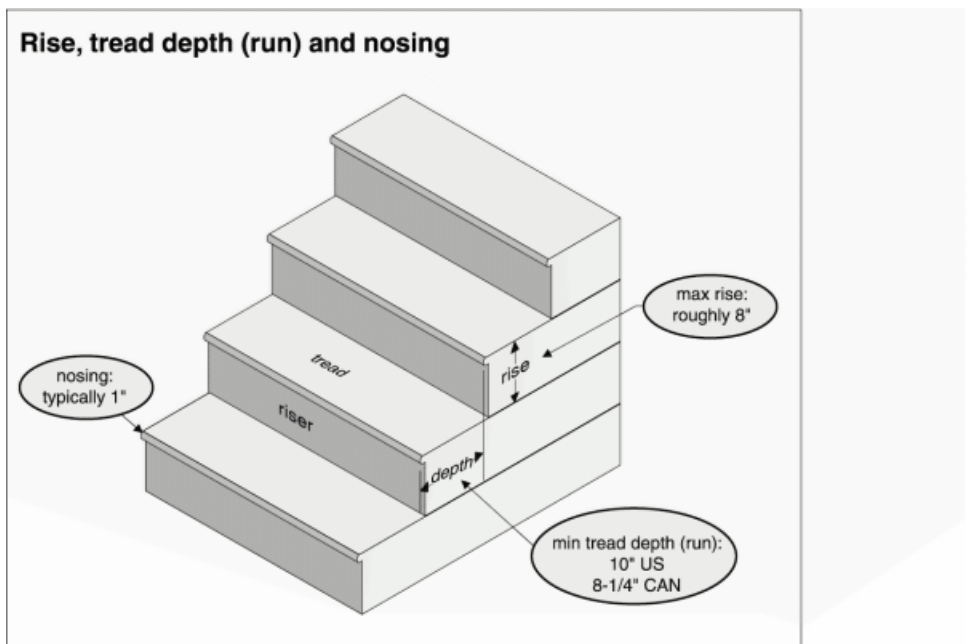
20. Steps slope

**22. Condition:** • [Stair rise too big or not uniform](#)

**Implication(s):** Trip or fall hazard

**Location:** Rear Right Deck

SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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21. Stair rise too big or not uniform

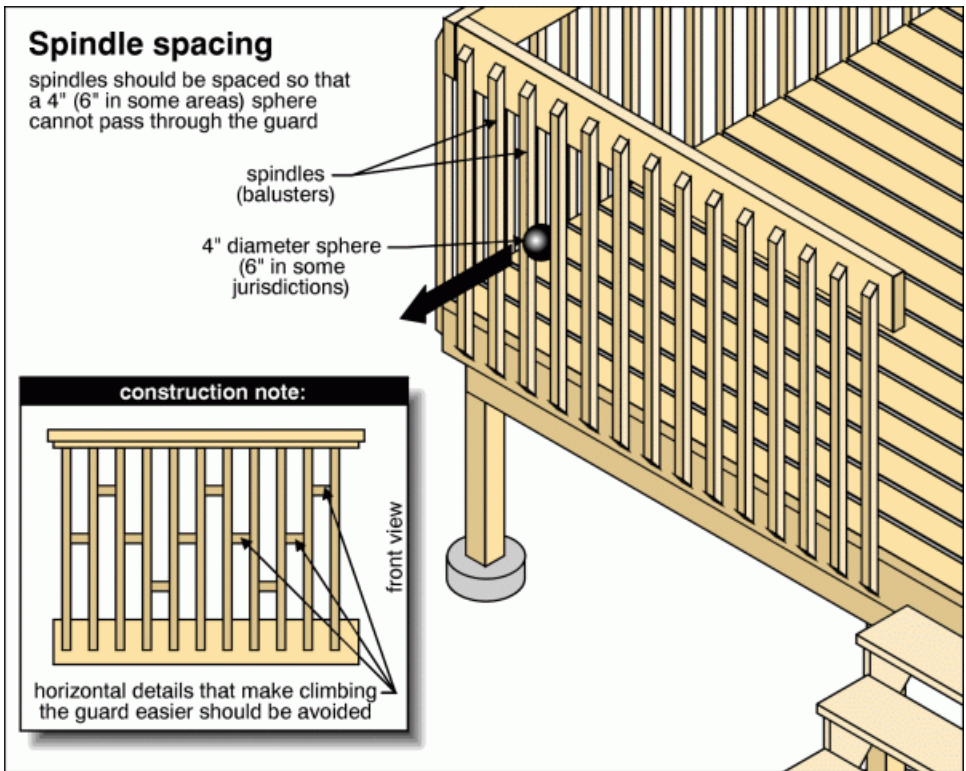
## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**

23. Condition: • [Openings between spindles \(balusters\) too large](#)

Implication(s): Fall hazard

Location: Throughout Rear Exterior Staircase

- SUMMARY
  - ROOFING
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22. Openings between spindles (balusters) too...

**LANDSCAPING \ General notes**

24. Condition: • [Disturbed ground](#)

Implication(s): Loss of proper slope for drainage

Location: Left Side Exterior Wall

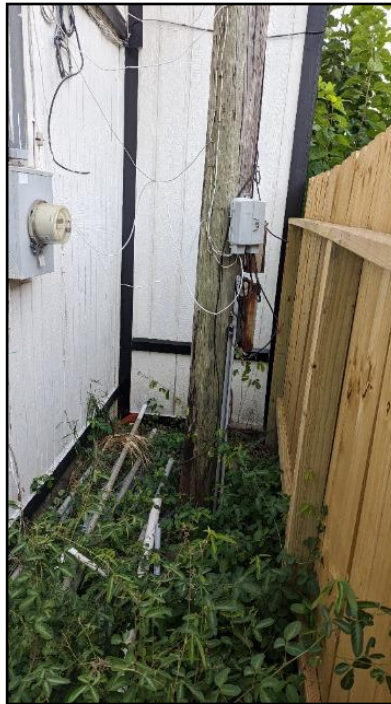
# EXTERIOR

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SUMMARY	ROOFING	<b>EXTERIOR</b>	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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23. Disturbed ground

## GARAGE \ Door into garage from living space (man-door)

25. Condition: • [Door not tight-fitting and weatherstripped](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Left Side Exterior Wall



24. Door not tight-fitting and weatherstripped

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Description

**Type of Foundation(s):** • Slab-on-grade • Pier and beam

**Foundation Performance Opinion:** • Further evaluation by a specialist is recommended

**Roof Structures and Attics Viewed From:** • The attic

## Recommendations

### RECOMMENDATIONS \ Overview

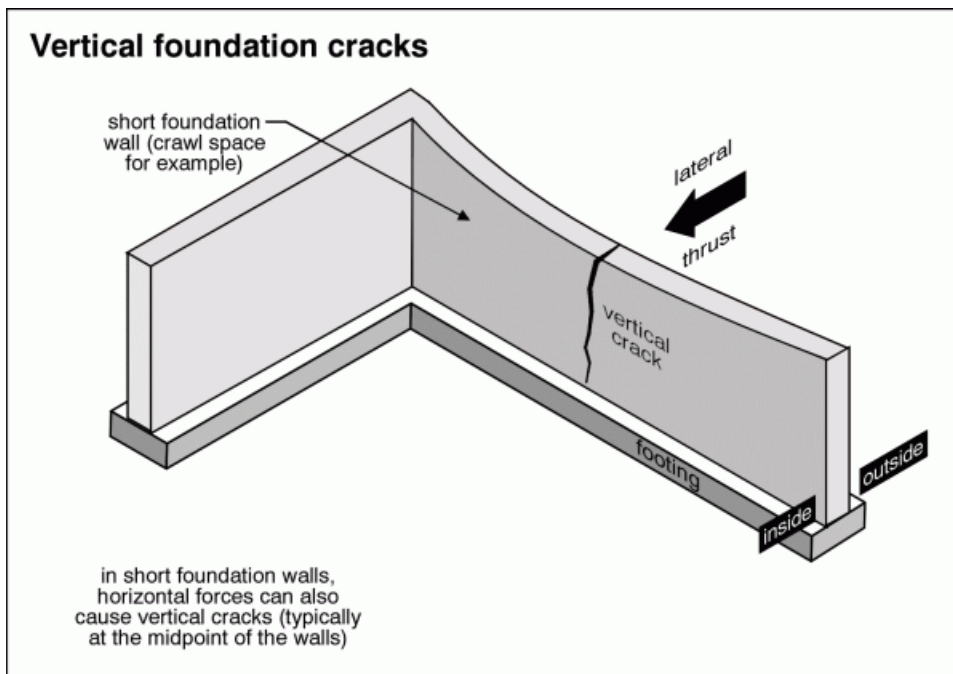
**26. Condition:** • Key Note: Some beams and columns appear to be sagging and shifting. The foundation is indicated to be moved by wavy floors, self-closing doors, racked doors, bowing walls, etc. Some footings appear to be cracked. Further evaluation of the foundation is recommended by a structural engineer prior to close.

### FOUNDATIONS \ General notes

**27. Condition:** • [Cracked](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure

**Location:** Right Side Exterior





SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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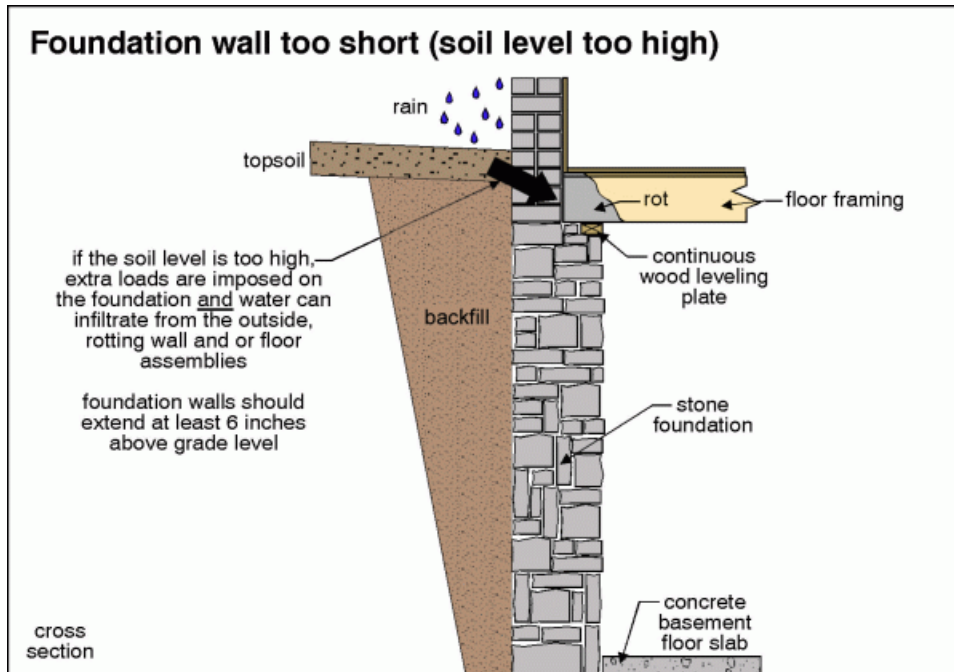
25. Cracked

## FLOORS \ Sills

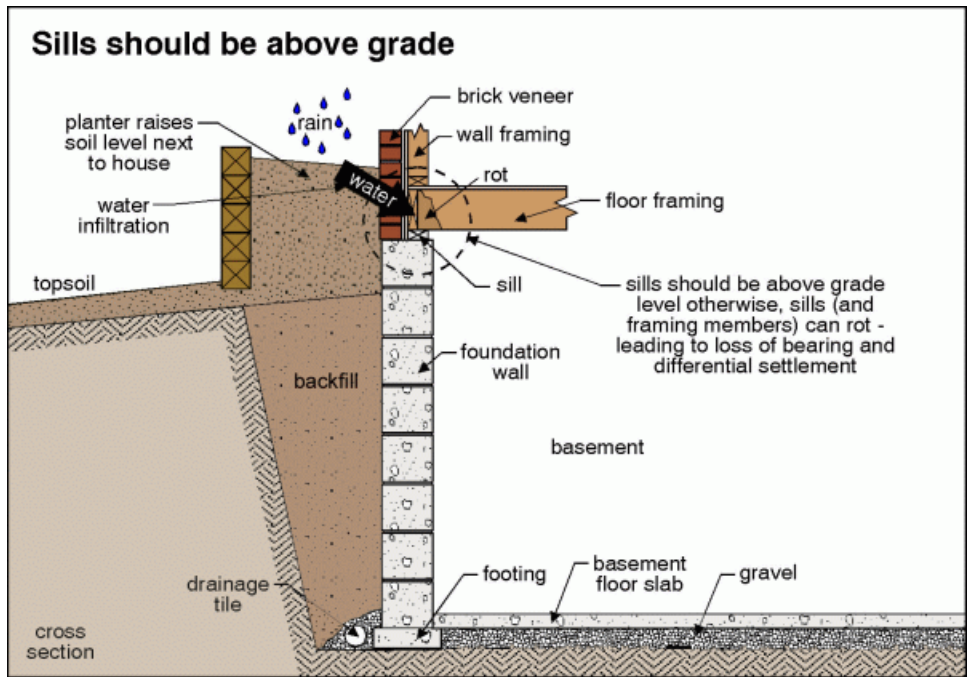
28. Condition: • [At or below grade level](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Throughout First Floor



SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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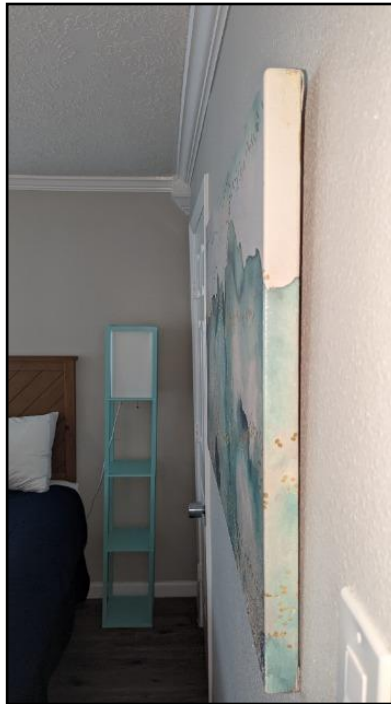


26. At or below grade level

**WALLS \ Wood frame walls**

29. Condition: • [Leaning, bowing, buckling](#)  
Implication(s): Chance of structural movement  
Location: Front Right Side Master Bedroom

SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



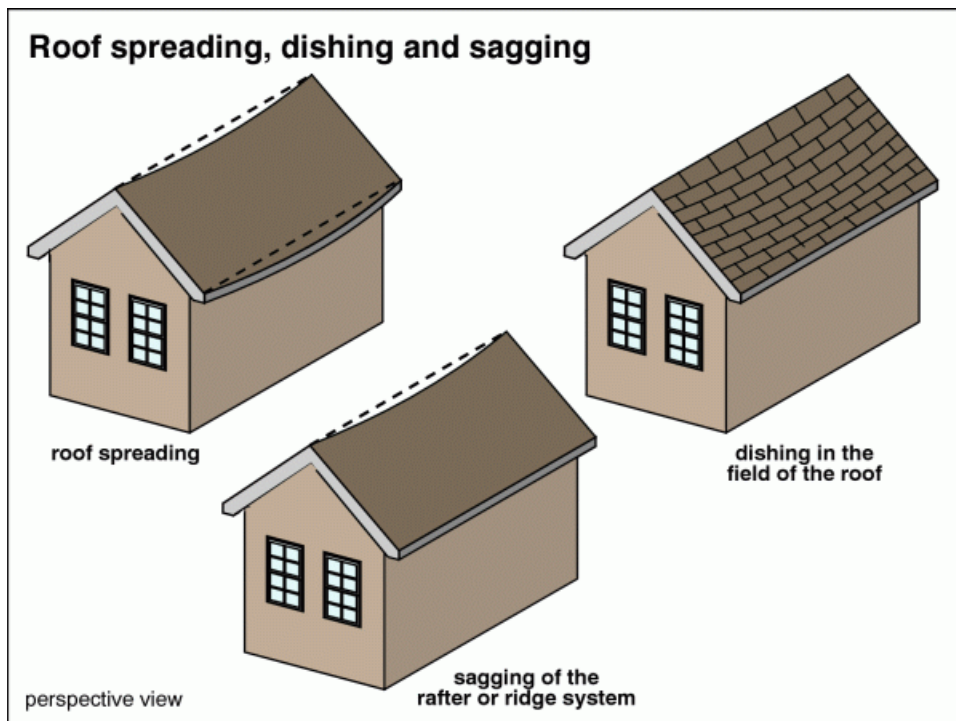
27. Leaning, bowing, buckling

## ROOF FRAMING \ Rafters/trusses

30. Condition: • [Ridge sagging](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Middle Roof



SUMMARY	ROOFING	EXTERIOR	<b>STRUCTURE</b>	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



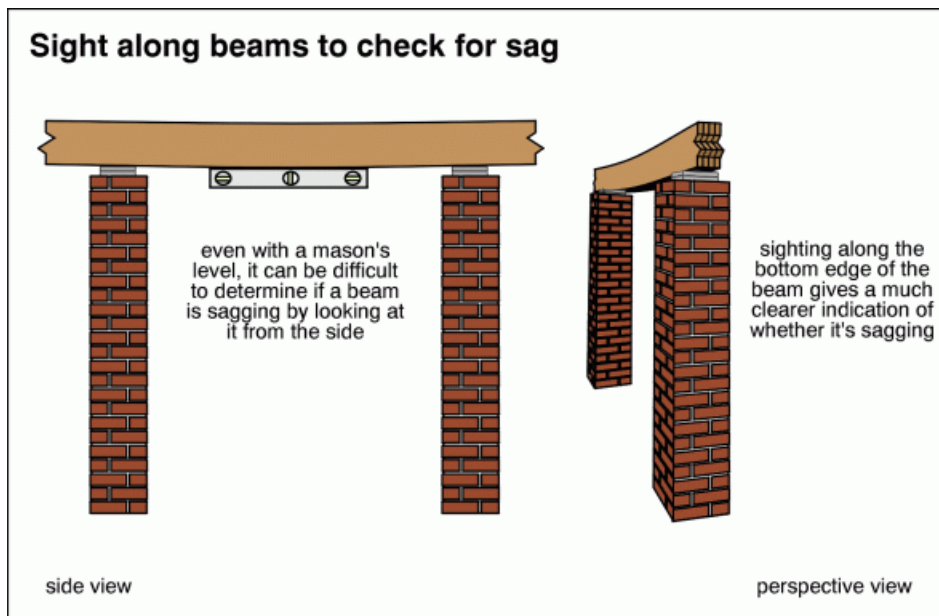
28. Ridge sagging

## ROOF FRAMING \ Beams/Girders (roof/attic)

31. Condition: • [Sag](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Middle Living Room



# STRUCTURE

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SUMMARY

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29. Sag

- SUMMARY
  - ROOFING
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  - ELECTRICAL**
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR
- APPENDIX
  - REFERENCE

**Description**

**Type of Wiring:** • [Copper - non-metallic sheathed](#)

**Service size:**

- [200 Amps \(240 Volts\)](#)



30. 200 Amps (240 Volts)

**Main disconnect/service box type and location:**

- [Breakers - garage](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



31. Breakers - garage

## Limitations

**Inspection limited/prevented by:**

- Restricted access  
Painted Shut in Laundry Area



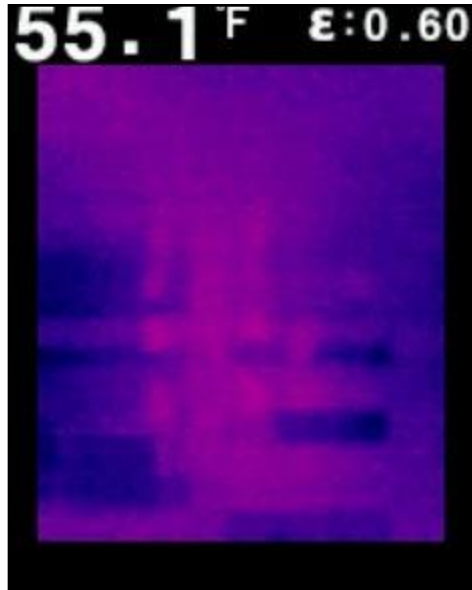
32. Restricted access

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## Recommendations

### RECOMMENDATIONS \ General

**32. Condition:** • Thermal observations of electrical panels did not indicate any overheating breakers at the time of the inspection.



**33. Sub Panel Laundry Room**

### RECOMMENDATIONS \ Overview

**33. Condition:** • Key Note: Sub Panel within the laundry room appears to be painted shut with multiple openings that could lead to a safety shock or fire hazard. Multiple indoor wiring has been installed along the exterior for outdoor wiring without proper conduit or safety prevention. Electrical overprotection devices appear to be inoperable in multiple wet areas. Multiple missing junction boxes throughout. Ungrounded outlets were also noted throughout the home and may need to be upgraded in the near future.

### SERVICE BOX, GROUNDING AND PANEL \ Service box

**34. Condition:** • [Inappropriate mounting surface](#)

**Implication(s):** Fire hazard

**Location:** Left Side Garage

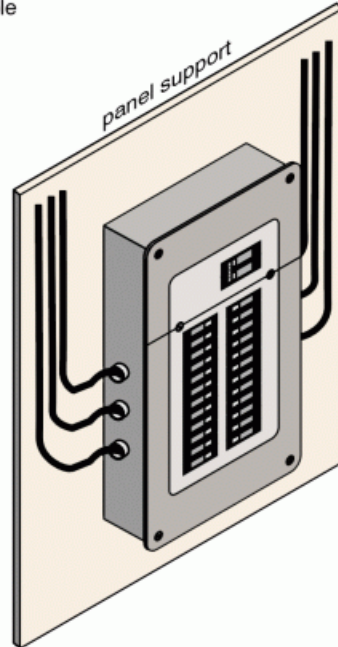


SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## Panel mounting

in many jurisdictions, the panel support (or back-up) must be a non-combustible material such as drywall

plywood or wood planking were commonly used for panel support in older installations



34. Inappropriate mounting surface

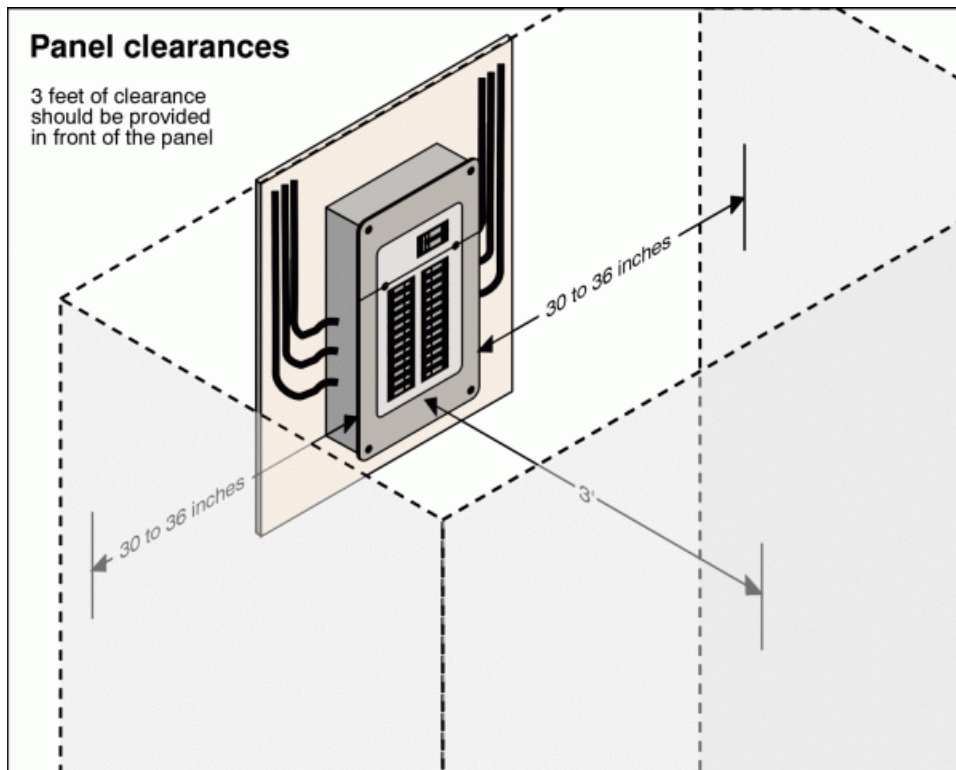
## SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

35. Condition: • [Poor access](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

**Implication(s):** Difficult to service

**Location:** Laundry Area

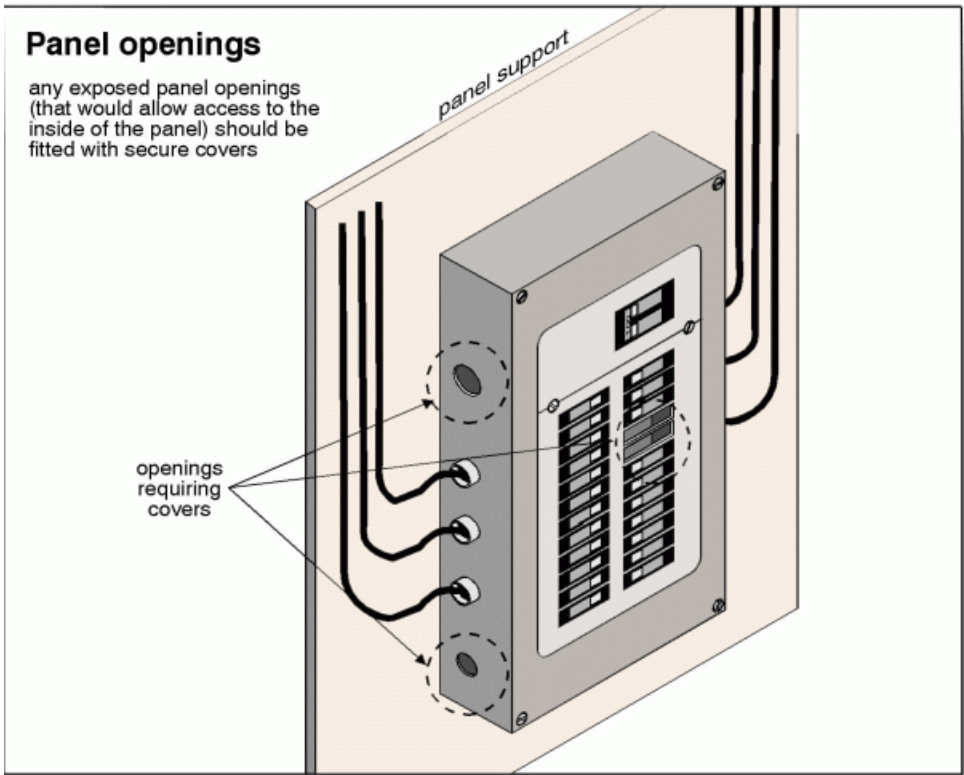


35. Poor access

**36. Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Laundry Area



36. Openings in panel

37. Condition: • [No Arc Fault Circuit Interrupter \(AFCI\)](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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**Implication(s):** Fire hazard

**Location:** Throughout

### SERVICE BOX, GROUNDING AND PANEL \ Panel wires

**38. Condition:** • White wires connected to breakers not identified as hot/live/ungrounded

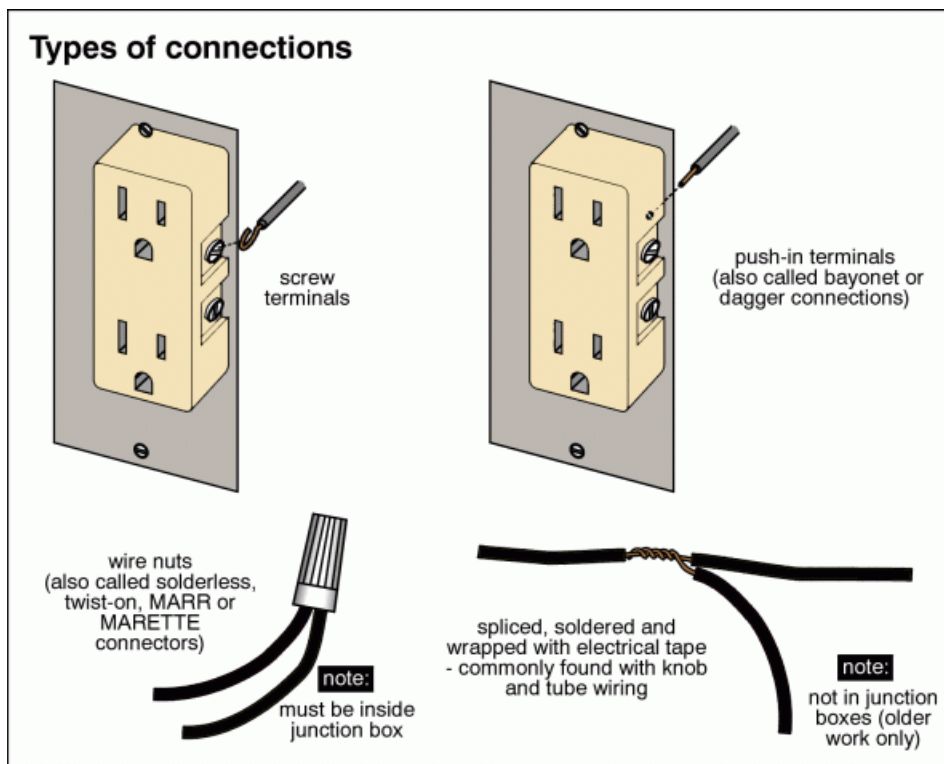
**Location:** Left Side Garage

### DISTRIBUTION SYSTEM \ Wiring (wires) - installation

**39. Condition:** • [Loose connections](#)

**Implication(s):** Electric shock | Fire hazard | Interruption of electrical service

**Location:** Various Throughout Garage



**37. Loose connections**

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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## **DISTRIBUTION SYSTEM \ Outdoor wiring (wires)**

**40. Condition:** • [Indoor wire used outdoors](#)

**Implication(s):** Shortened life expectancy of material | Electric shock

**Location:** Various Throughout



**38.** *Indoor wire used outdoors*

**41. Condition:** • [Not suitable for use](#)

**Implication(s):** Shortened life expectancy of material | Electric shock

**Location:** Various Throughout Exterior

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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39. *Not suitable for use*

42. **Condition:** • [Wires too close to grade](#)

**Implication(s):** Damage to wire | Electric shock

**Location:** Various Throughout Exterior



40. *Wires too close to grade*

**DISTRIBUTION SYSTEM \ Junction boxes**

43. **Condition:** • [Cover loose or missing](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Various Garage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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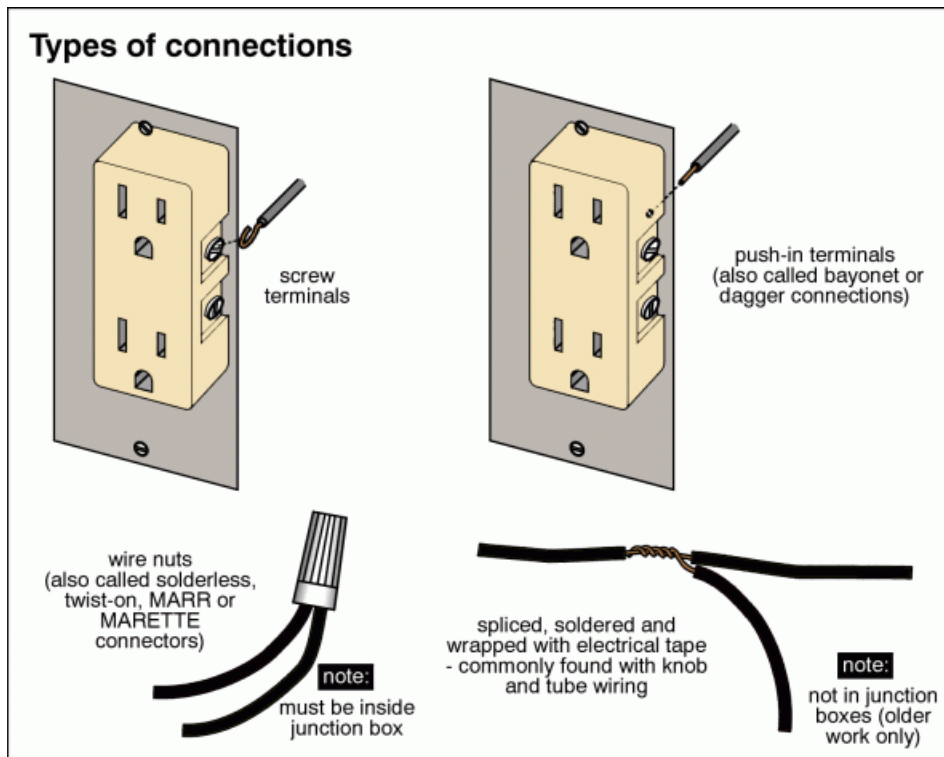


41. Cover loose or missing

44. Condition: • [Missing](#)

Implication(s): Electric shock | Fire hazard

Location: Various Middle Garage



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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42. Missing

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

45. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various Throughout



43. Ungrounded



**46. Condition:** • [Ground needed for 3-slot outlet](#)

**Implication(s):** Electric shock

**Location:** Throughout



*44. Ground needed for 3-slot outlet*

**47. Condition:** • Not suitable for outdoor (exterior) use

Wrong Type - Bubble Covers Needed

**Implication(s):** Shock hazard or interruption of electrical service

**Location:** Various Throughout



*45. Not suitable for outdoor (exterior) use*

**48. Condition:** • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Various Throughout

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	<b>ELECTRICAL</b>	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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46. Test faulty on GFCI/GFI (Ground Fault...

### DISTRIBUTION SYSTEM \ Cover plates

49. Condition: • [Missing](#)

Implication(s): Electric shock

Location: Middle Second Floor Kitchen



47. Missing



48. Missing

# HEATING

12128 Ostermeyer Road, Galveston, TX November 15, 2022

Report No. 1575

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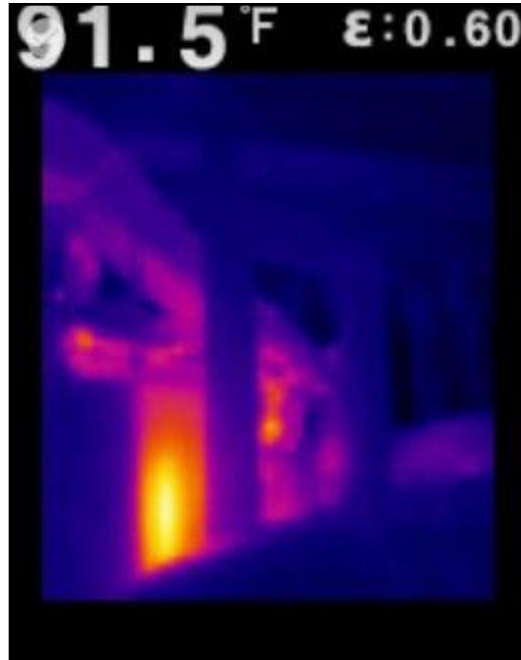
- SUMMARY
  - ROOFING
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  - COOLING
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  - PLUMBING
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## Description

Type of Systems: • [Furnace](#)

Energy Sources:

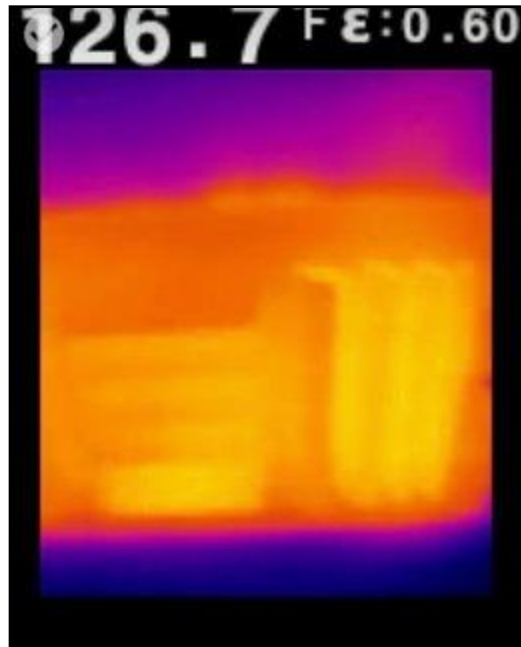
- [Gas](#)



49. Gas

Supply temperature:

- 125°



50. 125°

# HEATING

12128 Ostermeyer Road, Galveston, TX November 15, 2022

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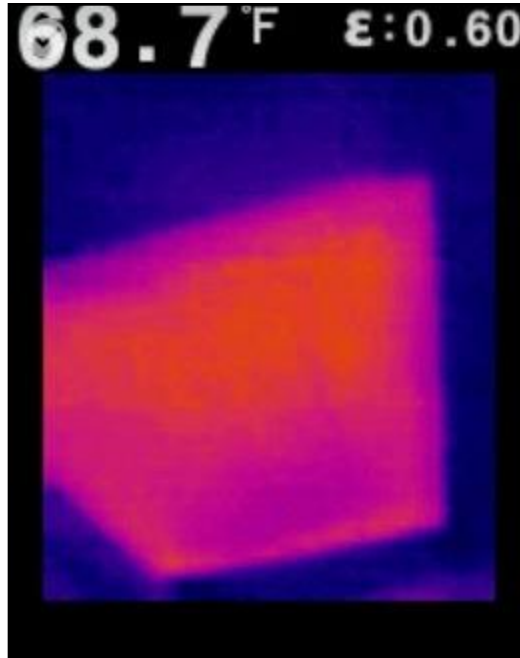
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- SUMMARY
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- Rounded to nearest 5 degrees

**Return temperature:**

- 70°



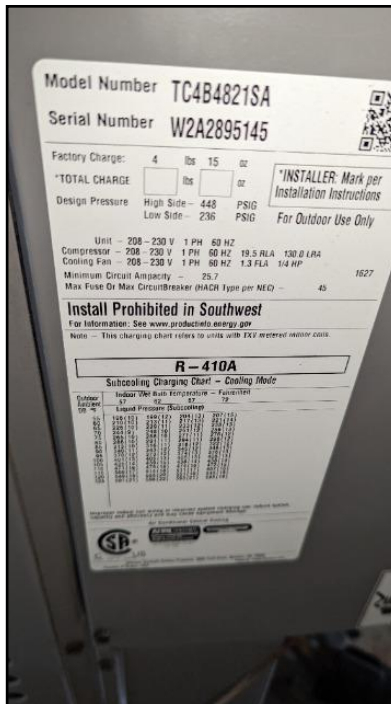
51. 70°

- Rounded to nearest 5 degrees

- SUMMARY
  - ROOFING
  - EXTERIOR
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  - INSULATION
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## Description

- Type of Systems:** • Central air
- Air conditioning type:** • Central
- Cooling capacity:**
  - [4 Tons](#)



52. 4 Tons

- Compressor type:** • Electric
- Typical life expectancy:** • 10 to 15 years
- Failure probability:** • [Low](#)
- Refrigerant type:** • R-410A
- Condensate system:** • Discharges to exterior

## Limitations

- Inspection limited/prevented by:** • Low outdoor temperature

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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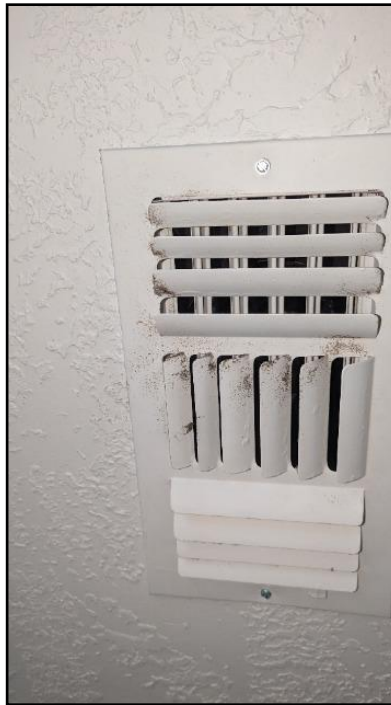
## Recommendations

### AIR CONDITIONING \ Ducts, registers and grilles

50. Condition: • [Dirty](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: Various



53. Dirty

51. Condition: • [Disconnected or leaking](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: First Floor Middle Bedroom

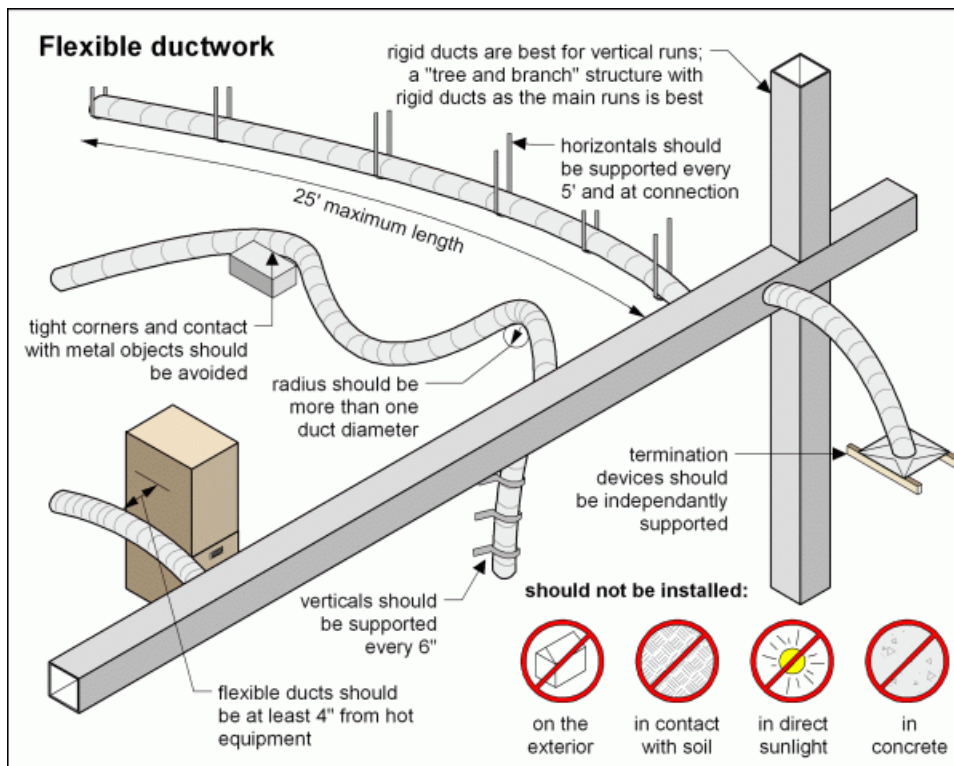


54. Disconnected or leaking

52. Condition: • [Poor support](#)

Implication(s): Increased cooling costs | Reduced comfort

Location: Throughout Attic



55. Poor support

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING**
  - INSULATION
  - PLUMBING
  - INTERIOR
- APPENDIX REFERENCE

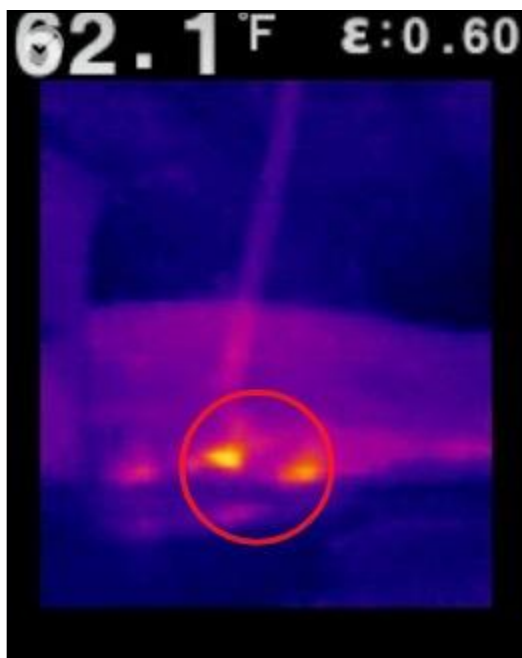
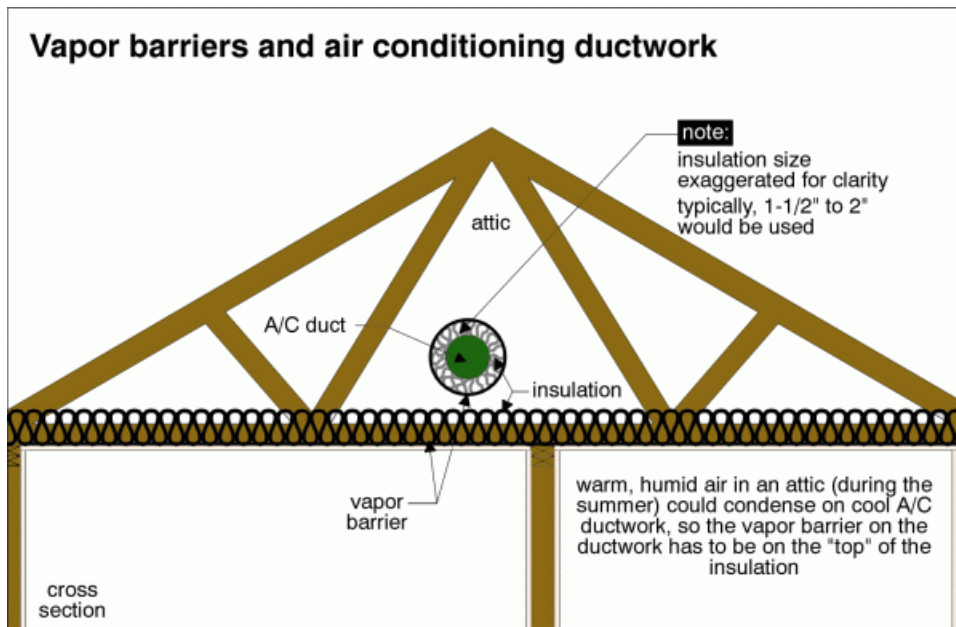
## AIR CONDITIONING \ Duct vapor barrier

### 53. Condition: • [Damage](#)

Thermal observation of vapor barrier did indicate some energy loss and possible damage to the middle front ducts.

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased cooling costs | Reduced comfort

**Location:** Left Middle Attic



56. Damage



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## Description

### Approximate Average Depth of Insulation:

- 8 inches



57. 8 inches

### Attic/roof insulation material:

- [Glass fiber](#)



58. Glass fiber

## Recommendations

### ATTIC/ROOF \ Insulation

**54. Condition:** • Animal/pest droppings in attic

**Implication(s):** Health hazard

**Location:** Kitchen & Cabinets

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



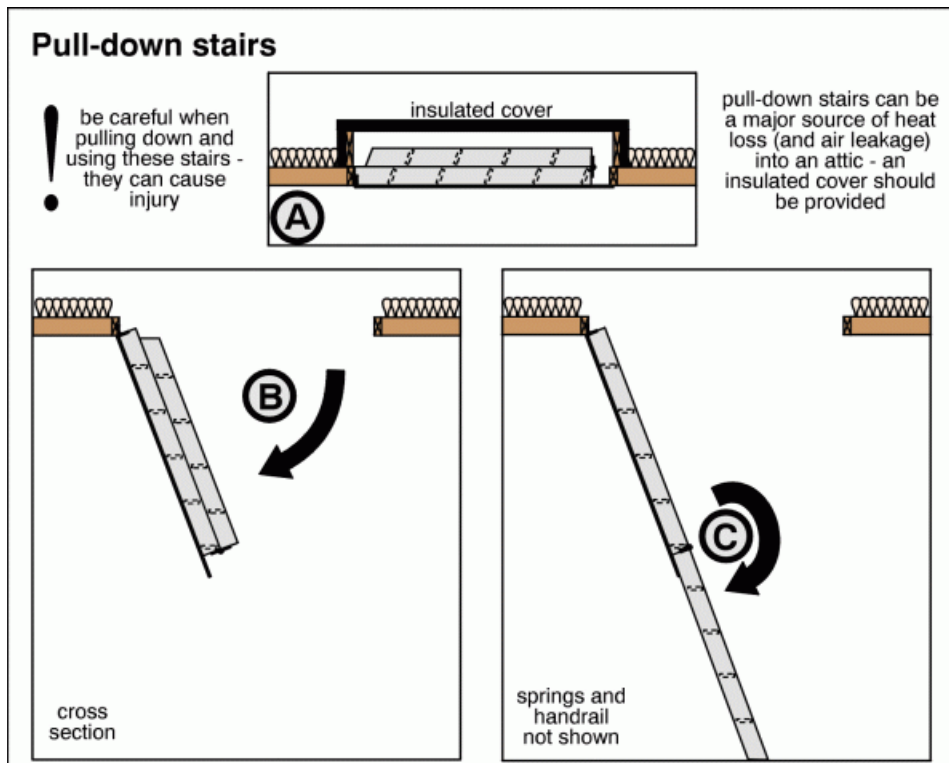
59. Animal/pest droppings in attic

## ATTIC/ROOF \ Pull-down stairs/ladder

55. Condition: • [Not insulated](#)

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Middle Hall



# INSULATION AND VENTILATION

12128 Ostermeyer Road, Galveston, TX November 15, 2022

Report No. 1575

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

ROOFING

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60. *Not insulated*

56. **Condition:** • [Not weatherstripped](#)

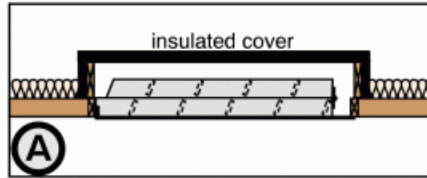
**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs | Reduced comfort

**Location:** Middle Hall

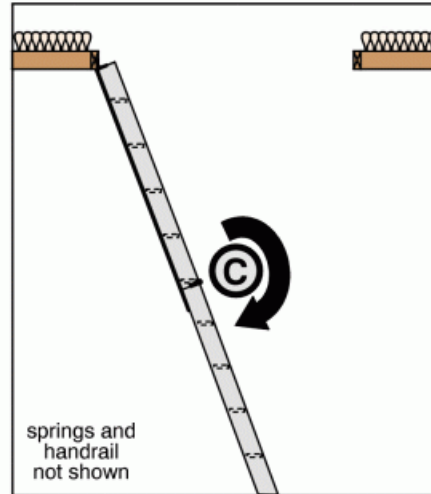
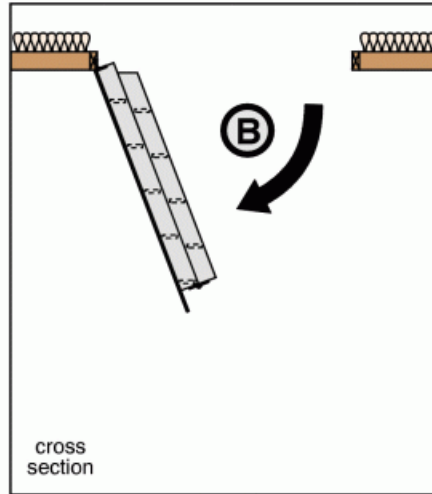
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	<b>INSULATION</b>	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

## Pull-down stairs

! be careful when pulling down and using these stairs - they can cause injury



pull-down stairs can be a major source of heat loss (and air leakage) into an attic - an insulated cover should be provided



61. Not weatherstripped

### VENTILATION \ General notes

57. Condition: • Attic ventilating suspect

# INSULATION AND VENTILATION

12128 Ostermeyer Road, Galveston, TX November 15, 2022

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SUMMARY

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Batts covering any possible soffit vents

**Location:** Attic

- SUMMARY
  - ROOFING
  - EXTERIOR
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  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
- APPENDIX
  - REFERENCE

## Description

**Location of water meter:** • Front near street

**Location of Main water supply valve:**

- Meter



62. Meter

**Static water pressure reading:**

- [55 psi](#)

- SUMMARY
  - ROOFING
  - EXTERIOR
  - STRUCTURE
  - ELECTRICAL
  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING**
  - INTERIOR
- APPENDIX
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63. 55 psi

Type of supply piping material: • CPVC • PVC • Galvanized steel

Type of drain piping material: • PVC plastic

Water Heating Energy Source: • [Gas](#)

Water Heating Capacity:

- [40 gallons](#)



64. 40 gallons

Location of gas meter:

- Exterior front

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
APPENDIX	REFERENCE								



65. Exterior front

Type of gas distribution piping material: • Steel

## Limitations

Items excluded from a building inspection:

- Pool



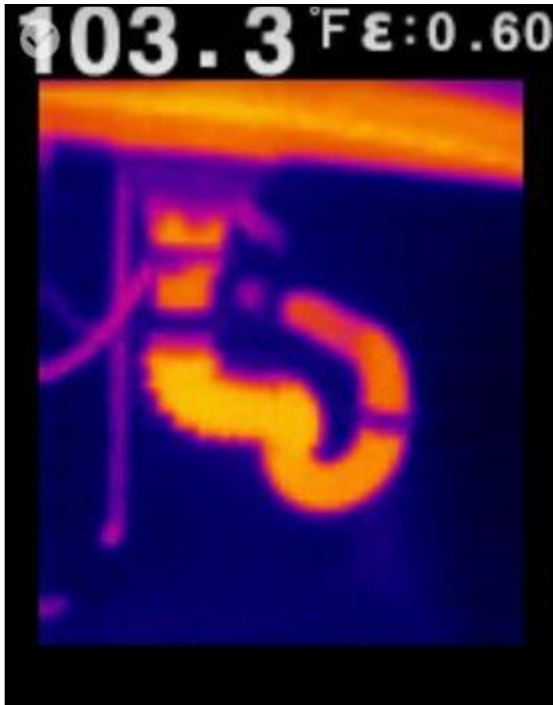
66. Pool



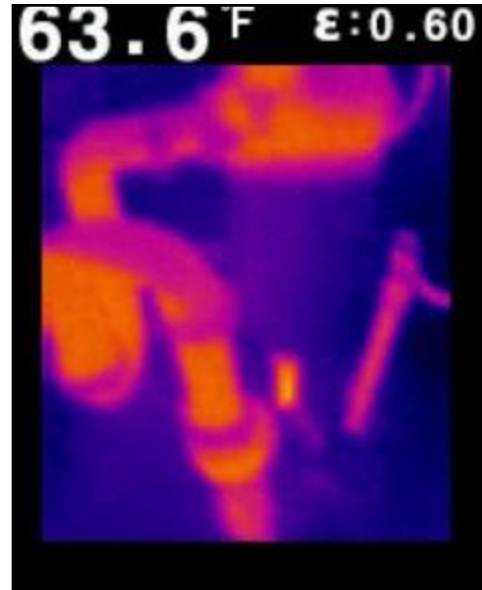
**Recommendations**

**RECOMMENDATIONS \ General**

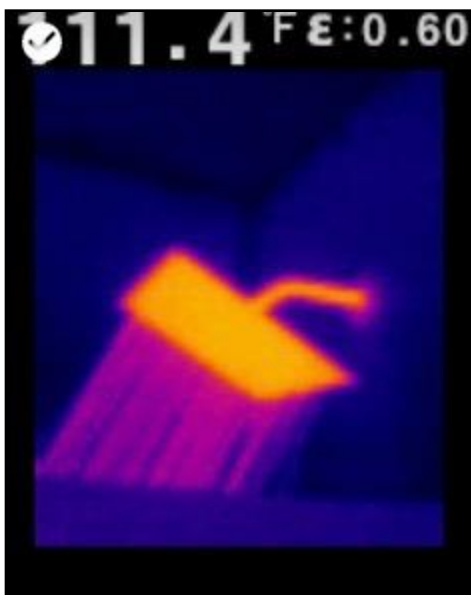
**58. Condition:** • Thermal observations of plumbing systems did not indicate any major plumbing leaks at the time of the inspection.



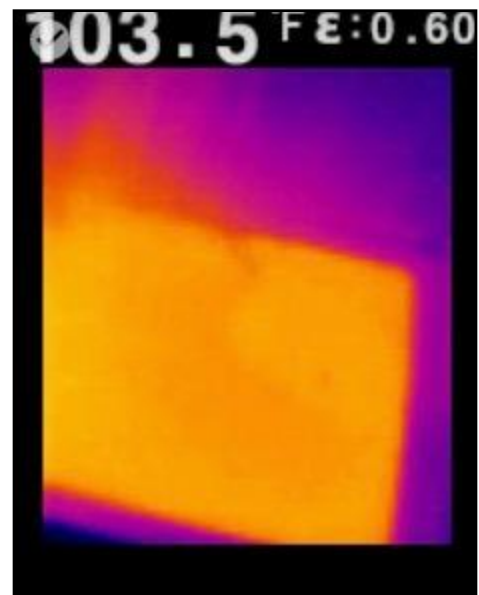
67. Master Bathroom Trap



68. Kitchen Trap



69. Hallway Bathroom Shower



70. Master Bathroom Shower

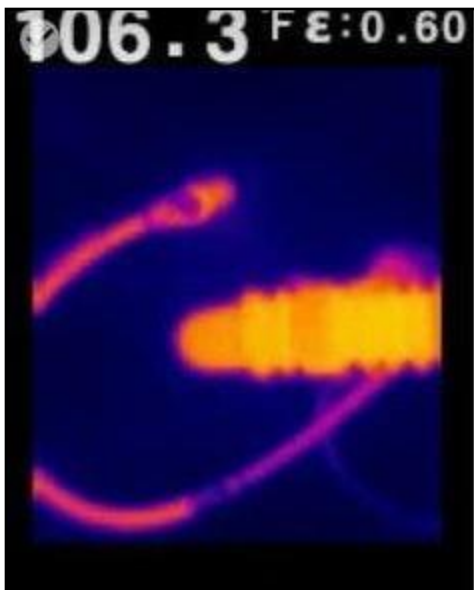
# PLUMBING

12128 Ostermeyer Road, Galveston, TX November 15, 2022

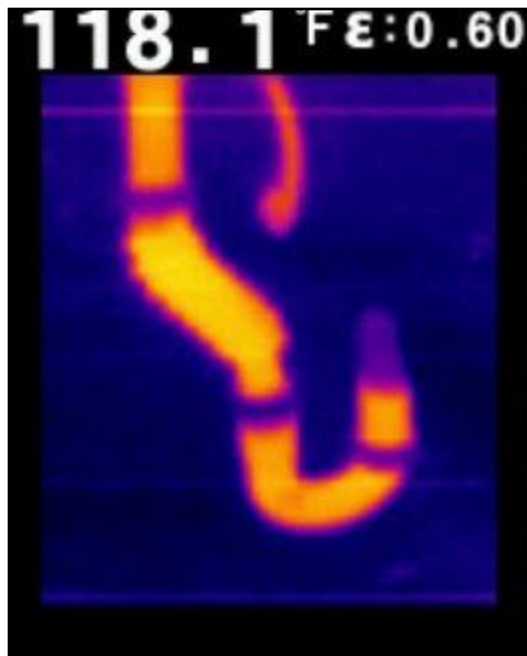
Report No. 1575

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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71. Hallway Bathroom Trap



72. First Floor Hallway Bathroom Trap

## RECOMMENDATIONS \ Overview

**59. Condition:** • Key Note: No visible vent stacks were noted for the plumbing systems. Sewer gas was noted in the first-floor rear hallway bathroom. Slow drains were also noted in variable locations on the second floor.

## GAS SUPPLY \ Gas piping

**60. Condition:** • [No drip leg \(sediment trap, dirt pocket\)](#)

**Implication(s):** Equipment not operating properly

**Location:** Laundry Area



73. No drip leg (sediment trap, dirt pocket)

### WATER HEATER \ Hot/cold piping

61. Condition: • PVC against inlets

Implication(s): Water Damage | Fire Damage

Location: Garage



74. PVC against inlets

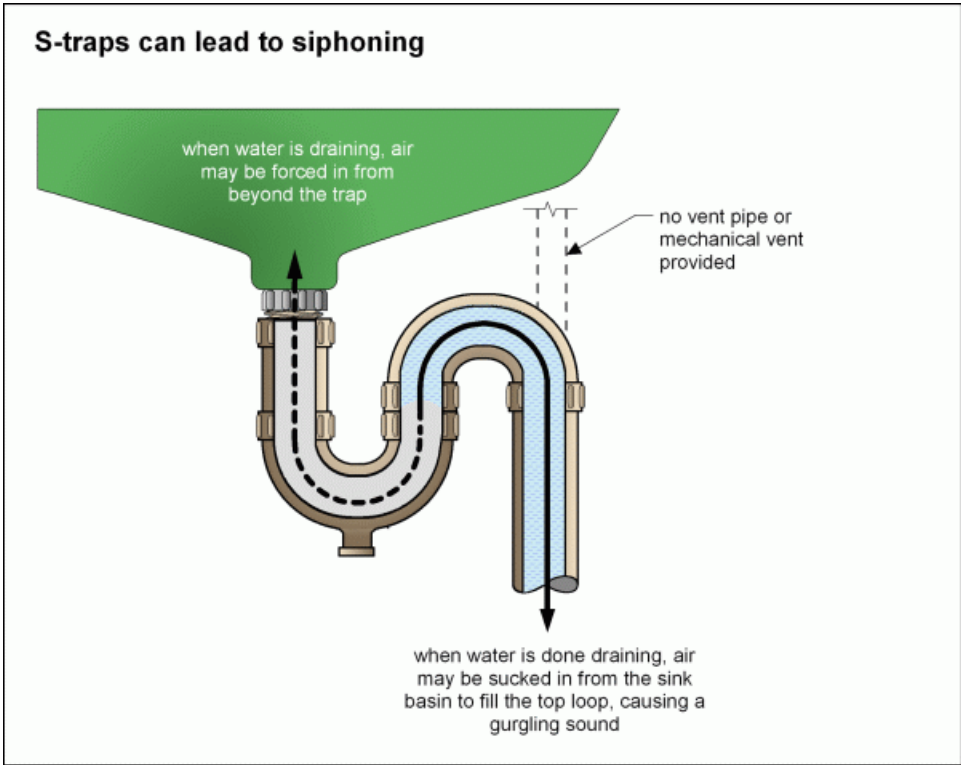
### WASTE PLUMBING \ Traps - installation

62. Condition: • [Nonstandard shape or material](#)

Implication(s): Reduced operability | Fixtures slow to drain

Location: Various Kitchen Bathroom

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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75. Nonstandard shape or material

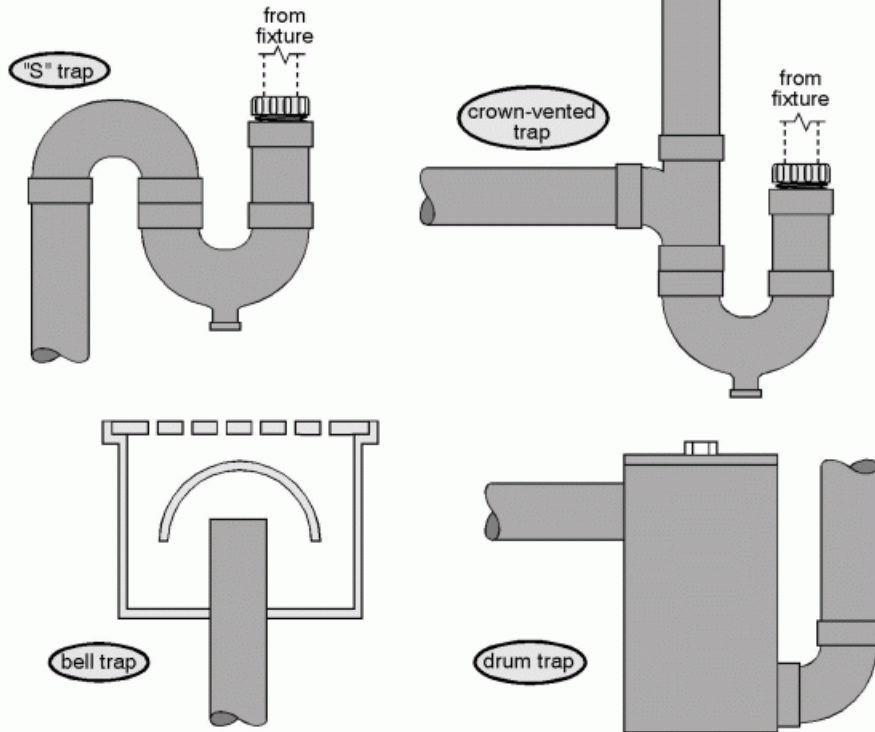
63. Condition: • [Wrong type](#)

Implication(s): Sewer gases entering the building

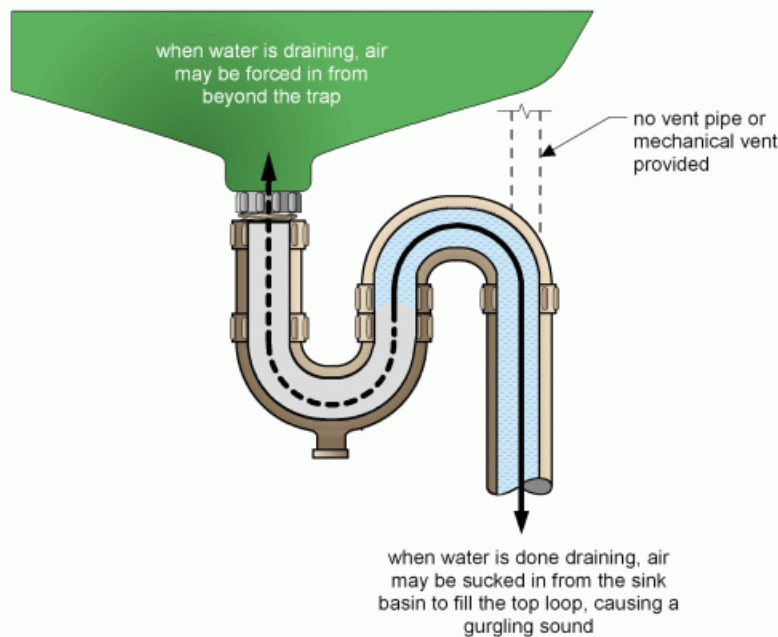
Location: Second Floor Kitchen

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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**Illegal traps**



**S-traps can lead to siphoning**



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
APPENDIX	REFERENCE								



76. Wrong type

### WASTE PLUMBING \ Venting system

64. Condition: • [Missing](#)

No Pipe Stacks Noted

Implication(s): Sewer gases entering the building

Location: Throughout Roof



77. Missing

### FIXTURES AND FAUCETS \ Faucet

65. Condition: • [Aerator - obstructed](#)

Implication(s): Reduced water pressure and volume

Location: Second Floor Master Bathroom



78. Aerator - obstructed

### **FIXTURES AND FAUCETS \ Basin, sink and laundry tub**

66. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Hallway Bathroom

67. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Second Floor Master Bathroom



79. Slow drains

68. Condition: • Drain stop ineffective

Implication(s): Nuisance | Reduced operability

Location: Second Floor Master Bathroom

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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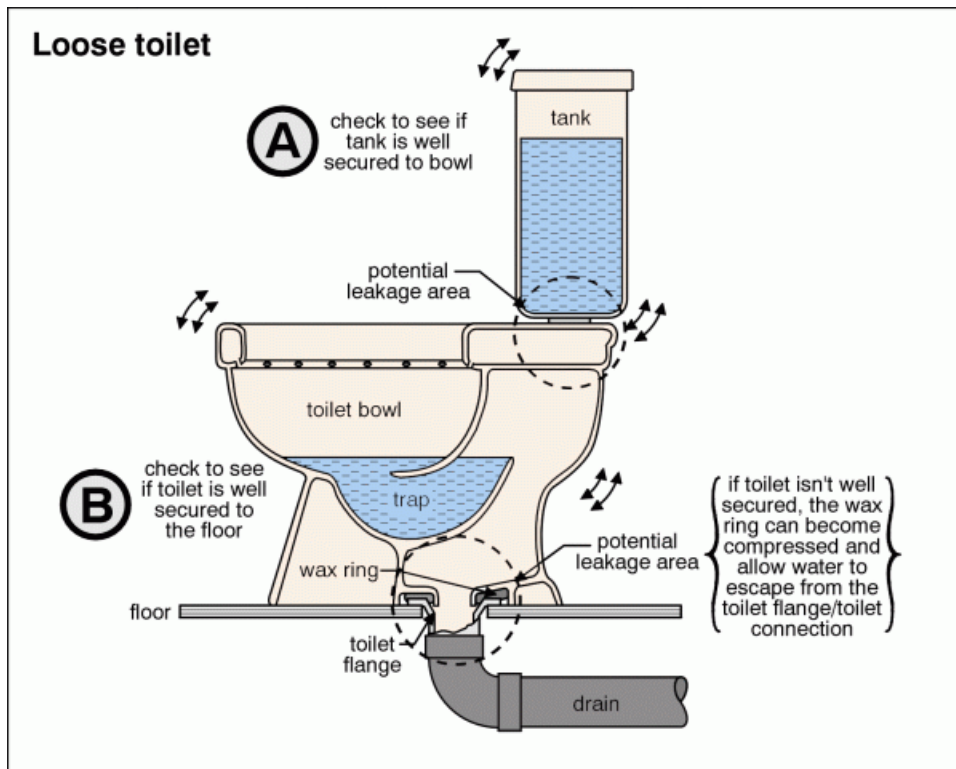
80. Drain stop ineffective

**FIXTURES AND FAUCETS \ Toilet**

69. Condition: • [Loose](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Second Floor Master Bathroom





SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	<b>PLUMBING</b>	INTERIOR
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81. Loose

70. Condition: • [Odor around toilet](#)

Implication(s): Sewer gases entering the building | Sewage entering the building

Location: First Floor Hallway Bathroom



82. Odor around toilet

# INTERIOR

12128 Ostermeyer Road, Galveston, TX November 15, 2022

Report No. 1575

[www.securedinspections.com](http://www.securedinspections.com)

SUMMARY

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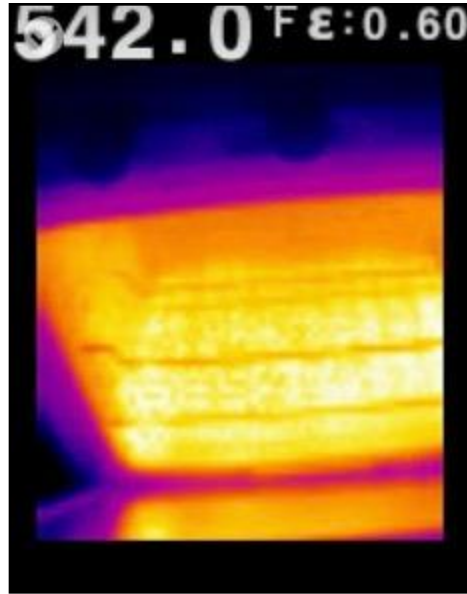
APPENDIX

REFERENCE

## Description

### Oven fuel:

- Gas



83. Gas

## Limitations

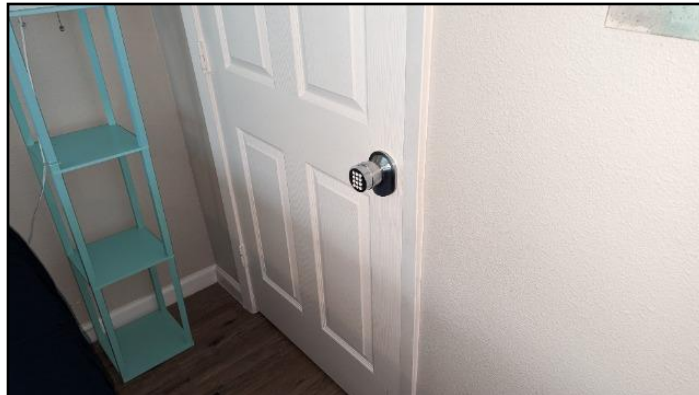
### Inspection limited/prevented by:

- Storage/furnishings



84. Storage/furnishings

Restricted access to: • Master Bedroom Closet



85. Master Bedroom Closet

Restricted access to: • Hallway Closet



86. animal

Not included as part of a building inspection: • Elevator Evaluation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



87. Elevator Evaluation

## Recommendations

### CEILINGS \ General notes

71. Condition: • Loose

Implication(s): Damage or physical injury due to falling materials

Location: Throughout First Floor



88. Loose

72. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Front Middle Bedroom & Hallway

- SUMMARY
  - ROOFING
  - EXTERIOR
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89. Water stains

90. Water stains

**FLOORS \ General notes**

73. Condition: • Missing

Implication(s): Chance of damage to contents, finishes and/or structure | Physical injury

Location: Second Floor Master Bathroom Closet



91. Missing

**FLOORS \ Wood/laminate floors**

74. Condition: • [Exposed tongues](#)

Implication(s): Reduced system life expectancy

Location: Various Closets

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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92. Exposed tongues

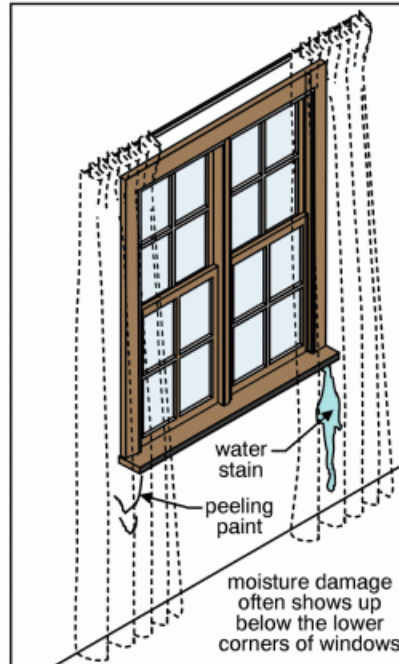
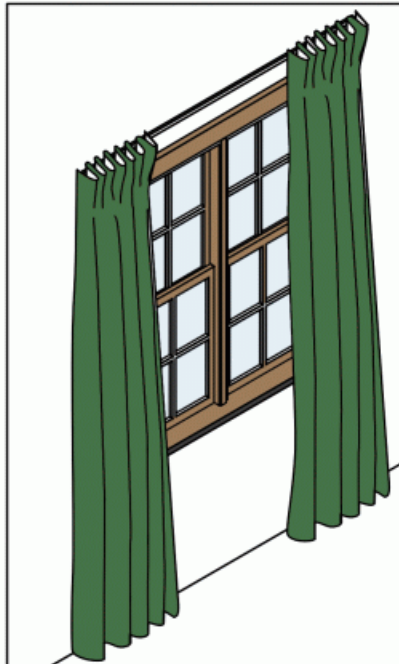
### WINDOWS \ General notes

75. Condition: • [Water leaks](#)

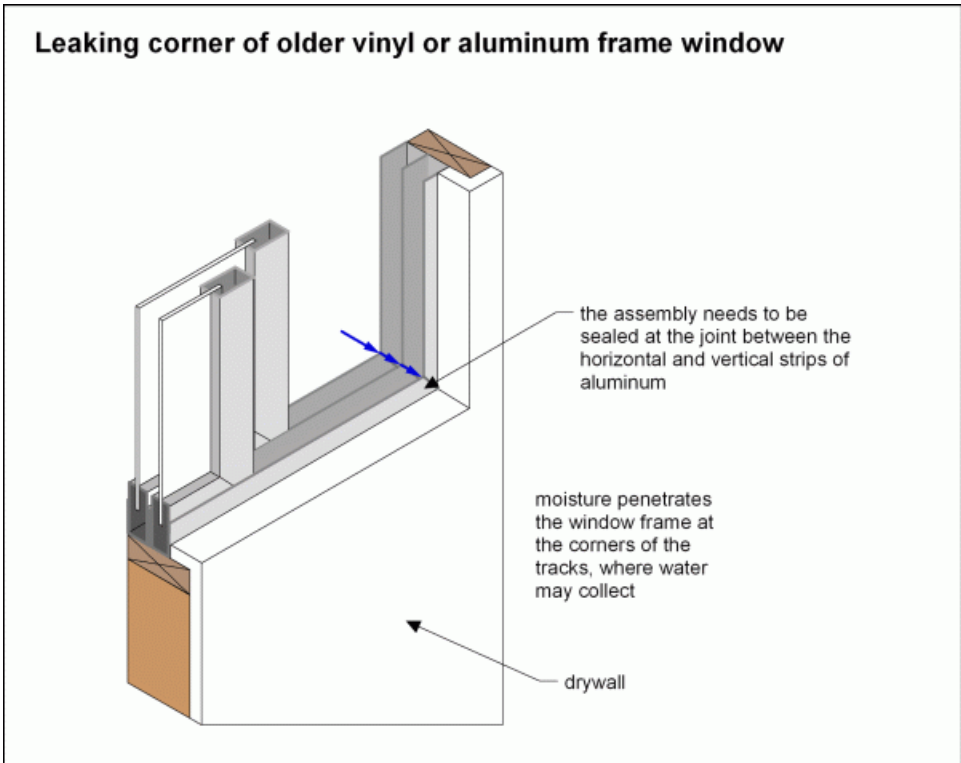
Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Second Floor Master Bathroom

### Look behind window treatments



- SUMMARY
  - ROOFING
  - EXTERIOR
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  - HEATING
  - COOLING
  - INSULATION
  - PLUMBING
  - INTERIOR**
- APPENDIX REFERENCE



93. Water leaks

**DOORS \ Doors and frames**

76. Condition: • [Damage](#)

Implication(s): Material deterioration | Increased heating and cooling costs | Reduced comfort

Location: Various

# INTERIOR

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- SUMMARY
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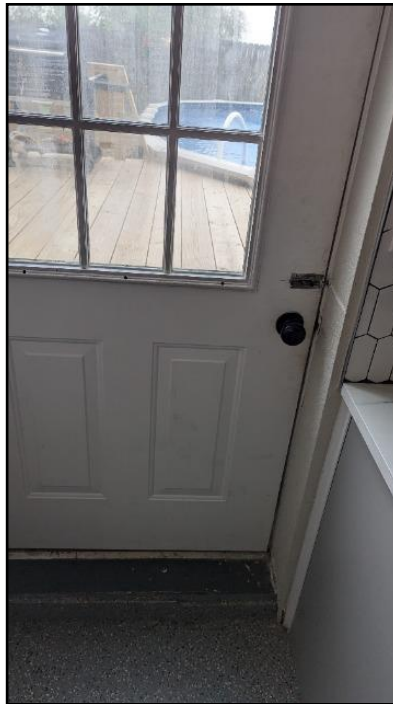


94. *Damage*

77. **Condition:** • [Inoperable](#)

**Implication(s):** Reduced operability

**Location:** Rear First Floor Kitchen



95. *Inoperable*

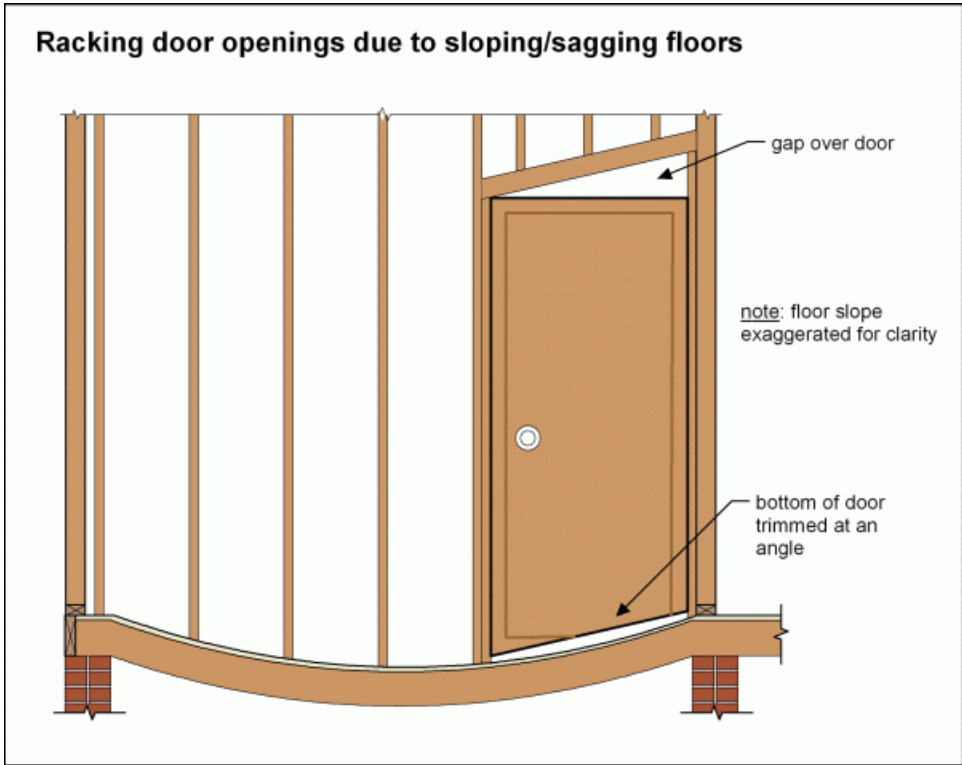
78. **Condition:** • [Racked/out-of-square](#)

**Implication(s):** Chance of damage to finishes and structure

**Location:** Second Floor Master Bathroom



- SUMMARY
- ROOFING
- EXTERIOR
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96. Racked/out-of-square

79. Condition: • [Loose or poor fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Front Living Room

# INTERIOR

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97. Loose or poor fit

80. Condition: • [Swings open or closed by itself](#)

Implication(s): Physical injury

Location: Various Throughout



98. Swings open or closed by itself

81. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front Second Floor Door

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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99. Weatherstripping missing or ineffective

### DOORS \ Hardware

82. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Second Floor Master Bathroom



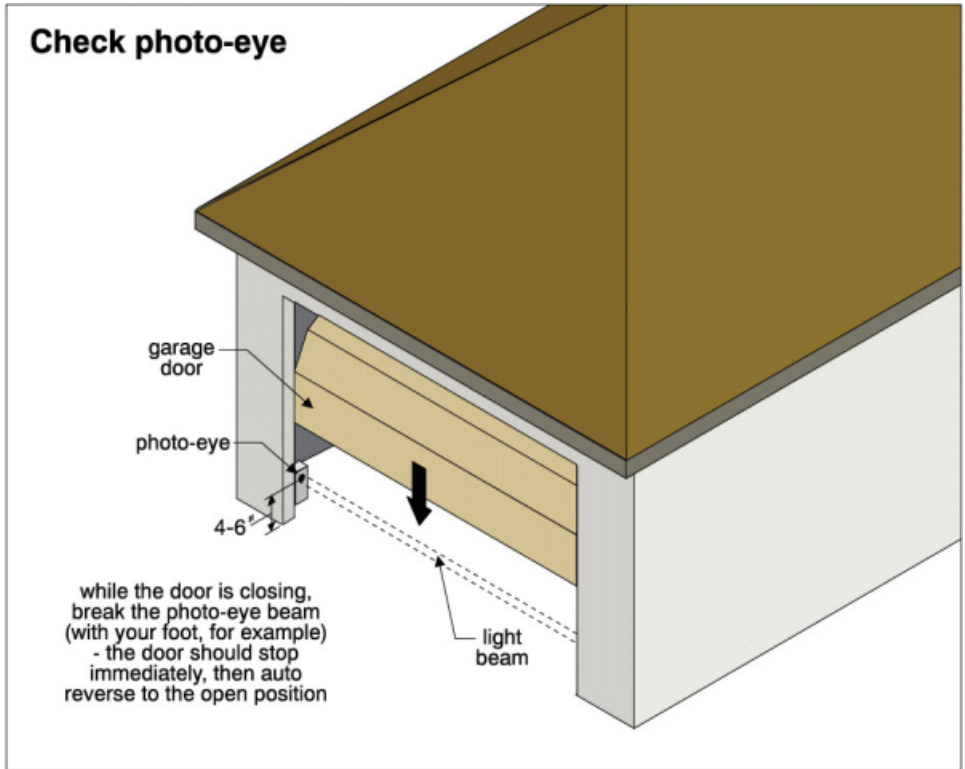
100. Does not latch properly

### GARAGE \ Vehicle door operators (openers)

83. Condition: • Sensors damaged

Implication(s): Physical injury

Location: Garage



101. Sensors damaged

**APPLIANCES \ Oven**

**84. Condition:** • Inoperative knobs  
**Implication(s):** Reduced operability  
**Location:** Middle First Floor Kitchen

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



102. Inoperative knobs

**85. Condition:** • Anti-tipping device missing  
**Implication(s):** Physical injury  
**Location:** Various Kitchen



103. Anti-tipping device missing

**APPLIANCES \ Waste disposal**

**86. Condition:** • Vibration  
**Implication(s):** Damage to equipment  
**Location:** Kitchen

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



104. *Vibration*

### **APPLIANCES \ Washing machine**

**87. Condition:** • Drip pan missing

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Laundry Area



105. *Drip pan missing*

### **APPLIANCES \ Dryer**

**88. Condition:** • Dryer vent material not smooth wall

**Implication(s):** Equipment ineffective | Fire hazard

**Location:** Middle Garage



106. *Dryer vent material not smooth wall*

# INTERIOR

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**END OF REPORT**

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								



## Free Installation & Equipment

AS A THANK YOU FOR CHOOSING SECURED INSPECTIONS, WE ARE PLEASED TO PRESENT YOU AN EXCLUSIVE OFFER ON A SECURITY SYSTEM FROM ADT. PROTECT YOUR FAMILY AND HOME AND POSSIBLY SAVE MONEY ON YOUR HOMEOWNER'S INSURANCE.

### Security System Equipment :



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**benefits:**

- remotely arm & disarm system
- lighting & climate control
- garage door control
- remotely lock & unlock doors

\$100 check mailed 30 days after installation. \$99 customer deposit. 36 month monitoring agreement required at \$44.99 per month. Form of payment must be by credit card or electronic charge to your checking or saving account. Offer applies to homeowners only. Local permit fees may be required. Satisfactory credit history required. Certain restrictions may apply. Offer valid for new ADT Authorized Dealer customers only and not on purchases from ADT Security Services, Inc. Other rate plans available.



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
APPENDIX	REFERENCE								

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

