



Bob and Janet McCowen
38 Willow Lane
Galveston, Texas





"STRUCTURAL & MECHANICAL INSPECTION REPORT"

2705 Meadow Lane, La Marque, TX 77568

Toll Free: (877) 647-6616 -- Galveston: (409) 682-4279

Client: **Bob and Janet McCowen** Phone: **409-370-6470** Other: _____
 Concerning: **38 Willow Lane** Email: **dennis.sheehan@slf-legal.com**
 City: **Galveston** State: **Texas** Zip: _____

Report # _____ Inspection Type: Structural Mechanical
 Square footage: **1779** Story dwelling: **1** Building Status: Vacant Occupied
 Date of Inspection: **9-Feb-18** Time: **2:00** AM PM Temp: **67** Degrees
 Weather Conditions **Cloudy**
 Present at Inspection: Buyer Buyer's Agent Seller Seller's Agent Occupant Buyers Son

Buyer's Agent **David Bowers** Email _____
 Agency **The House Company** Phone _____

Structural & Mechanical Fee Schedule

Digital Report Fee Square Footage **1779**
 Non Digital report Fee
 Swimming Pool/Spa
 Commercial Inspection
 Termite Inspection _____ _____

ADDITIONAL FEES: If applicable / Will be stated above in fee schedule

*Invoice Fee:	\$35.00	* Payment is due at time of inspection - If not Invoicing Fee Applies	<input checked="" type="checkbox"/> PAID
Repair Re-Inspection:	1/2 inspection Fee		<input type="checkbox"/> Credit Card
Returned Checks:	\$35.00	plus any processing fees	<input checked="" type="checkbox"/> CHECK # 1363
Re - Schedule Inspection:	No utilities \$50.00	plus regular Inspection Fee	<input type="checkbox"/> NOT PAID / INVOICED

Inspector **William M Fossier Jr. TREC license #5413**
 Apprentice Inspector **Cody Melton TREC license #**

THIS REPORT IS TO BE USED SOLELY FOR THE BENEFIT OF THE PROSPECTIVE CLIENT (ONLY) LISTED IN THIS REPORT. THIS REPORT IS NOT TRANSFERABLE TO ANY OTHER FUTURE CLIENTS OR INDIVIDUALS WITHOUT WRITTEN PERMISSION FROM GREI Global Real Estate Inspections Inc.

This report is not a warrantee or guarantee of any kind. Consult your agent about warrantee companies.

This inspection complies with the Standards of Practice and Guidelines set forth by the Texas Real Estate Commission #535.222 and all subsequent amendments. It is understood that my opinion and testing methods may differ from the opinion of other inspectors or licensed technicians. If you have any concerns regarding any of the inspectors comments or observations, it is recommend that you contact a professional in that sub contract area. It is further understood that not all defects will be identified during the inspection and that unexpected repairs should still be anticipated.

I = Inspected NI = Not Inspected NP = No Present R = Not Functioning or In Need of Repair
 R: DISCREPANCIES INDICATED - SHOULD BE EVALUATED AND / OR REPAIRED

Detailed limitations regarding scope of this report are outlined in the attached " Liability limitations Agreement"

PROPERTY INSPECTION REPORT

Prepared For: Bob and Janet McCowen

Concerning: 38 Willow Lane

By: William M Fossier Jr. TREC Licensed # 5413

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

The inspection is subject to the rules ("Rules") of the Texas Real Estate Commission (" TREC") which can be found at www.trec.tx.us

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

In this report, the inspector(s) will note which systems and components were inspected (I), Not inspected (NI), Not Present (NP), and/or Deficient (D), General deficiencies include inoperability, material distress, water penetration, damage deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector(s) whether or not an item is deemed deficient. The inspector(s) is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, from OP-1

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous of future reports.

Items identified in this report do not obligate any party to make repairs or take action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified licensed service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and to the original repair costs. The inspector(s) are not required to provide follow-up services to verify that proper repairs have been made. IF any such follow up inspections are performed the inspector may ask for verification that all work was permitted and that the city official has passed on all work performed and any deviation shall be noted by the inspector and the follow up inspection shall be deemed incomplete.

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

Important Notice:

All directions are from the street facing the Structure (*Front door*)

Future performance can not be determine on any item.

"If you have any concerns - You "the buyer" should contact the inspector(s) to evaluate any and all concerns and comments.

Pictures provided in this report are a representation of some, not all of the affected area. Other like observations may not be pictured but may exist and should be further evaluated by a licensed professional.

ATTENTION CLIENTS:

Detailed limitations regarding scope of this report are outlined in the following (attached):
INSPECTION AND LIABILITY LIMITATION AGREEMENT, "COMPONENTS INSPECTED" list and "FOUNDATION INFORMATION" sheet. Please call our office if any of these items are not enclosed with this report.

We shall forward you copies immediately.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If any item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector(s) whether or not an item is deemed in need of repair. Any item checked as a repair or further evaluation suggested by this inspector(s) should be done so by a independent licensed and trained professional with a copy of that inspectors report or work performed provided to the buyer during the option period. Any deviation from the above is solely at the buyer's own risk.

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I	NI	NP	D	INSPECTED ITEM
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I. STRUCTURAL SYSTEMS

A. Foundations (general information sheet is attached on final page of report)



Diagonal cracks along left exterior wall of structure.



Under kitchen area, diagonal crack present on left wall of house.

Type of Foundation: Slab on grade Post Tension Pier and Beam Stilt

Comments: |

- The foundation appears to be performing the function intended.
 - Signs of Structural Movement or Settling: Read Important Notice
 - Cracks in wall(s) and/or ceiling Uneven or sloping floors
 - Cracks in brick veneer and or mortar Beam or pier condition
 - Window and or door separation from brick siding Excessive or improper shims
 - Separation of Fascia or Frieze board at corners
 - Cracks in floor, floor tiles or foundation
 - Exposed/damaged rebar or rusting re-bar or post tension cable ends
 - Doors and windows will not open/close properly or make contact with frame
 - Spaces between walls and ceilings or floors
 - Deterioration noted to piers(s) beams ladders or joist Sub Floor
 - Vertical crack(s) observed in foundation footer
 - Foundation repairs indicated: Read Important Notice:
 - Exposed Post Tension ends or cable:
 - Wedge (Corner) cracks observed at corners:
 - Recommend Professional contractor inspect structure(s) and repair as needed:
- Type: concrete pier and beam Stilt
- Crawl space: N/A not accessible limited accessibility
- Ventilation: N/A adequate inadequate
- Reason:

Important Notice >>> The condition of the foundation is reported on the day of inspection. This report is of the general condition (Not an engineers report). If **foundation movement** is indicated the degree of movement or weathers repairs are needed goes beyond this type of inspection and can only be determined by a qualified foundation professional or Structural Engineer. If you have ANY concerns you are recommended to have a second opinion. If **foundation repairs** are indicated it highly recommended that you acquire and review the engineers report inclusive of any recommended repairs and a copy of the work performed, materials used and an explanation of the terms and conditions of any implied or transferable warranty. If you do not feel comfortable reviewing the report yourself it is recommended that you have a professional review the material with you. Future performance can not be determined, inclusive of foundation movement of settlement. IF you have any concerns regarding this inspector's observation or comments you should ask for clarification or have a foundation professional or Structural

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B. Grading and Drainage



Gutter not secure and is leaning on back left corner of home. Also, debris leaves is building up in gutter.

*Improper grades prevents water from flowing away from the foundation. Proper grading and drainage of the soil adjacent too the foundation can be critical to the performance of the foundation and top avoid water penetration problems. The ground adjacent to the foundation should be graded such that there is positive drainage away from the foundation wall. Surface drainage should be diverted to a storm sewer conveyance or other approved point of collection not to create a hazard. Lots should be graded so as to drain surface water away from the foundation walls. The grade away from the foundation walls should fall a minimum of 6-inches with the first 10- feet.

Comments: The rear patio slopes toward the house which may allow water to be directed toward the house.



Downspout positioned such that it does not divert water away from foundation

- Improper drainage from foundation: (Soil should have a slope of 6" in 10ft)
- Splash block missing
- Downspout damaged. Lacks bottom elbow loose from structure Missing end cap
- Gutters or Downspouts filled with leaves or debris and will not function properly
- Downspout position such that it does not divert water away from foundation: Needs adjusting
- Improper clearance between soil and perimeter beams (12" to soil) or joist(18" to soil)
- A/C primary condensation line terminates too close to foundation
- Gutter drain loose or damaged **Gutter has come loose at back right corner.**



Loose gutter at back right corner



The soil area in the side planter is high in a couple of areas and should be raked.

Should have approximately 4" slab exposure. Soil should not be contact with any wood siding and have a positive slope away from the house.

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I NI NP D INSPECTED ITEM



Vent pipe flashing is curling up and exposed nails present.
Exposed nails present on vent pipe.

C. Roof Covering Asphalt Cedar shake Slate Tile Commercial Built up
Viewed from: Roof Level Field Glasses: "Read notice to Buyers"

- Comments:
- Condition of roof covering: Aging One or more shingles "Lifted" Damaged or missing shingles
 - Tree limbs close or in direct contact with roof covering should be cut back not less than 5 ft.
 - Wall/vent or counter flashing curling: Suggest having roofer inspect and repair
 - No cricket/Saddle installed on ridge of masonry chimney that has a span of 30": Ref: IRC R903.2.2
 - Plumbing or vent pipe flashing not properly sealed along back or sides by covering flange with shingles:
 - Recommend builder have his roofing contractor inspect roof and roof structure and repair as required

Roof accessibility: Limited accessibility not accessible



Pop shingles present in multiple areas on front half of gable roof.

Important Notice >>> The condition of the roof is reported on the day of inspection. Any item checked should create a concern and be investigated further. The condition of the roof is of a general nature and future performance can not be determined after that day. This is not a code inspection and does not address local building codes or Texas Wind Storm requirements. It is highly recommended that you inquire about any previous repairs and secure documentation if possible. This will provide valuable information with concern to the company's name, roofer, work performed and any warranty if available. It is further recommended that you acquire a copy of the most recent WPI-8 (Wind Storm Certificate).

Notice to buyer: Due to roof not being accessible the roof covering may have been inspected from the ground using binoculars which may not reveal all deficiencies. If you have any concerns you are recommended to have a roofing contractor check the roof and roof structure.



Damage present to soffit board along left side of structure near garage.



Discoloration on soffit present along back left corner of home.



Appears that the attic stairs is missing a step.

D. Roof Structure and Attic (The inspector is not required to enter attic spaces with less than 5ft. of head clearance.)

Viewed From: Entered attic area At attic opening atop ladder

* Only those boxes checked or areas commented on apply to this report.

Comments: **It appears that the attic drop stairs is missing a step.**

Avg. depth of attic wall Insulation: 6" Some areas of attic or vertical wall insulation missing

Exterior damage noted to Soffit: soffit screen of soffit covering

Back left corner near garage and master bdrm, discoloration present on soffit covering, and some soffit boards are loose on back left area near garage.

- Frieze trim separation noted at corner(s)
- Evidence of moisture penetration present indicated by discoloration on roof decking

Attic ventilation : Adequate Inadequate (No lower(Soffit) vents)

- Inadequate roof support and/or failed members
 - Some purlins not braced or struts(braces) or greater than every 4 feet
 - Damaged and/or split rafter (s):

Recommend roofing contractor inspect roof and roof structure and report on needed repairs:

Attic accessibility: Limited accessibility not accessible

Only Accessible areas of the attic are inspected

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I	NI	NP	D	INSPECTED ITEM
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E. Walls (Interior and Exterior)

Comments:

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Sheetrock repairs or painting may hide structural defects that may not be detected. Walls are examined for structural deficiencies related to structural performance and water penetration only, cosmetic deficiencies may not be address.



Wall covering damage in master bdrm.

Interior Walls: Some cosmetic observation may be included :

Comments:

Damage or Discoloration on wall covering :

Interior wall Damaged Missing Discolored

Location: **Small wall damage present in master bdrm closet.**

Wall cracks present **Hairline crack present in the den's closet.**

Deficiencies associated with interior wall covering

Indication of sheetrock or interior wall covering patching

Exterior Walls:

Type(s): Wood Asbestos Brick Veneer Cement Board Stone Stucco Vinyl

Comments: **Excessive amount of sealant present around back side of patio wall and flooring. Also a plastic cover is present in the same area with sealant over it.**

Fascia/trim boards missing or damaged in one or more areas

Mortar/brick cracks noted in one or more areas

Diagonal cracks observed on left side of structure, near dining area.

Exterior siding is loose or damaged in one or more areas

Exterior siding damage present along rear wall of garage.

Caulking/sealant damaged or missing around one or more windows

Exterior wall separation around windows and doors:



Damage to exterior siding on rear wall of structure.



Sealant present along rear side of exterior siding, near porch.



A plastic cover is present on rear exterior wall near porch.



A plastic cover is present on rear exterior wall near porch.

The reason for the sealant may be due to water being directed toward the house where the patio slopes

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FOUNDATION INFORMATION:

The following evidence and consequences are generally associated with foundation differential movement: the structure and loss and gain of moisture content of framing lumber. It is not uncommon for foundations to reveal some systems of differential movement. At the time of inspection, this inspector may have observed evidences and consequences of differential movement. Unless noted otherwise, these evidences and consequences may not be excessive and do not indicate the immediate presence of significantly deflected foundation or foundation failure. Therefore, if indicated, any discrepancy should be evaluated by a Structural Engineer or foundation repair company. Expansive soils that are common in the "Gulf Coast" area can dramatically adversely affect the performance of a foundation. Variations in moisture content produces swelling and shrinkage of the soil which can result in differential heaving and settlement of a foundation. The opinion rendered in this report does not apply to future changing conditions and structural consequences affected by thermal/climatic conditions, moisture or any other conditions that affect foundation movement. Differential movement in the foundation can occur rapidly under certain conditions and the future performance or stability of the foundation cannot be predicted. If in-depth information is desired on the foundation, soil stability or any part thereof, a Structural Engineer should be consulted.

Foundation movement may not necessarily be the cause of cracks in the home gypsum board (sheetrock) and brick veneer. Expansion and contraction of the home's framing may cause the following: 1) Horizontal cracking of sheetrock at the inside corners of windows is due to thermal expansion/contraction of the window framing. 2) Cracks in corners of raised ceilings are most commonly the result of thermal expansion/contraction in attic framing. 3) Minor separations in brick/sheetrock connections are commonly due to different expansion/contraction rates of different materials. 4) Cracks in top "soldier brick" rows are commonly caused by framing movement. 5) Foundation corners that chip off are caused from improper removal of foundation wooden form boards or by frictional forces from the movement between the brick veneer and concrete foundation. 6) Minor cracks may appear in brick veneer due to normal structural movement of walls installed without brick expansion joints or at the weak areas of brick walls under windows.

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F. Ceilings and Floors



Steps in kitchen leading to breakfast area could create a trip hazard.

Ceiling:

Comments:

Damaged ceiling:

Ceiling cracks present in one or more areas:

Hairline cracks present in the den's closet.

Discoloration observed to ceiling wall covering

Sheetrock and /or patching (repairs to drywall) observed:

Floors:

Comments: **Hairline crack present in tile on front porch. (2) Steps in kitchen leading into breakfast area could create a trip hazard.**

Carpet wearing/Aging:

Tile flooring stained or damaged:

Uneven or slope in floors

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



Damage to overhead garage door frame.

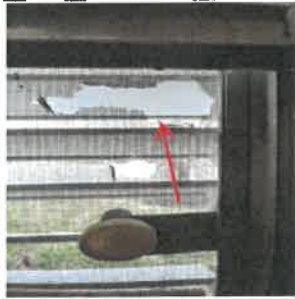
Comments: Front exterior door sweep damaged. (2) Bdrm 2 is not align and floats to close position.

- Damaged or missing door or door frame(s):
 - Door Location :
- Damaged hardware: (Door hardware that needs adjusting to work properly
 - Location:
- Wrong type of door installed between garage and house: Should be solid core
- Door out of square or not aligned with frame: Binds or sticks
 - Interior door Location:
- Striker plates:
 - Damaged Location:
 - Missing Location:
- Trim doors to fit: Drags on carpet or flooring:
 - Interior door Location:
 - Exterior door Location:
- Door jam does not align with striker plate
 - Interior door Location:
 - Exterior door Location:
- Door hinge(s):
 - Loose Exterior door Interior door Location:
 - Missing Exterior door Interior door Location:
 - Damaged Exterior door Interior door Location:
- Door Stops
 - Loose Exterior door Interior door Location:
 - Missing Exterior door Interior door Location:
 - Damaged Exterior door Interior door Location:
- Other deficiencies associated with doors not categorized **Overhead garage door frame damaged**

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H. Windows



Kitchen window screen torn.



Small nick in glass of den.



Window balance spring has fallen down in dining room window.

Comments: The spiral balance which helps with the window operations have come loose in multiple windows. (2) Several of the metal window frames were dirty.

Damaged window screens: Multiple window screens were torn.

Damaged window frame:

Window hardware (Latches or swivels) not working properly:

Window screen improperly sized for window opening:

Cracked, loose and / or missing glass: Small circulate hole present in den window.

Safety glass not present in hazardous location:

Window glazing damaged or missing: A section of the glazing bead on one of the master bdrm windows is missing. This bead is what wholes the glass in the frame.

Window is hard to open or binding:

Some windows were inoperable:

Windows lack window guards

Cloudy of fog observed between window glass: Indicates window seal is leaking

General comment: This company recommends the removal of all bars on windows and doors.

Safety glass required in hazardous locations as outlined in IRC section R308.4

* Window guards are suggested on window with sills heights <24" above finish floor and located 72" above grade.

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I. Stairways (Interior & Exterior)

Comments:

- Missing, loose or damaged hand rail.
- Height of handrail is shorter than 36"
- Tread depth is less than 10"
- Riser height is greater than 7 3/4" which may create a steep climb and a fall hazard
- The riser height between treads differs at least 3/8"
- Suggest having professional check all stair rails and repair where needed

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J. Fireplace/Chimney

Not all areas of the flue liners are accessible for inspection.
Crown / Cap is not accessible for inspection.

Type:

Comments:

- Damper not present:
- Damper does not operate properly:
- Damper is rusted over or damaged:
- Chimney rain cap missing or damaged
- Damage to one or more refractory panels
- No firestop installed where chimney passes thru attic area
- Insufficient space (<2") allowed between chimney vent and combustible material
- Rust present on damper
- No spark arrestor present:
- Hearth not proper: Width from combustible material may not be sufficient
- Recommend chimney professional inspect chimney system and recommend repairs:

Note: If the inspector noted the presence of creosote in the chimney flue or around the damper area this could be a fire hazard and should be checked and cleaned by a chimney sweep.

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I	NI	NP	D	INSPECTED ITEM
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K. Porches, Decks, Carports and Sunrooms (Attached)

Comments: **Rear patio slopes toward house.**

- Guard rails missing:
- Guard rails loose and wobble
- Space between vertical railings (balusters) is greater than 4"
- One or more of the vertical rails or loose, missing or damaged
- Height of guard rail outside of allowable range of 34" - 38 "
- One or more of the decking boards or warped, damaged or missing
- Some of the fasteners(nails) used to fasten the decking planks have back out
- Deck is not properly attached to main structure
- Recommend having contractor check porch and deck structure and repair as needed

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L. Other

Comments: _____

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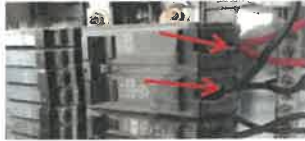
I	NI	NP	D	INSPECTED ITEM
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II. ELECTRICAL SYSTEMS

A. Service Entrance Panel

Type of wiring: Copper Some Aluminum Knob & Tube

* ONLY those boxes checked or comments made apply to this structure.



Double tapped on a 60A breaker in panel.



Missing knockouts on dead-front.

Comments:

Service provided :

Below current standards 100 Amp 125 Amp 150 Amp 200 Amp

Service panel currently in use has known hazards and should be further evaluated by a licensed electrician

Service drop, weather head or mast not securely mounted or fastened to structure

Service drop <10ft above ground or <12ft above driveway.

Missing Breaker Knock(s) in service panel

Double lugged at feeder wire bolts or individual breakers not meant for double tapping double tapped

Wire size / Breaker size - Improper:

One or more neutral wires observed under one lug on neutral bus does not follow NEC 408.41

Neutral and Ground wire(s) installed under same lug improper: Ref: NEC 408.21

Wire color: White wires used as power wires (Noted):

Electrical connectors(wires) in direct contact with soil

Loose or ground wire not connected to ground rod:

Meter is not secured to wall: Service panel not secured to wall: Electrical pole not properly secured to building

Dead front missing or not properly sized for service panel

Underground electrical conduit separating from meter box or damaged

Breakers not labeled: Main Panel Sub Panel(s) Panel not bonded

One or more electrical wires pass through knockouts in service or sub panel w/o use of NM bushing or cable clamp

Damage noted to service panel or meter can which may allow pest or wind blowing rain to enter

Service panel located in a prohibited area by today's standards: bathroom or bedroom closet

Working Space requirements (36" in front of panel) around service panel limited or not present:

Recommend licensed electrician inspect electrical system and repair as required:

Note #1: Only items visually accessible at the time of inspection are commented on.

Note #2: This inspection does NOT address electrical design, capacity, wiring/ beaker adequacy but, may list industry known safety hazards or defects.

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B. Branch Circuits - Connection Devices and Fixtures

(Report as in need of repairs, the lack of ground fault circuit protection where required.):

Comments: **Any electrical wires within 7 ft of any attic opening should be protected from damage. Here electrical wires run across the attic opening and are not protected.**



Electrical splice present in attic without the use of j-box.



Electrical wiring is improper and runs over attic entrance.



Junction box in attic lacks cover.

- Polarity test indicate Hot / Neutral wires reversed
- Open Grounded receptacles in: **Multiple receptacles in home indicated to be open ground.**
- Loose receptacles in: **Multiple receptacles in home.**
- Damage receptacles in:
- Smoke detectors missing in sleeping areas or Outside each sleeping area or living space of each level
Missing in all living and sleeping areas in home.
- Missing receptacle or switch covers in:
Cook top receptacle inside cabinet.
- Junction box(s) lack cover plates **Attic**
- Exposed electrical splices w/o use of junction box
Exposed electrical splice in attic need to be in junction box.
- Light bulbs are out in: Recommend all bulbs be working prior to closing:
- Light globes are missing in:
- Damaged light fixture:
- Wall outlets or light not ARC Fault protected
- GFCI receptacles present but do not trip when tested :Recommend having electrician check
- Door Bell or paddle fan damaged or not working properly
- Convenience outlet or light not installed in attic or within 25ft of condenser
- AFCI installed receptacles do not provide protection in all required areas.
- Receptacles NOT GFCI protected : This observation follows TREC SOP 535.230
 Kitchen Master Bath Hall Bath Half Bath Garage Exterior Plugs
- Recommend licensed electrician inspect electrical system circuits and repair as required:

Note: Only accessible branch circuits, connected devices and fixtures are commented on. Texas Real Estate Commission memorandum effective June 2003 requires the following: "The inspector shall report as in need of repair the absence of, improper installation or improper operation of Ground Fault Circuit Indicator "GFCI" devices located on All kitchen counter top plugs, All baths, garage, and All exterior receptacles &/ or in pool locations as outlined by TREC SOP 535.230 and all subsequent amendments and the absence of Arc- Fault interrupters "AFCI" devices servicing family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar room or areas as outlined by TREC SOP 535.229 (17)

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of heating system : Forced Air Wall heater(s)

Energy Source: Gas Electric



Improper furnace vent cover for type B vent.

Comments: **The chimney cap used is not proper for type B vent.**
Any deficiency noted should be further evaluated by a contractor or HVAC technician.

* Temperature differential readings are taken from the Return and Supply Registers

(1) Supply temp : 115 Return temp: 70 Difference: 45

- Unit is heating as intended: Temp. Differential <30 degrees. Should be checked
- Insufficient clearance (<1") between furnace vent pipe in contact roof decking: Improper
- Other deficiencies:
- Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:

-

B. Cooling Equipment

Central HVAC Window unit (s)

(1) Condenser: Lennox Size: 3 T Age or SN: 2008

(1) Evaporator : Lennox Size: 3 T Age or SN: 2008

Comments:

Note: Most home warranty companies may not accept a home inspectors assessment of the HVAC system. It is recommended that you attain a copy of the proposed coverage and limitations.

Unit # 1

Unit #

- | | |
|---|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Unit is cooling as intended <input type="checkbox"/> Unit is NOT cooling as intended Return Air: 62 Supply Air: 42 Differential: 20 | <ul style="list-style-type: none"> <input type="checkbox"/> N/A <input type="checkbox"/> Unit is cooling as intended <input type="checkbox"/> Unit is NOT cooling as intended Return Air: Supply Air: Differential: |
|---|--|
- Condenser unit not 3 -4" above grade, not level or secured to pad **Condenser not strap to pad**
 - Reinsulated condensing unit suction line: At condenser At evaporator (In attic)
 - Condensate drain line not insulated: Recommend insulating
 - Rust observed in auxiliary drain pan: Rust observed on compressor or evaporator casing
 - Water indicated in auxiliary drain pan & should be checked:
 - Circuit breaker does not match manufacture's recommendation:
 - Insulation on ventilation ducts missing or have come loose: Recommend having checked & repaired:
 - Recommend HVAC-technician inspect ac/heating system inclusive of electrical connections and ducts:

Inspected items (if applicable): Performance / operation of unit (s), condensation drain lines and pans, piping insulation, visible condition of condensing unit.

Proper operating differential temperature range is between 15-20 degrees Fahrenheit.

If filter is missing, evaporator should be cleaned. Systems are NOT tested if ambient temperature is below 60 degrees Fahrenheit. NOTE: evaporator casing, plenum and transition are not disassembled and tape is not removed. Inaccessible components are NOT inspected.

-

C. Duct System, Chase & Vents



- Comments:
- Damage noted to the ventilation duct system or improper material used for ducts.
 - Ventilation ducts or not suspended in air by use of straps so that air can pass along the underside
 - No airflow observed at one or more registers
 - Damage or missing insulation on ventilation ducts
 - The presence of gas piping, sewer vents or electrical wiring inside return chase
 - Deficiencies in filters, grills or registers or location of return air opening.

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I	NI	NP	D	INSPECTED ITEM
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IV. PLUMBING SYSTEM

Water wells and Septic systems are **NOT** inspected.

A. Water Supply System And Fixtures

Water NOT on: Plumbing fixtures not tested

Water meter located: Front of property Rear of property Left side Right side

Main water shut off located: Front Right Left Rear

Static Water pressure : 60 PSI *Water pressure may vary depending on time of day.

* Static water pressure is reported as deficient if inadequate or excessive (< 40 psi or > 80 psi)

Comments: Low water pressure was observed at multiple points of use in home, on both hot and cold side.

Galvanized pipe used as sections of supply plumbing which can become clogged as it ages reducing pressure

Recommend plumber inspect supply plumbing, drainage system and fixture installation where needed

Important Notice >>> Pressure checks are done by running two fixtures at the same time.



Damage to underneath kitchen

1 Kitchen

Pressure: Ok

Comments: Open gaps present along backsplash. (2) Damage present inside cabinet under kitchen sink.

faucet: Stem packing leaks: Water pressure low:

supply pipes/valves:

spray attachments: Does not operate properly:

2 Wet Bar

Pressure: _____

Comments:

faucet: Stem packing leaks: Water pressure low:

Sink loose &/or damaged:

supply pipes/valves:

3 Laundry Connections / Sink (s)

Drain lines are not physically tested

Comments:

supply pipes/valves: Faucet knobs not color coded (Red= hot and blue=Cold)

— No plumbers access present

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I	NI	NP	D	INSPECTED ITEM
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Master Half Bath Pressure: Low No plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop: Waste stop not functioning properly:

Tub/Shower (s): Shower riser not secure. (2) Shower door sweep damaged.

Commodes:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from commode base:

anchorage: Commode base is not secured to floor or level:

All other Bdrm's Bath Pressure: No plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop: Waste stop not functioning properly:

Tub/Shower (s):

Commodes:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from commode base:

anchorage: Commode base is not secured to floor or level:

Work Out Bathroom Pressure: No plumbers access present

Comments:

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop:

Tub/Shower (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low:

supply pipes/valves: Missing tub drain plug: Tub drain plug not working properly :

enclosure (s): Open joints indicated / re-caulk or re-grout:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from Commode Base:

anchorage: Commode Base is not secured to floor of level:

Other:

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I	NI	NP	D	INSPECTED ITEM
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Hall Bath

Comments:



Hall floor drops down inside where plumbers access is present. Raised floor is preventing door from fully opening.

Pressure: Low No plumbers access present

Plumber's access present, but not accessible to view, floor tile prevented door from opening.

Lavatory (s): **Faucet head is loose.**

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Waste stop damaged:

Tub/Shower (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low:

supply pipes/valves: Missing tub drain plug: Tub drain plug not working properly:

enclosure (s): Open joints indicated / re-caulk or re-grout:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from Commode Base:

anchorage: Commode Base is not secured to floor of level:

Other:

6 Half Bath

Comments:

Pressure: _____

Lavatory (s):

Hot/Cold water lines reversed Corrosion observed on fixture

faucet: Stem packing leaks: Water pressure low: Sink loose &/or damaged:

supply pipes/valves: Missing waste stop: Waste stop not functioning properly:

Commodes:

supply pipes/valves: Shut off valve leaks:

bowl / tank: Tank is loose from Commode Base:

anchorage: Commode Base is not secured to floor of level:

Other:

7 Outside Shower

Comments:

Plumbed for: Cold Only Hot & Cold

Water supply line (s): Water leaks indicated:

Outside faucet (s): Missing handles: Water pressure low:

Stem packing leaks:

Plumbing not strapped:

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I	NI	NP	D	INSPECTED ITEM
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B. Drains, Waste, Vents

Comments:

Kitchen:

Laundry Room:

Master Bath:

Hall Bath:

Half Bath:

N/A

Recommend plumber inspect supply plumbing, drainage system and fixture installation where needed

-

C. Water Heating Equipment (Report *as in need of repair* those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: No of units: 40 Fuel Type: gas electric
 Age of unit(s): 10/2008

Comments: **Vent pipe is not attached properly to draft hood.**



Vent pipe not attached to draft hood.

- Electric or Gas Water heater installed lower than 18" above garage floor:
- Drip leak on supply line
- Temperature & Pressure drain line damaged
- Temperature & Pressure drain line missing
- Temperature & Pressure valve drain lines runs uphill:
- No sediment trap installed on gas line
- Temperature & Pressure valve drain line should terminate to outside:
- No shut off valve installed on service side of water line
- Recommend plumber inspect entire hot water system and repair as needed

Water temperature should be max. temperature of 130 degrees

Texas Real Estate Commission guidelines require any water heater located in garage be listed "in need of repair" if unit is not raised 18" from garage floor. Temperature safety relief valves may/may not be tested due to possibility that valve may not properly re-seat (causing water leak). Relief valve should be tested by homeowner annually.

-

D. Hydro - Therapy Equipment

Hydro equipment access door not present

Hydro equipment not GFCI protected: Improper

Comments:

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I	NI	NP	D	INSPECTED ITEM
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V. APPLIANCES

- A. Dishwasher** Performs as intended: Yes Unit is inoperable:
 Comments: _____
 Drain line should loop to the highest point of the sink then down to drain line:
 Not secured to cabinet: Damaged dish racks &/or missing rollers: Damaged door springs:
 Visible leaks indicated: _____
- B. Food Waste Disposal** Performs as intended: Yes
 Comments: _____
 Damaged rubber splash guard: Romex wiring should be in conduit: Visible leaks indicated: _____
- C. Range Hood** Vented exhaust Nonvented exhaust: Downdraft exhaust:
 Performs as intended: Yes
 Comments: The cut out for the kitchen exhaust vent should be sealed where it passes thru the upper wall cabinet to prevent rodents and bugs from entering.
 Light is out: Light is not covered: Missing or damaged filter:
 Vent pipe terminates in attic vs. venting to atmosphere: Suggest professional inspect and repair: _____

Definition: A vented draft hood vents the exhaust to the atmosphere above the roof. A Nonvented exhaust recirculate the air through a filter back into the room. A downdraft exhaust vents the exhaust through the foundation to the exterior of the structure.

- D. Range / Ovens / Cook tops** Gas Electric Counter top Free Standing Slide in
 Performs as intended: Yes
 Comments: Cook top is gas where the oven is electric.
 Unit is inoperable:
 Anti-tip bracket not installed:
 Element on range does not operate properly:
 Oven light is out:
OVEN TEMPERATURE (see below - unit should be within +/- 25 degrees to be operable)
 Oven are tested at 350 degrees - **Actual oven temperature is**
Lower Oven Temp: _____ **Upper oven Temp:** _____ **Single Oven Temp:** 375
Oven temperature variance should be + - 25 degrees / if not - should be calibrated

- E. Microwave Cooking Equipment (Portable units not inspected)**
 Performs as intended: _____
 Comments: _____
 Unit is inoperable: Inside light is out:
 Inside damage indicated: _____

- F. Bathroom Exhaust Fans and / or Heaters** Performs as intended: No
 Comments: Both master bath and hall bath units did not perform as intended.
Both units came on at reduced power.
 No mechanical or natural ventilation present Master bath Hall bath Half bath
 Unit is inoperable: Master bath Hall bath Half bath
 Vent terminates in attic Master bath Hall bath Half bath

- G. Garage Door Operators** Performs as intended Yes
 Comments: _____
 Unit does Not reverse - Recommend Adjustments:
 Safety Sensors higher then 6" above garage floor:
Safety reversing mechanism: tested not tested not present
 Unit is inoperable:
Doors: Metal Wood

Report Identification: 38 Willow Lane

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I Dryer Vent

Comments:

- Deficiency with dry vent louver cover: Missing louver cover Damage to louver cover Missing damper
- Wrong type of material used for dryer vent; Should be rigid steel with smooth interior wall
- Dryer exhaust terminates: Garage Crawl Space

VI. OPTIONAL SYSTEM

A. Lawn Sprinklers

Comments:

- Backflow preventer not installed Damage present to head Anti-siphon valve
- Rain gutter present Number of zones

B Garage Attached Garage: Detached Garage:

Comments:

- Cracks in sheetrock wall/ceiling covering: **Hairline crack present in garage ceiling.**
- Cracks in cement slab:

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Important Inspection and Liability Limitation Agreement

We are a general real estate inspection company. We are licensed and regulated by the Texas Real Estate Commission. Our inspection forms are designed to adhere to guidelines in the "Rules of the Texas Real Estate Commission" for home inspectors effective October 1, 1992 and all subsequent amendments. (This complies with the June 2003 requirements from T.R.E.C.)

(1) What We Do :

We perform a visual inspection of readily accessible areas and items and report to you the general conditions of inspected areas and /or items. Our inspection is limited to items specifically listed in this report only. We inspect and report to you if an item is performing the function for which it was designed or in need of repair. We will explain our report to you or your designated agent. We perform our inspection in a professional and workmanlike manner. Our report of the inspection and its contents are based solely on the condition and appearance existing at the time of the inspection. We do not address or comment on the condition or functional abilities of any item past the date and time of inspection. If we report that an item is not functioning or in need of repair or replacement, we urge you to have the item examined by a specialist prior to making the final purchase of the property. We also advise you to re-check the functional ability of systems to insure no defects have occurred after the date of the inspection and prior to closing. If a structure has been unoccupied for an extended period of time, it is not uncommon for defects to occur, particularly in plumbing joints or HVAC systems

We are not liable for damage or defects which may have been cosmetically masked or altered or not completely visual and apparent under normal conditions. Weather conditions may affect the Inspector's ability to detect defects. Example: Minor areas of moisture penetration may not be visible at different times of the day or with low levels of humidity.

We will make the report available to only you and your agent unless otherwise directed.

(2) What we Do Not Do:

We, Global Real Estate Inspections, the inspector nor the report, do not offer guarantees, warranties or insure the future performance or condition of any item, whether inspected or not. If you desire a guarantee, warranty, insurance policy or certification you must obtain such products and information from a company in that business endeavor.

We do not inspect any item we can not see in a normal manner of inspection.

We do not move furniture, rugs, carpet, paintings or any other furnishings or stored items in the course of our inspection.

We do not enter areas with less than proper clearance space needed, or area which in the opinion of the inspector is unsafe

We do not walk on wood shake, wood shingle, tile or any roof areas where we may damage the roof or the inspector considers to unsafe to walk. These area will be viewed either from the attic or ground or both, whichever is applicable.

We do not dismantle any item or system to check component parts, including gas fired heat exchangers.

We do not inspect for building codes, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution, environmental hazards or habitability.

We do not inspect for termites or any other insect infestation. We do not inspect security systems or smoke detectors.

We do not inspect for, nor comment on cosmetic damage.

We do not operate equipment or systems outside the parameters of manufacturers recommendations.

We do not re-inspect repair work. All repairs are to be performed by a duly licensed and trained repairman.

Any exceptions you make to this is at your own risk.

(3) Dispute and Resolution and Remedy Limitation:

Notice of claim: If client has issues regarding this inspection arising out of an alleged act of omission by GREI, Its inspectors or assistants Client must notify GREI in writing within 10 business days of discovery of the defect and allow GREI or its inspectors to re-inspect before changing the condition of the problem, otherwise all claims for damage arising out of such complaints are waived by client. Client agrees that any failure to timely notify GREI and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in client's waving of any and all rights client may have against GREI or its inspectors, related to the alleged act of omission. If GREI fails to perform the services as agreed or is careless and /or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the service and their will be no recovery for consequential damages.

Mediation and Arbitration:

In the event of a dispute between the parties relating to this agreement, the parties or their representatives will meet promptly in an effort to resolve the dispute amicably. Upon request of any party to this agreement, all unresolved disputes (not limited to breach of contract action), shall be submitted for binding arbitration in accordance with the Construction Arbitration Services Inc. Then in effect, and then neither party shall have a right to bring a suit in court.

You Agree any payment made for inspection services that are subsequently dishonored will result in an additional \$50.00 fee.

Re-Inspection Fee \$50.00 (To come back and finish job due to utilities not on or outside temperature too low for A/C)

You attest the inspector performing this inspection has made no oral representation that differs from the content of this agreement.

You agree to the provisions and limitations of this contract and report by your reliance upon it whether you sign it or not.

You agree to pay a \$35.00(thirty five dollar) billing/invoicing fee for any inspection not paid for at the time of inspection. If, for any reason the contract is not completed the amount invoiced inclusive of the invoice fee is due and payable in full at the time the contract is cancelled. Should we incur any legal or collection fees associated with the collection of this invoice that the client name in this report will be responsible for them in addition to the Invoiced amount.

No warranties or guarantees are offered for inspected components.

I have read this agreement in its entirety and understand and accept these conditions.

Report Identification: 38 Willow Lane

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I	NI	NP	D	INSPECTED ITEM
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ADDITIONAL INSPECTED OR COMMENT ITEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Attached is a "Liability Limitation Agreement". Please read carefully. Acceptance and reliance upon this inspection report is contingent upon acceptance and understanding of this liability agreement.

Job Invoice

M-40857

SOLD TO Dennis Sheehan 38 Willow Ln. Galveston, TX	DATE ORDERED 4-16-18	ORDER TAKEN BY
	PHONE NO. 409-370-6470	CUSTOMER ORDER #
	JOB LOCATION	
	JOB PHONE	STARTING DATE
TERMS		

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
				replace all old piping with upon pex, replaced 2 shower valve and all new stops & flex through out the house, install shower drain, 2 Kohler ADA height pressure assist Toilets and bring the water heater up to code
				MISCELLANEOUS CHARGES
				TOTAL MISCELLANEOUS
				LABOR HRS. RATE AMOUNT
				draw #2
				3870.00
				TOTAL MATERIALS
				TOTAL LABOR

Bid complete

WORK ORDERED	TOTAL LABOR
DATE ORDERED	TOTAL MATERIALS
DATE COMPLETED	TOTAL MISCELLANEOUS
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL
AUTHORIZED SIGNATURE _____	TAX
	GRAND TOTAL 3870.00