



PROPERTY INSPECTION REPORT

Prepared For: Patricia Milosevic
(Name of Client)

Concerning: 4119 Campeche Court , Galveston, TX 77554
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 01/07/2020
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the

sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Home Inspection Report

Prepared exclusively for
Patricia Milosevic



PROPERTY INSPECTED:
4119 Campeche Court
Galveston, TX 77554

DATE OF INSPECTION: 01/07/2020

Inspection No. 521350-314

INSPECTED BY:

Danny Marlow
6484 Sea Isle
Galveston, TX 77554
danny.marlow@pillartopost.com
(409) 443-5694

INSPECTOR:

Danny Marlow
Lic.#: 23187
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(682) 459-3732

Each office is independently owned and operated

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

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Foundations <i>Comments:</i></p> <ul style="list-style-type: none"> • Foundation is pier & beam and was performing as designed at time of inspection. • There were miscellaneous pilings that were showing signs of wood rot. Recommend further evaluation by a qualified contractor and repairs as needed.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>H. Windows <i>Comments:</i></p> <ul style="list-style-type: none"> • Windows are old and in various states of repair. Budget for replacement in the near future. • Window locking devices corroded, windows stuck closed etc. • Screens are damaged or missing at several locations.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>I. Stairways (Interior and Exterior) <i>Comments:</i></p> <ul style="list-style-type: none"> • Stairways we're missing graspable type handrails. Recommend installing graspable handrails for safety.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>J. Fireplaces and Chimneys <i>Comments:</i></p> <ul style="list-style-type: none"> • Damper and metal flue were showing signs of heavy rusting. • Recommend further evaluation by qualified contractor and repair or replacement as needed for safety and proper operation.
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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Branch Circuits, Connected Devices, and Fixtures <i>Comments:</i></p> <ul style="list-style-type: none"> • All wiring appears to be copper and is in good condition. • Smoke detectors were not functioning properly and were not found in required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend having smoke detectors installed in all required areas for safety. • Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock. (Kitchen & garage)
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>D. Ranges, Cooktops, and Ovens <i>Comments:</i></p> <ul style="list-style-type: none"> • Oven and cook tops we're operating as designed at the time of inspection. • Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.
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I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

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

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I NI NP D*

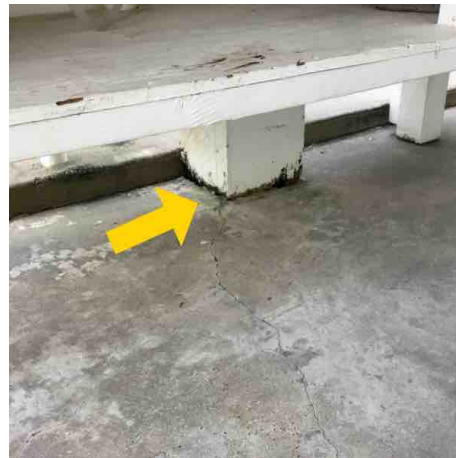
INSPECTION REPORT

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Foundation is pier & beam and was performing as designed at time of inspection.
- There were miscellaneous pilings that were showing signs of wood rot. Recommend further evaluation by a qualified contractor and repairs as needed.



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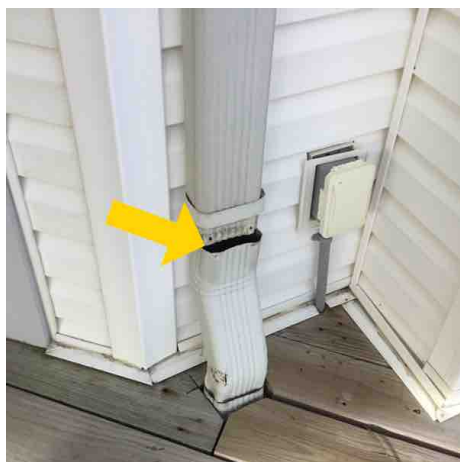
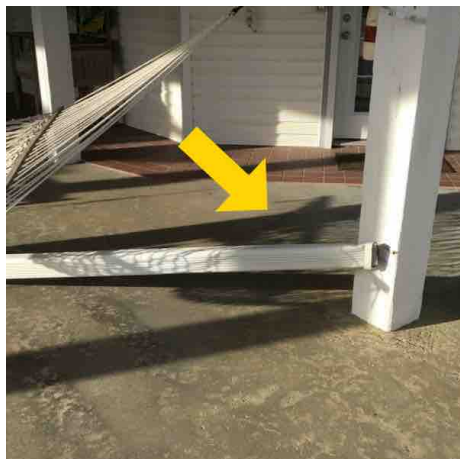
I NI NP D*



B. Grading and Drainage

Comments:

- There was damaged rain gutter noted on front side of home. Recommend repairs for proper drainage.



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C. Roof Covering Materials

Comments:

- Asphalt shingles.
- Inspected from ladder at the eaves and ground with binoculars.

D. Roof Structures and Attics

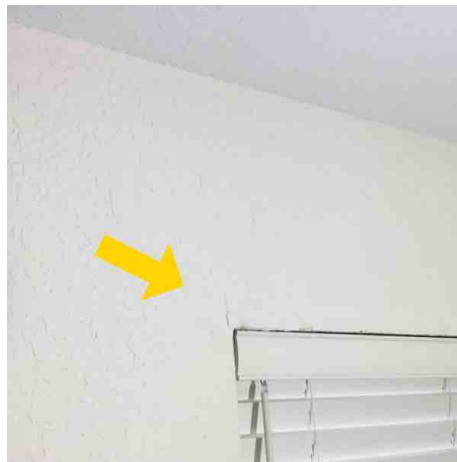
Comments:

- Attic spaces were observed from the attic access/work platform. Some areas are not visible from this vantage point and were not inspected.
- Insulation was approximately 6-8 inches thick at time of inspection.
- Recommend installation of appropriate walkway (boards) to provide access to either end of the attic space for inspection and maintenance.

E. Walls (Interior and Exterior)

Comments:

- Vinyl siding (exterior). Drywall with wood trim (interior).
- There were minor stress cracks noted in living areas and 1st level bedroom.



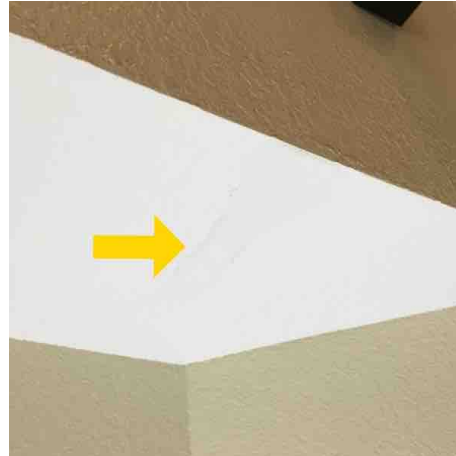
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F. Ceilings and Floors

Comments:

- There was a minor stress crack noted in ceiling of dining area.
- There were previous water stains noted on ceiling of living area and bedroom on the right. There was no moisture detected with moisture meter at time of inspection.



G. Doors (Interior and Exterior)

Comments:

- Sliding glass door in dining area was not locking at time of inspection. Recommend adjustments and or repairs for proper operation and security.

H. Windows

Comments:

- **Windows are old and in various states of repair. Budget for replacement in the near future.**
- **Window locking devices corroded, windows stuck closed etc.**
- **Screens are damaged or missing at several locations.**

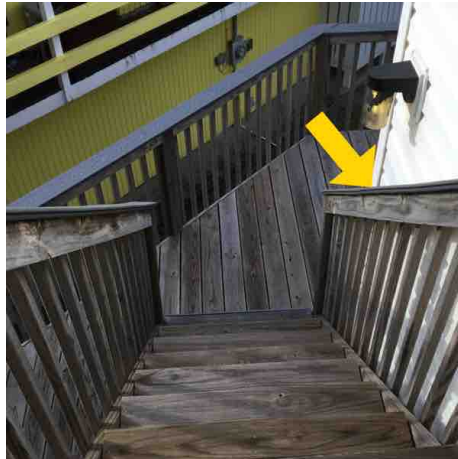
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I. Stairways (Interior and Exterior)

Comments:

- Stairways we're missing graspable type handrails. Recommend installing graspable handrails for safety.



J. Fireplaces and Chimneys

Comments:

- Damper and metal flue were showing signs of heavy rusting.
- Recommend further evaluation by qualified contractor and repair or replacement as needed for safety and proper operation.



K. Porches, Balconies, Decks, and Carports

Comments:

- No deficiencies were noted at time of inspection.

L. Other

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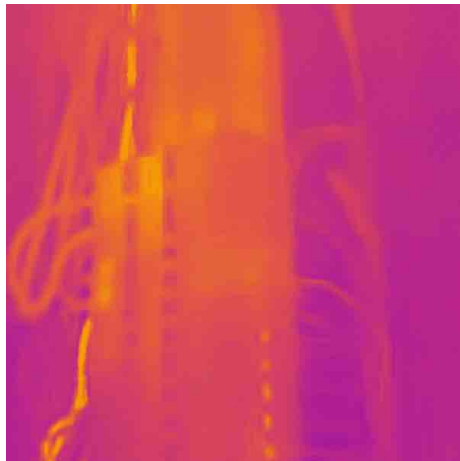
I NI NP D*

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- 120/240 volt, 200 amp service.
- Grounding is through grounding rod to earth.
- Main disconnect is located in service panel in back bedroom closet.
- Normal operating temperatures observed with a thermographic camera on the day of the inspection
- Provide permanent labeling to promote breaker identification



B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- All wiring appears to be copper and is in good condition.
- Smoke detectors were not functioning properly and were not found in required areas. Smoke detectors are required in all sleeping rooms in areas just outside of sleeping rooms and in living area of each floor. Recommend having smoke detectors installed in all required areas for safety.
- Multiple receptacles are not GFCI protected in required areas. Receptacles in wet areas, outside and in garage are required to be GFCI protected to reduce the risk of electrical shock. (Kitchen & garage)

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

- Forced air furnace.
- Electric energy source.
- System was operating as designed at time of inspection.

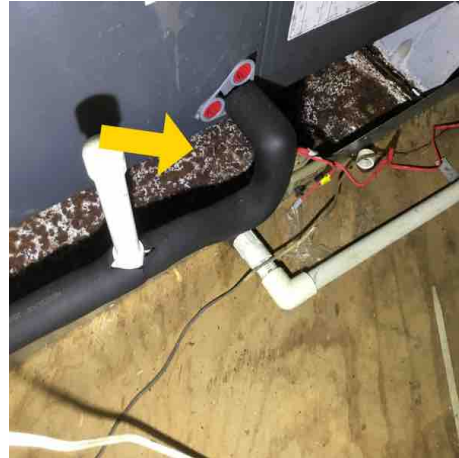
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I NI NP D*

B. Cooling Equipment

Comments:

- Split system.
- System was operating as designed at time of inspection.
- Safety pan in the attic was noted to be rusting.
- Window unit in garage was showing heavy rusting on exterior.



C. Duct Systems, Chases, and Vents

Comments:

- No deficiencies were noted at time of inspection.

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

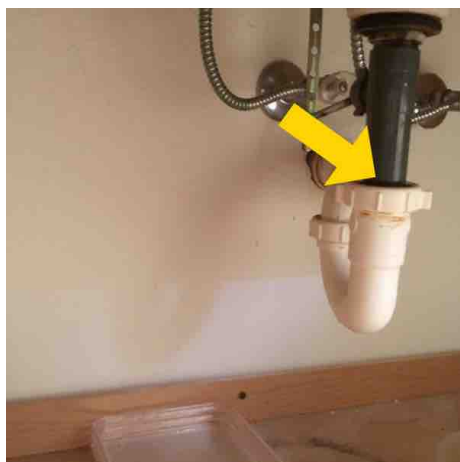
- Water meter is located in front yard.
- Main water cut off is located on piling under home on left side.
- Static water pressure was 60 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Faucet at upstairs bar sink was not functioning properly at time of inspection. Recommend further evaluation and repairs or replacement as needed for proper operation.
- Hose bibs are missing the anti-siphon device. Recommend adding these to prevent back flow into the house water supply.



B. Drains, Wastes and Vents

Comments:

- There was a minor leak noted at drain line at right hand sink in master bathroom. Recommend further evaluation and repairs as needed to prevent further damage.



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 C. Water Heating Equipment
Comments:
 • 40 gallon water heater. (Located in attic)
 • Electric energy source.
 • System was operating as designed at time of inspection.

 D. Hydro-Massage Therapy Equipment

 E. Other

V. APPLIANCES

 A. Dishwasher
Comments:
 • Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.

 B. Food Waste Disposers
Comments:
 • Food waste disposer was operating as designed at the time of inspection.

 C. Range Hood and Exhaust Systems
Comments:
 • Range Hood was tested and appears to be performing its intended function at time of this inspection.

 D. Ranges, Cooktops, and Ovens
Comments:
 • **Oven and cook tops we're operating as designed at the time of inspection.**
 • **Oven anti - tip device is missing or disconnected. This is a safety hazard and should be corrected.**

 E. Microwave Ovens
Comments:
 • Microwave was functioning properly at time of inspection.

 F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:
 • Exhaust fans were working as designed at time of inspection.

 G. Garage Door Operators

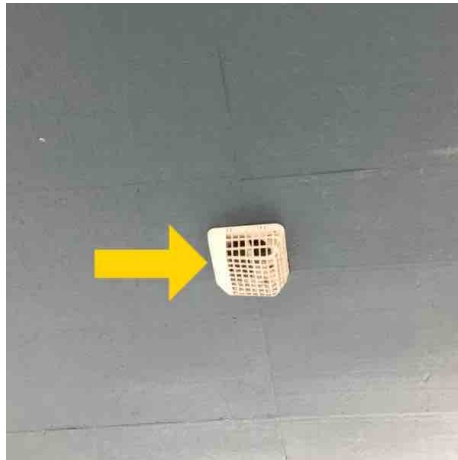
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H. Dryer Exhaust Systems

Comments:

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



I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

B. Swimming Pools, Spas, Hot Tubs and Equipment

C. Outbuildings

D. Private Water Wells

E. Private Sewage (Septic) Systems

F. Other



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