



PROPERTY INSPECTION REPORT

Prepared For: Michael Miller
(Name of Client)

Concerning: 128 Dolphin Avenue, Galveston, TX 77550
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 04/23/2021
(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

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Home Inspection Report

Prepared exclusively for
Michael Miller



PROPERTY INSPECTED:
128 Dolphin Avenue
Galveston, TX 77550

DATE OF INSPECTION: 04/23/2021
Inspection No. 521350-683

INSPECTED BY:

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

INSPECTOR:

Danny Marlow
Lic.#: 23187
danny.marlow@pillartopost.com
(682) 459-3732

Each office is independently owned and operated

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D*

REPORT SUMMARY

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒**B. Grading and Drainage***Comments:*

- Various gutters were noted as being damaged and should be repaired or replaced as required for proper drainage.
- Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation.

Gutters replaced; downspout extenders added.

Shore?

☒ ☐ ☐ ☒**D. Roof Structures and Attics***Comments:*

- Attic was entered for inspection.
- Insulation is low and missing in some areas of the attic (vermiculite insulation). Recommend adding more insulation to reduce energy costs and provide added comfort.
- Attic door was missing at time of inspection. Recommend installing attic access door as required for fire safety.

} Sealer?

☒ ☐ ☐ ☒**G. Doors (Interior and Exterior)***Comments:*

- All doors were functioning properly at time of inspection.
- Garage entry door into living space lacks the self closing mechanism required for fire safety. Recommend installing self closing device for safety.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒**B. Branch Circuits, Connected Devices, and Fixtures***Comments:*

- All wiring appears to be copper and is in good condition.
- Smoke detectors responded normally to function testing but were not found in all 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 installing smoke detector in living area for safety.
- There were multiple open junction boxes noted in attic. Recommend installing cover plates for intended protection and safety.
- There was one GFCI receptacle in kitchen that was not resetting. Replaced. Recommend replacement for proper operation and safety.
- Receptacles in garage were not GFCI protected as required. Recommend having GFCI receptacles installed in garage for safety.

V. APPLIANCES

☒ ☐ ☐ ☒**A. Dishwasher***Comments:*

- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.
- There is no anti-siphon loop or air admittance valve at the drain line. Recommend further evaluation by a qualified technician to make repairs, or replace, as needed.

I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D***☒ ☐ ☐ ☒**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.

☒ ☐ ☐ ☒**H. Dryer Exhaust Systems***Comments:*

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

Cleaned regularly

As per report
clean

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INSPECTION REPORT

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Comments:

- Foundation is slab on grade and functioning as designed at time of inspection.

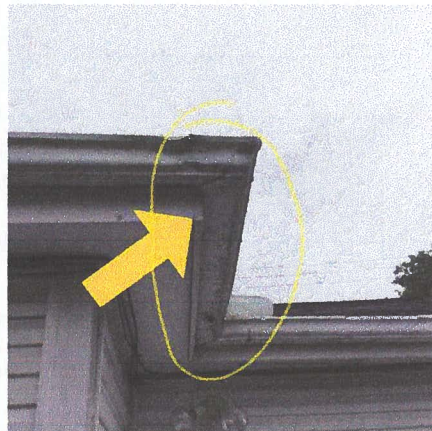
☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

See above - all gutters
replaced.

- Various gutters were noted as being damaged and should be repaired or replaced as required for proper drainage.
- Downspouts improperly discharging water against foundation. Redirect and extend all downspouts away from foundation.



Shore
lost?

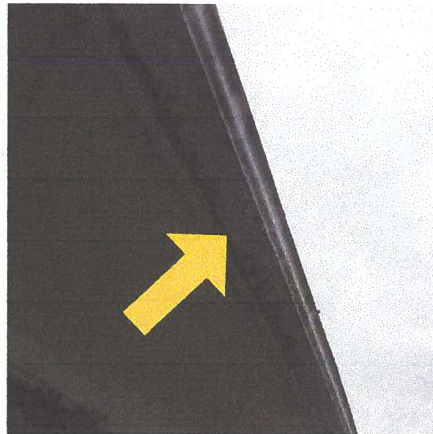
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☒ ☐ ☐ ☐

C. Roof Covering Materials

Comments:

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

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Comments:

- Attic was entered for inspection.
- Insulation is low and missing in some areas of the attic (vermiculite insulation). Recommend adding more insulation to reduce energy costs and provide added comfort.
- Attic door was missing at time of inspection. Recommend installing attic access door as required for fire safety.

us

} seller?

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☒ ☐ ☐ ☒**E. Walls (Interior and Exterior)***Comments:*

- Brick veneer / vinyl siding with wood trim (exterior). Drywall with wood trim (interior).
- There was a damaged/loose brick noted at front of home. Recommend repairs as needed to prevent possible water penetration and further damages.
- There were two soffit vents noted as being damaged/loose. Recommend repairs as needed to prevent possible pest infestation.
- Garage door trim was noted as showing wood rot/deterioration. Recommend having qualified contractor evaluate and repair as needed to prevent further deterioration and damages.
- There was a hole noted in siding on back of garage. Recommend repairs/sealing to prevent possible water penetration and further damages.
- There was damage noted at vinyl siding on back exterior of garage. Recommend repairs as needed to prevent possible water penetration and further damages.

The soffit vents were repaired

Sealed and painted

Seller →



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Seller



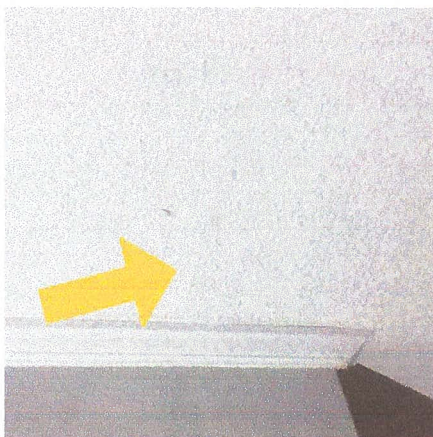
Us

☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

- There were minor stress cracks noted at ceilings in living area and master bedroom (typically associated with settlement). [Living room ceiling retextured and painted](#)



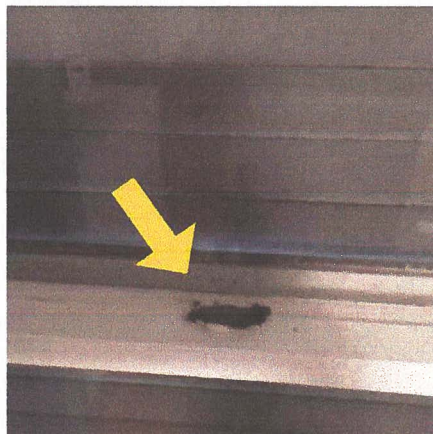
I = Inspected**NI = Not Inspected****NP = Not Present****D = Deficient****I NI NP D***☒ ☐ ☐ ☒**G. Doors (Interior and Exterior)***Comments:*

- All doors were functioning properly at time of inspection.
- Garage entry door into living space lacks the self closing mechanism required for fire safety. Recommend installing self closing device for safety.

-ws

☒ ☐ ☐ ☒**H. Windows***Comments:*

- There was one window in back bedroom that was not opening (possibly painted shut). Recommend repairs as needed for proper operation.
- There were multiple windows that were noted as having damaged or missing locking hardware. Recommend repairs or replacements as needed for proper operation and security.

☐ ☐ ☒ ☐**I. Stairways (Interior and Exterior)**☐ ☐ ☒ ☐**J. Fireplaces and Chimneys**☒ ☐ ☐ ☐**K. Porches, Balconies, Decks, and Carports***Comments:*

- No deficiencies were noted at time of inspection.

☐ ☒ ☐ ☐**L. Other**

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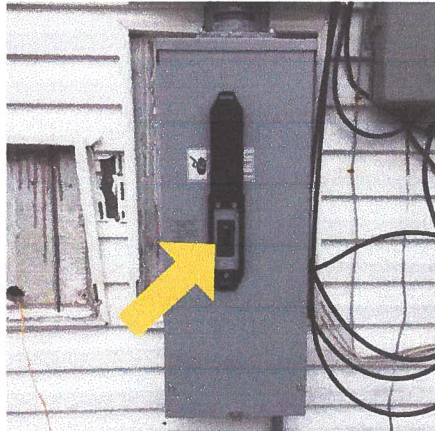
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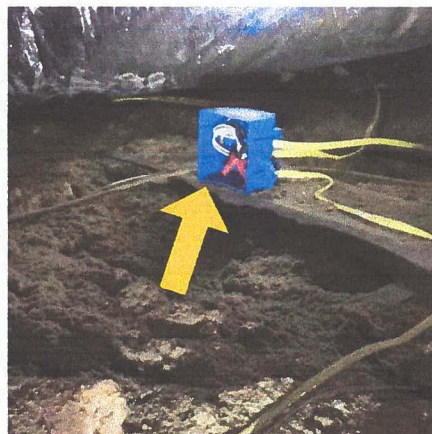
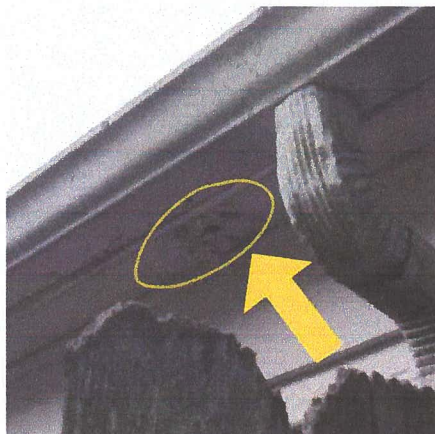
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐**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 on back exterior of home.
- Normal operating temperatures observed with a thermographic camera on the day of the inspection.

☒ ☐ ☐ ☒**B. Branch Circuits, Connected Devices, and Fixtures***Comments:*

- All wiring appears to be copper and is in good condition.
- Smoke detectors responded normally to function testing but were not found in all 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 installing smoke detector in living area for safety.
- There were multiple open junction boxes noted in attic. Recommend installing cover plates for intended protection and safety.
- There was on GFCI receptacle in kitchen that was not resetting. replaced
Recommend replacement for proper operation and safety.
- Receptacles in garage were not GFCI protected as required.
Recommend having GFCI receptacles installed in garage for safety.



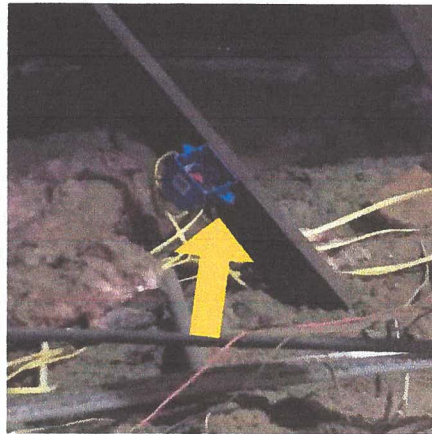
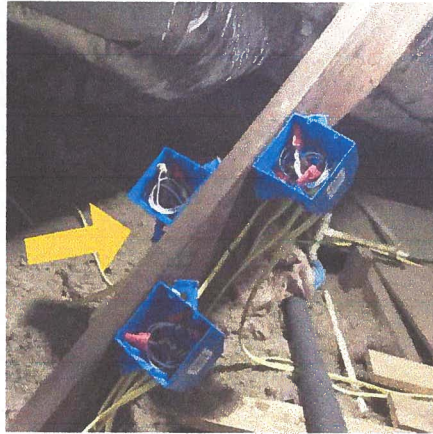
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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Comments:

- Forced air furnace(manufactured in 2002).
- Natural gas energy source.
- System was operating as designed at time of inspection

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B. Cooling Equipment

Comments:

- Split system (manufactured in 2014).
- System was operating as designed at time of inspection.

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C. Duct Systems, Chases, and Vents

Comments:

- No deficiencies were noted at time of inspection.

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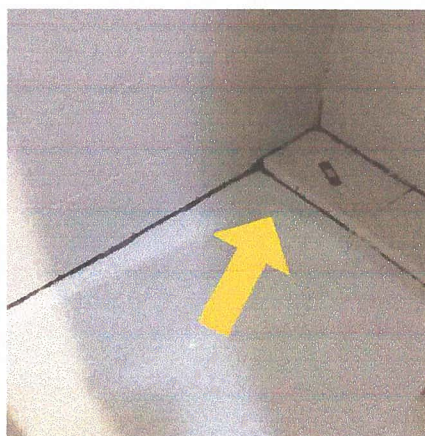
IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems, Fixtures

Comments:

- Water meter is located in front yard at street.
- Main water cut off is located on right exterior of the home.
- Static water pressure was 58 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- Bathtub/shower enclosure in master bathroom was noted as having damaged/missing caulking. Recommend repairs as needed to prevent possible water penetration and further damages. [Recaulked](#)


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B. Drains, Wastes and Vents

Comments:

- Multiple mechanical drain stops were noted as not functioning properly. Recommend repairs for proper operation.


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C. Water Heating Equipment

Comments:

- 40 gallon water heater (manufactured in 2018).
- Natural gas energy source.
- System was operating as designed at time of inspection.

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D. Hydro-Massage Therapy Equipment

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- Dishwasher was ran thru a full cycle and was functioning properly at the time of inspection.
- There is no anti-siphon loop or air admittance valve at the drain line. Recommend further evaluation by a qualified technician to make repairs, or replace, as needed. High loop added to drain line

☒ ☐ ☐ ☐**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***Comments:*

- Garage door was not operating properly at time of inspection (photo sensors appeared to keep door from shutting properly). Recommend having qualified contractor evaluate and repair as needed for proper operation.

Garage door repaired and working

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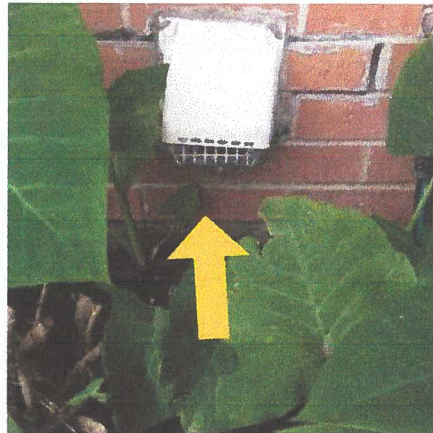
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☒ ☐ ☐ ☒**H. Dryer Exhaust Systems***Comments:*

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



- they clean
we replace

☐ ☒ ☐ ☐**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**

Inspection #: 521350-683