

Inspection Report

Withheld for Privacy

Sunday, October 19, 2025

Beach House In Galveston



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PROPERTY INSPECTION REPORT FORM

Withheld for Privacy	10/19/2025
Name of Client	Date of Inspection
Beach House In Galveston, Galveston, TX	
Address of Inspected Property	
Brad Leland	5229
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☒ Selling Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain 62 F Outside Temp.
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes:

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring ☐ Attic Space is Limited - Viewed from Accessible Areas
☐ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☒ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space Is Limited - Viewed From Accessible Areas

☒ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

EXAMPLE

When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.

IMPORTANT NOTICE

WHENEVER A DEFECT OF ANY KIND IS NOTED IN A SYSTEM OR ASPECT OF THE HOUSE, WE RECOMMEND THAT A QUALIFIED (LICENSED) TECHNICIAN INSPECT AND SERVICE THE ENTIRE SYSTEM. SOMETIMES NOTED DEFECTS ARE SYMPTOMS OF OTHER, SOMETIMES MORE SERIOUS, DEFECTS.

Conditions and Limitations

This inspection report expresses the personal opinion of the inspector and is based on the minimum inspection standards set for by The Texas Real Estate Commission. The purpose of this inspection is to provide an opinion on whether or not the items in this report were functional or are in need of repair or require further evaluation by a qualified or when required licensed person. The scope of this inspection is limited to the present condition of visual items only and does not include the disassembly of any properly or the removal of any object including, but not limited to, furniture, siding, or panels that may be obscuring the inspector's visual observation. This inspection does not cover items or conditions that may be discovered only by invasive methods. This inspection is not intended to be technically exhaustive nor is it intended to reveal all existing or potential defects. Rather, it is intended to reflect a careful but limited visual inspection. The information in this report can reduce, but not eliminate the risks associated with the purchase of this structure. Should you determine you desire a more detailed inspection of any area, you may wish to refer to licensed and/or qualified specialists.

Since all elements undergo a constant rate of change and deterioration, no prediction of future conditions can be made. This report is not to be considered a warranty or guarantee of the adequacy, performance or useful life of an item, component or system.

This inspection and report was prepared for your exclusive use. Use of this report by, or liability to third parties, present or future owners and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their risk. No warranty or guaranty to third parties, present or future owners and subsequent owners is implied nor should be assumed.

Photos if included in this report are not intended to represent all conditions present. They are a representation of the circumstances visible but not limited to the specific photo. There may be other similar repairs needed.

Service Warranties are very popular but they may have restrictions under which a claim is covered. Minor deviations from the manufacturer's installation instructions, which are not normally revealed in a general inspection, may be cause for a denial of claim. Client must not expect these warranty services to cover all of your problems, particularly with aging systems. Pay close attention to the respective warranty documents for coverage limitations.

This report was prepared on a computer and infrequently a word or part of a sentence may be accidentally deleted or altered. Should you encounter such a condition, please contact me as soon as possible to make necessary correction and provide you with a corrected page(s). If you do not understand comments or recommendations for corrective action, call me prior to your inspection deadline or before closing the transaction for clarification.

The following are not within the scope of this inspection:

- Past or present violations or codes, ordinances or manufacturer's installation instructions.
- Geological stability or ground conditions on site.
- Determination of absolute structural integrity.
- Determination that all safety hazards have been identified.
- Possible presence of or danger from any potentially harmful substance, pollutants, contaminants and environmental hazards, including but not limited to radon gas, lead paint, lead in water, asbestos, mercury, urea formaldehyde, electro-magnetic fields, noise, odor, and toxic or flammable chemicals. The inspector is not responsible for the determination of conditions which may provide harborage or sustenance for bacterial, mold and fungi, the presence of dirt, dust and other air-borne particles. The client is urged to contact a competent specialist if identification, information and testing of the above are desired.
- Value of or estimated of repairs on the property. We are not a repair company and are prohibited by a provision of The Texas Real Estate License Act from performing repairs on properties that we inspect. It is recommended that the appropriate qualified and licensed craftsmen be contacted for firm bids to perform desired repairs.
- No determination will be made on the operational capacity, quality, and/or suitability for a particular use of the items inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation: Concrete Slab with Pilings

Comments: In my opinion the foundation is performing as it was intended at this time, when measured it was well within allowable tolerances.

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B. Grading and Drainage

Comments: Although the grading and drainage around the home appears to be performing properly at this time the drainage should be monitored during periods of heavy rain.

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C. Roof Covering Materials

Types of Roof Coverings: Composition Shingles

Viewed From: Accessible Areas

Comments: Both of the furnace flue pipes are not completely sealed at the rain collars on the roof as daylight can be seen around these pipes in the attic area.



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D. Roof Structures and Attics

Viewed From: Attic Area - Accessible Areas

Approximate Depth of Insulation: 12 inches

Comments: There is a small amount of water damage and corrosion to the metal wrap over the supporting beams at the third level deck areas. All damaged elements should be repaired or replaced.

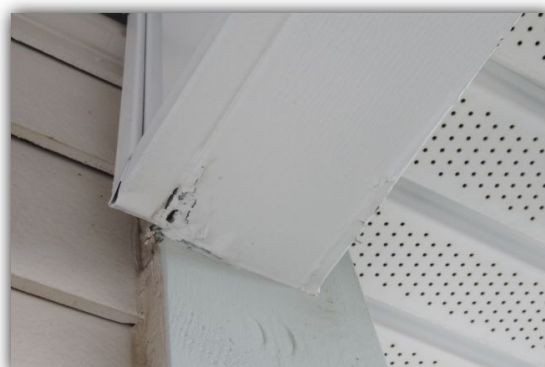
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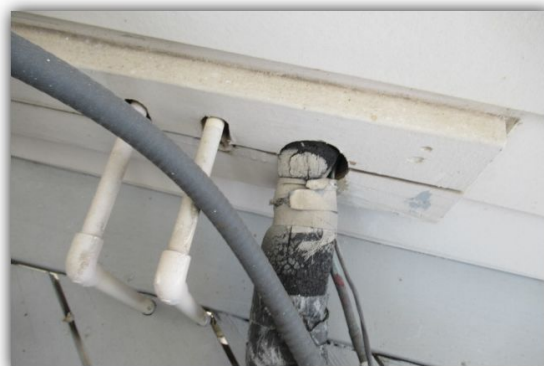
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E. Walls (Interior and Exterior)

Comments: It is necessary to seal around where the air conditioning refrigerant lines and plumbing lines enter the home to prevent water/moisture intrusion.



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F. Ceilings and Floors

Comments: Performing Properly, no defects noted.

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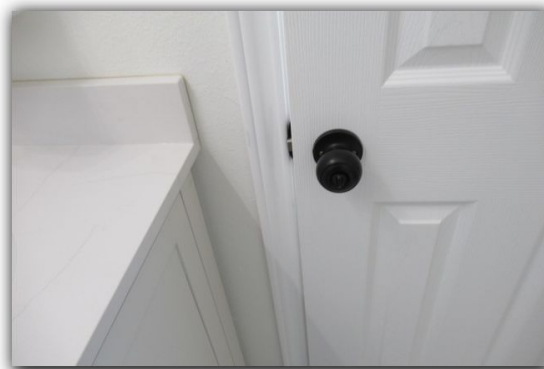
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G. Doors (Interior and Exterior)

Comments: The exterior storage closet door off the third level deck, the exterior door to the third level deck, and the master bathroom door stick when operated. All doors should be present and in working order. Doors that stick or do not latch properly can usually be adjusted.



There is no self closing device installed on the door from the house to the garage.



The door hardware is incomplete at the exterior closet ground floor door.

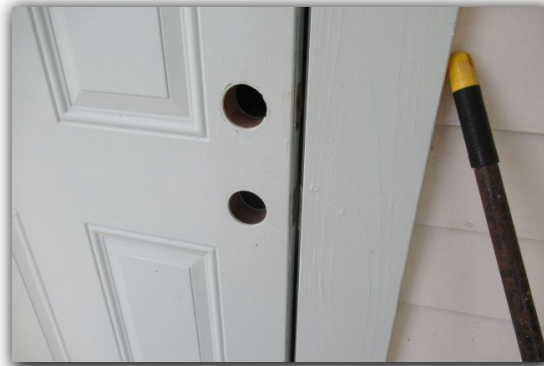
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The exterior trim has been water damaged and there is corrosion at the exterior storage closet door off the third level deck. All damaged elements should be repaired/replaced.



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H. Windows

Comments: The thermo pane window on the northwest side of the living room, the window on the northwest side of the rear north guest bedroom, and the window in the back of the garage appear to have lost their seal as there is discoloration between the glass panes.



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Window screens were not installed. Screens are mentioned in this part of the report as they are a specific item in the T.R.E.C. Guidelines. All windows that have channels for screens should have them installed.



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I. Stairways (Interior and Exterior)

Comments: The staircases appear to be properly installed, no defects noted.

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J. Fireplaces and Chimneys

Comments: Not present

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K. Porches, Balconies, Decks, and Carports

Comments: No defects noted.

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L. Other

Comments: Not present

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Amp Service Box: 200 amp service

Type of Main Service Cables: Copper

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I	NI	NP	D

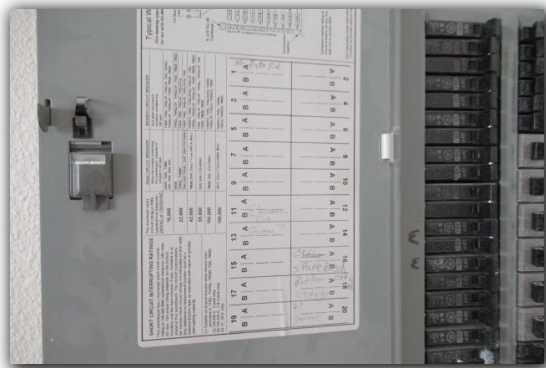
Location of Breaker Box: Northwest side of garage (Main disconnect) with breaker box inside the 2nd floor middle guest bedroom



Comments: The grounding cable connection was not visible. The dedicated ground wire should be fastened or secured to the grounding rod with an approved grounding electrode (clamp). This connection should be made above the finish grade. A typical grounding rod in this area should be seven to eight feet in length.



The breakers were not labeled completely at the service box as required.



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Arc fault breakers have not been installed for all the outlet and lighting branch circuits as is now required. Arc fault breaker protection is now required for kitchens, family rooms, dining room, living rooms, parlors, libraries, dens, bedrooms, sunroom, recreation rooms, closets, hallways and the laundry areas.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The outlets in the garage are not protected by a G.F.C.I. (Ground Fault circuit interrupt) breaker. This is required statement by the T.R.E.C.. G.F.C.I. Breakers are required for all outlets within 6' of any water source inside the house, bathrooms, wet bars, or utility room sinks, all exterior outlets, all outlets in the kitchen and all outlets in the garage.



An electrical fixture face plate was missing inside the cabinet above the microwave. Face plates that are missing for either light switches or electrical outlets are considered a safety concern and is an item that is specifically checked in a real estate inspection.



A polarity problem was detected as the hot and neutral wires appear to be reversed at the outlet inside the first level storage closet in the back of the home. Outlets are checked using a circuit tester. As fixing one outlet may cause other outlets down the line to have problems, I recommend that the system in this/these areas be serviced by a licensed electrician.

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There is a damaged/incomplete light fixture in the attic.



Wires were improperly spliced terminated at the light fixture in the attic at the water heater/elevator equipment area. Wire ends or splices should be in junction boxes that are properly mounted. This condition is considered an electrocution/fire concern and should be serviced by a licensed electrician.



Several of the electrical outlets in the home are loose and need to be secured to avoid possible loose connections/electric shorts.

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The ceiling fan in the living room is out of balance.



One of the lights in the attic near the water heater was not working. This condition may be a result of a need for light bulb replacement.



The light fixture in the master bathroom shower area is not flush with the ceiling.



The outlet for the garbage disposal under the kitchen sink mounted on the cabinet floor should be mounted on the side or back of the cabinet to avoid possible water intrusion.

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There was no power to the exterior outlet at the third floor back balcony.



A licensed electrician should be consulted regarding the repair of the above items as well as check the entire electrical system for any other possible defects.

Note: Accessible outlets are checked with a UL approved circuit G.F.C.I. circuit tester.

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C. Other

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

NOTE: The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection.

Type of Systems: Central Heating

Energy Sources: Gas

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Comments: The second floor zone furnace flue pipe is in contact with the AC refrigerant line insulation. Gas appliance flue pipes must have a minimum of 1" clearance from any combustible materials.



There are no condensate drip legs/sediment traps installed on both of the furnace gas supply lines as is now required.

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



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B. Cooling Equipment
Type of Systems: Central - Air Conditioner
Exterior Compressor: 2.5 and 2 ton units



Differential Air Temperature Drop During Operation:
2nd Floor Zone Air Going Into System: 70 f Returned Air: 52 f

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3rd Floor Zone Air Going Into System: 73 f Returned Air: 55 f



The air coming out of the vents should be 14 to 21 degrees cooler than where it goes into the cold air return. These readings are within the recommended tolerances for proper operation.

Comments: There was corrosion in the safety pan under the third floor coil box. This condition is an indication that the unit has leaked in the past or leaks during heavy use.



The main drain line from the second floor zone coil box is not fully insulated. This line should be insulated for at least 10' from the coil box unit. This condition causes the lines to sweat and may also cause water damage because they are located in the attic area. Applying foam tubes and taping them will remedy this condition.

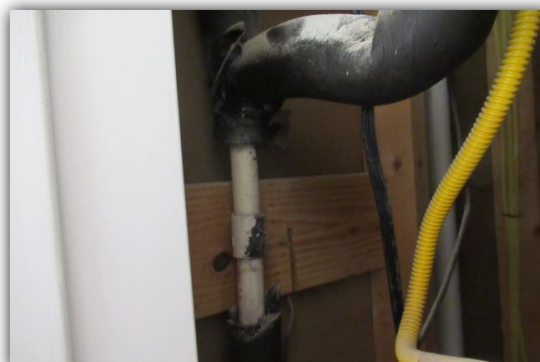
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A qualified HVAC technician should be consulted regarding the repair of the above items as well as check the entire cooling system for any other possible defects.

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C. Duct Systems, Chases, and Vents

Comments: A section of the duct has been removed in the attic above the dining area. A qualified HVAC contractor should be consulted regarding the repair of this condition.



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D. Other

Comments:

IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Near Street

Location of Main Water Supply Valve: Inside the first level bonus room

Static Water Pressure Reading: 40 psi

Type of Supply Piping Material: PVC/CPVC

Comments: All exterior faucets should have back flow protectors installed. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.



It is recommended that all of the exterior water lines be insulated from the weather in order to prevent freezing.



It is recommended that there be an inspection port provided on the back side of the plumbing wall of the walk in shower in the master bathroom so that it is possible to check for leaks.

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B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments: The drain system appears to be performing properly at this time.

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C. Water Heating Equipment

Water Heating Energy Source: Gas

Capacity: Tankless



Comments: There was no condensate drip leg/sediment trap installed on the water heater gas supply line as is now required.

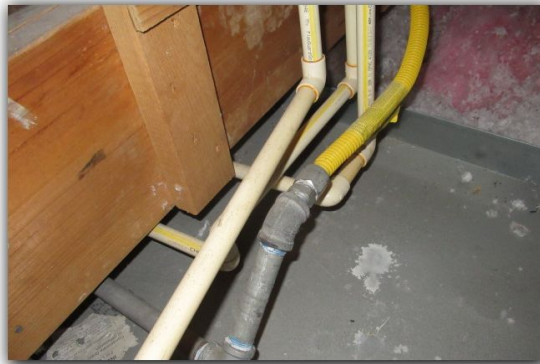
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D. Hydro-Massage Therapy Equipment

Comments: Item is not present in this home.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Northwest side of the home

Type of gas distribution piping material: Black Pipe



Comments: Performing properly

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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: Appears to be performing properly at this time.

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B. Food Waste Disposers

Comments: The garbage disposal is not connected to the electrical power supply.



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C. Range Hood and Exhaust Systems

Comments: The range top has a re-circulating vent hood. The air is filtered, and then it is re-deposited in the kitchen. Most vent-hood appliances, especially ones that use gas, will have a flue which is terminated outside of the house to remove combustion products, moisture, grease, and heat.



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D. Ranges, Cooktops, and Ovens

Comments: The range appears to be performing properly at this time.



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E. Microwave Ovens

Comments: Appears to be performing properly at this time.



☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appears to be performing properly at this time.

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G. Garage Door Operators

Comments: Performing properly at this time.

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H. Dryer Exhaust Systems

Comments: No defects noted.

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I. Other

Comments: Not Present