

Home Inspection Report



5824 Ave T, Galveston , TX 77551

Inspection Date:

Tuesday April 7, 2020

Prepared For:

Desmond Dixon

Prepared By:

Anderson Home Inspections
9446 Jamaica Beach
Galveston, TX 77554
(409) 996-9979
firefrand@yahoo.com

Report Number:

040720

Inspector:

Michael C Anderson

License/Certification #:

TX--23486

Inspector Signature:

Handwritten signature of Michael C Anderson

PROPERTY INSPECTION REPORT

Prepared For: Desmond Dixon
(Name of Client)

Concerning: 5824 Ave T, Galveston, TX 77551
(Address or Other Identification of Inspected Property)

By: Michael C Anderson TX-23486 4/7/2020
(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. 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 reports performed for or 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 licensees 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

The home is inspected following the Standards of Practice from the Texas Real Estate Commission. There are certain components that may not have been code during the time period that the home was built. The Standards of Practice require the inspector to mark as deficient some of these components. The inspector will mark these deficiencies and render a recommendation for repair. Any and all repairs should be done by qualified professionals. To minimize the risk of damaging the owner's personal property there are some furnishings that are not moved to inspect certain areas of the home. There are areas of the foundation that are covered and were not able to be inspected.

The locations are referenced using the front door as South.

Deficiencies will be marked with a red (D)

Recommendations will be marked with a blue (R)

General information will be marked with an orange (I)

Report Overview

Scope of Inspection

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Main Entrance Faces

Southeast

State of Occupancy

Occupied

Weather Conditions

Sunny

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

53yrs old

Receipt/Invoice

Anderson Home Inspections
9446 Jamaica Beach
Galveston, TX 77554
(409) 996-9979

Property Address
5824 Ave T
Galveston , TX 77551

Date: Apr 7, 2020

Inspection Number: 040720

Inspected By: Michael C Anderson

Payment Method: Not Paid

Client: Desmond Dixon

Inspection	Fee
Home Inspection	\$375.00
Home Inspection discount	(\$25.00)

Total	\$350.00
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundations(s): Slab-on grade with exterior footing

The Foundation is: Performing as intended. No significant problems were observed

*Comments:**Some areas of the foundation were not visible due to wall coverings*

The foundation did appear to be functioning properly aside from some minor settlement that is typical for homes this age and on the island with the amount of sand in the soil.

B. Grading and Drainage

Comments:(D) It appears as though there may be areas under the stairs at the pavers that are lower laying and may pool water in a heavy rain.

(R) It is recommended that the pavers be re-leveled so storm water flows away from the structure.

C. Roof Covering Materials

Types of Roof Covering: Composition Roofing Material

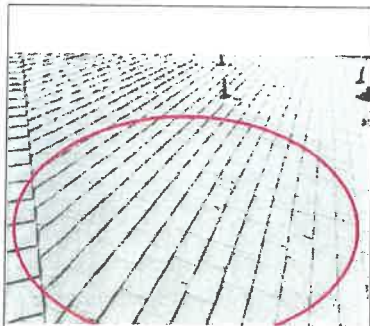
Viewed From: Walked On Roof

Comments:(I) The Texas Department of Insurance website states that the roof was re-roofed in 2009 and properly certified with a WPI8.

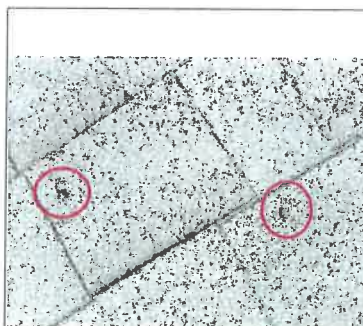
(D) There are multiple rusty nails showing on the northeast side of the roofing materials.

(R) Recommend that the rusty nails be sealed properly.

Photos:



A few rusty nails that need sealed at the northeast corner of the roof



Rusty nails coming through the shingles

D. Roof Structures and Attics

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 0 to 3"

Comments:(D) The attic and roof structure were functioning properly however there were multiple areas of spliced wiring throughout the attic. There was also a piece of wiring that was "nicked" and has exposed wiring.

(R) It is recommended that the wiring be placed in a junction box with the proper cover to prevent someone from getting shocked by exposed wiring. Recommend that the cut wiring be properly repaired. It is recommended that the insulation be improved to R30.

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Photos:



Wire on northeast side of attic was "nicked"



Spliced wiring on northwest side of attic



Spliced wiring on the northwest side of the attic

E. Walls (Interior and Exterior)

Comments: **EXTERIOR:**(asbestos cement shingles and wood siding)

(I) The upper wall siding on the exterior appeared to be asbestos cement shingles, this was not uncommon for the time period and is not an issue unless they're going to be removed. There also appeared to be lead paint on the exterior however it was painted over, highly recommend they it not be scraped when repainted.

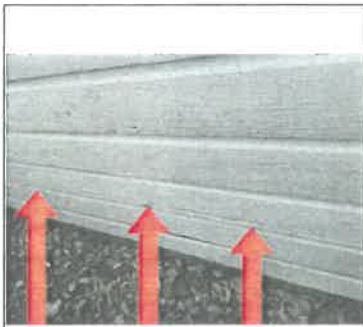
(D) There were multiple areas of deteriorating/rotting wooden siding on the west side and north side of the home's exterior. There was a cracked cement shingle on the north side of the home.

(R) It is recommended that a qualified contractor repair these deteriorating/rotting areas of the wooden siding. Recommend that the cement shingle be replaced with a fiber cement shingle.

INTERIOR:(drywall and wood)

The interior walls were in good shape, there were no significant issues observed on the day of the inspection.

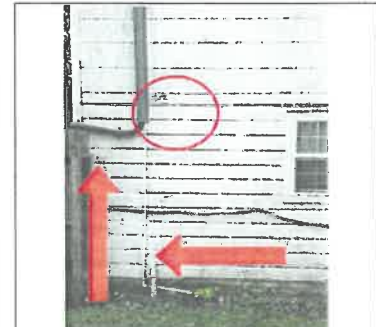
Photos:



West side exterior wall had deteriorating/rotting wooden siding



NW corner had deterioration



Multiple deteriorating areas of wooden siding on the north side of the structure

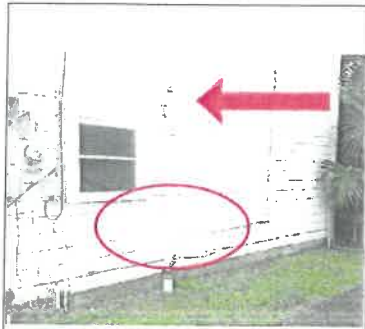
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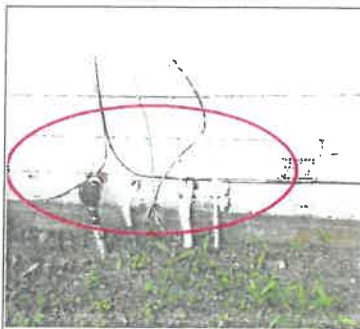
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North side has deteriorating/rotting wooden siding and a cracked cement tile



North side had deteriorating/rotting areas of wooden siding near the water heater piping

F. Ceilings and Floors

Comments: **CEILING:**(drywall)

The ceiling appeared to be in good shape, there were no significant issues observed on the day of the inspection.

FLOORS:(laminated and tile)

The floor coverings appeared to be in good shape.

(D) The only issue observed aside from minor settlement was there was a cracked 2x10" floor joist located in the garage.

(R) It is recommended that the joist be repaired or replaced. A joist of the same size and length could be added right next to the cracked one.

Photos:



Cracked floor joist in garage

G. Doors (Interior and Exterior)

Comments: All of the interior and exterior doors were functioning properly on the day of the inspection except for the entry door deadbolt, I was unable to get it to lock. Recommend that it be repaired

H. Windows

Comments: (D) The windows downstairs are older windows and have most likely settled slightly and now will no longer line up correctly to lock. The windows downstairs are also missing their screens.

(R) Recommend repair of the windows so they will lock properly and replacing the screens.

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I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments: The stairway had the proper headroom, tread depth, riser height, handrail, spindle width and exterior lighting for safety.

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments: (D) The east side of the deck is missing the hanger brackets that help support the joists. The west side deck joists have the brackets however most do not have enough nails in the bracket.

(R) Recommend adding joist hanger brackets to the deck boards and filling all of the nail holes with a 16D nail.

Photos:



Missing hanger brackets

L. Other

Comments: **GARAGE CEILING** :

(D) The garage ceiling is recommended to have a proper fire rated material to prevent the spread fire.

(R) It is recommended that 5/8" drywall or fiber cement board be added for fire protection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Overhead service lines come into a weatherhead on the north side of the home in the alley. The panel box is located on the other side of the garage wall next to the water heater. The system is on a 125amp main breaker.

(D) There are two 50amp breakers that are oversized for the wiring and this is a fire hazard. There are multiple areas where the wiring enters the box and is missing the protective grommets that keep the wiring from being cut. The clamp connecting the ground wire to the grounding rod is loose.

(R) Recommend that an electrician properly install the correct breakers for the wiring where they're oversized. Recommend that protective grommets be added to the panel box where they're missing to protect the wires as they enter the box. Recommend tightening the ground clamp properly to the grounding rod.

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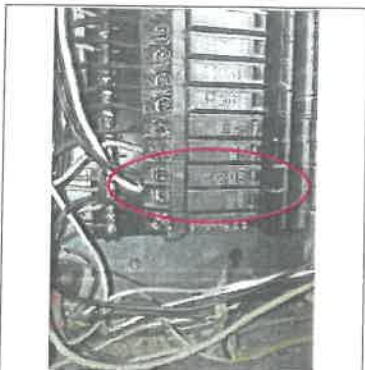
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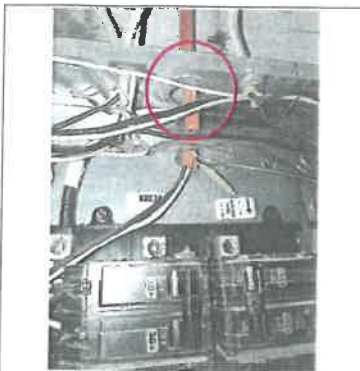
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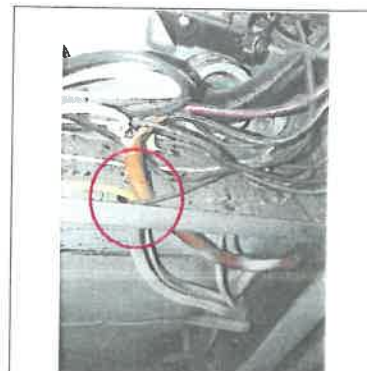
Photos:



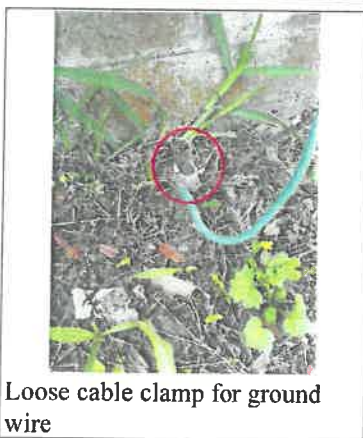
There are two 50amp breakers that are oversized for the wiring.



Missing grommet



Missing protective grommets



Loose cable clamp for ground wire

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: (D) Kitchen countertop outlets are not under the protection of GFCI's. The receptacle that the microwave is plugged in to is not in a junction box. The upstairs west living room wall plugs are ungrounded. The southwest living room corner plug is loose. The outlet on the downstairs kitchen counter along with one of the bathroom outlets downstairs are not under the protection of GFCI's. The receptacle behind the mini fridge downstairs is loose. The downstairs 220v receptacle for the dryer is not in a junction box, it is just hanging loosely. There is "hot or live" wiring above the downstairs kitchen sink (think it's wired reverse polarity also because I read power from the neutral wire). There is spliced wiring above the water heater in the garage that's not in a junction box. The outlet on the garage work bench is wired reverse polarity (hot/neutral backwards).

(R) It is recommended that a qualified electrician repair the deficiencies with the electrical wiring. It is also recommended that smoke detectors be placed in every bedroom and outside of every bedroom. The batteries in the downstairs smoke detector need to be replaced and if this doesn't work then the detector needs replaced. Also recommend carbon monoxide detectors be placed in the home.

Photos:

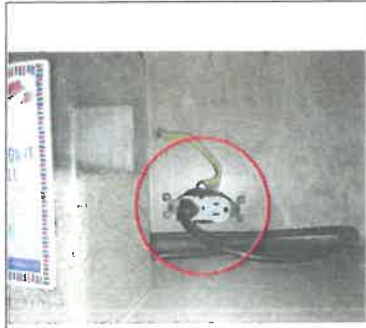
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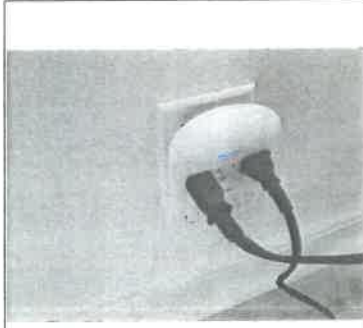
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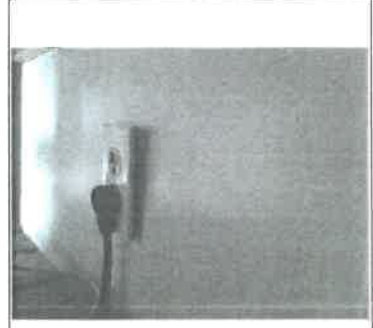
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Receptacle above microwave needs to be in a junction box



East wall outlet ungrounded



SW living room outlet is loose



Ungrounded outlet and not on GFCI on kitchen counter downstairs



Downstairs bathroom outlet above sink not on GFCI



Loose outlet behind mini fridge downstairs



Dryer receptacle is not properly secured in a junction box in the downstairs laundry room



Loose "live" wiring above downstairs kitchen sink



Wiring above water heater spliced and not in a box

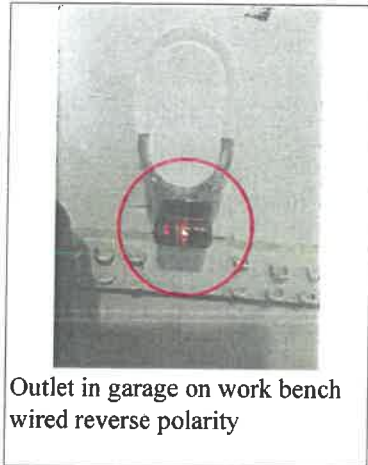
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Outlet in garage on work bench
wired reverse polarity

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace
Downstairs had plug-in floor heater

Energy Sources: Gas
Electricity

Comments: The attic furnace was functioning properly on the day of the inspection.
The downstairs electrical floor heater was functioning properly on the day of the inspection.

B. Cooling Equipment

Type of Systems: Central Forced Air System Upstairs
Window Unit x 2 Downstairs

Comments: Exterior unit manufactured in 2019, rated at 3 1/2 tons, and uses the newer refrigerant R410A. The system had a temperature differential between the return and supply air of 16° and the recommended split is 16-22°. It is believed that it was on the lower end because the home was already cool upon arrival. The secondary drain pan had a safety float switch in case the primary drain gets clogged. The secondary drain is terminated in the east side eave and the primary drain terminates near the ground on the alley side of the home. The two window unit air conditioners downstairs appeared to be functioning properly on the day of the inspection.

(R) It is recommended that as a preventative to keep the primary condensate drain for the air conditioner clear that at minimum a cup of bleach be poured down the clean-out at the very least 2-3 times a year. The cleanout is located near the interior components of the air conditioning unit, the cleanout will be a piece of pvc pipe with a cap (typically, may not always have a cap). Remove the cap and pour bleach directly down the pipe and this will keep the drain line free of buildup. The exterior unit can also be sprayed off with a water hose to remove any excess salt buildup.

Photos:

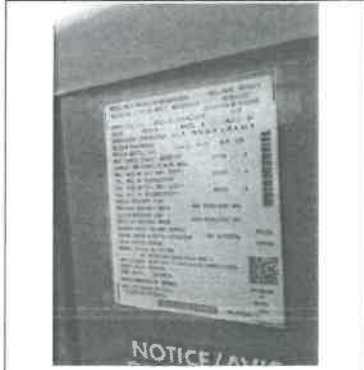
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Exterior unit manufactured in 2019, rated at 3 1/2 tons, and uses the newer refrigerant R410A

C. Duct Systems, Chases, and Vents

*Comments:*All of the HVAC ducts, vents, and chases were functioning properly on the day of the inspection.

(R)It is recommended that the air filter be replaced monthly/bi-monthly to keep the air conditioner running efficiently. A dirty filter hinders the air flow of the unit which in turn causes the ac to have to work harder being less efficient and could cause the coils to freeze if there's not enough air flowing over them. Filter was clean on the day of the inspection.

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: Front yard near the street

Location of main water supply valve: North side or alley side of the home, the shut off valve however is located next to the water heater on the interior wall

Static water pressure reading: 59psi

Comments:(D) There are signs of previous moisture damage under the kitchen sink. The water distribution lines are a mixture of galvanized piping and PVC piping. There are a few areas where the galvanized piping is rusting in the garage under the home and at the ground level of the exterior supply line for the front hose bib. I was unable to get the water hose loose from the hose bib.

(R)It is recommended that the rusted lines be repaired or replaced by a qualified plumber/contractor and the water hose be repaired so it will come off of the hose bib when needed.

Photos:

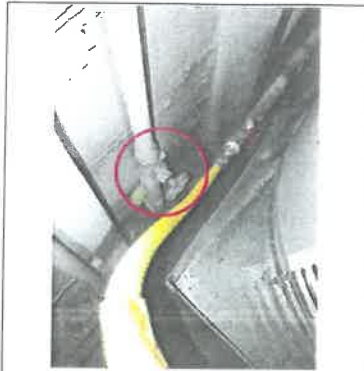
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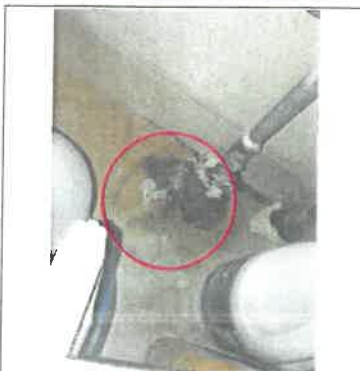
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Main water supply line and shut off valve



Previous moisture damage under kitchen sink



Water supply line above water heater is moderately rusted



Could not get the hose off of the hose bib



Hose bib supply line on front side of home is rusted at ground level

B. Drains, Wastes, and Vents

*Comments:*All the drains, wastes, and drain waste vents were functioning properly on the day of the inspection however the drain waste vent line in the back on the east side had a cap that needs to be secured.

C. Water Heating Equipment

Energy Sources: Gas

*Capacity:*40 Gallons

*Comments:*The Bradford White water heater was manufactured in the year 2019 and is rated for 40 gallons, the unit was functioning properly on the day of the inspection.

(D) The water heater furnace is seperating at the bend most likely due you the weight.

(R) It is recommended that the vent pipe be repaired. To help prolong the life of the hot water heater it is recommended that 10-15 gallons be drained annually to get rid of all the sediment built up in the unit.

Photos:

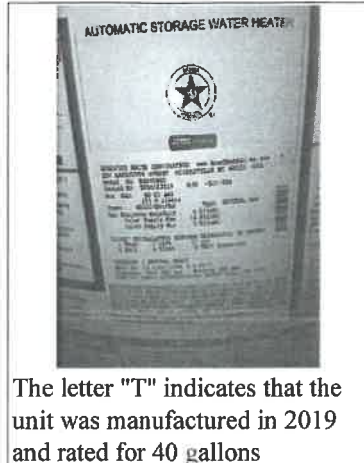
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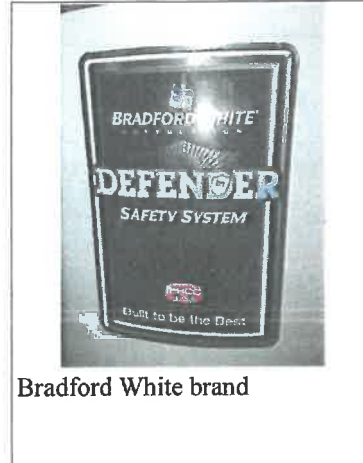
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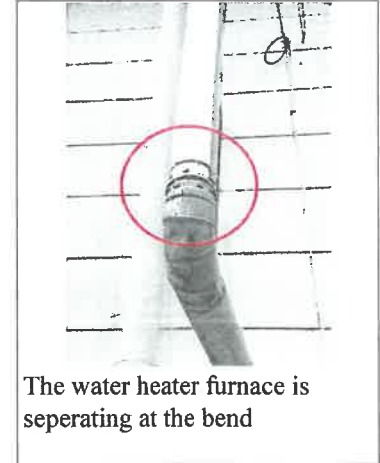
I NI NP D



The letter "T" indicates that the unit was manufactured in 2019 and rated for 40 gallons



Bradford White brand



The water heater furnace is separating at the bend

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments: The dishwasher was operated properly when run using the "normal" wash setting and the drain line had the high loop to keep dishwater from being siphoned back into the dishwasher.

Photos:



Had a high loop to keep dishwater from being siphoned back into the dishwasher

B. Food Waste Disposers

Comments: (D) The food waste disposal had a crack in the left hand side of the unit. The bracket used to attach the disposal was significantly rusted and the wiring for the disposal was spliced together.

(R) It is recommended that the disposal be replaced along with the attachment bracket and the disposal be properly wired.

I=Inspected

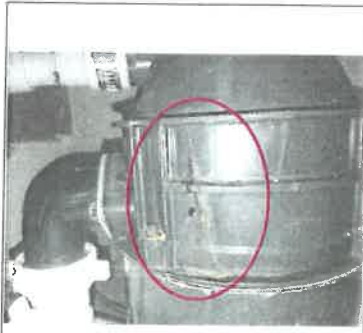
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I NI NP D

Photos:



Disposal had a crack in the side



Connection bracket was significantly rusted



Wiring not in junction box, unit should have designated outlet

C. Range Hood and Exhaust Systems

Comments: The recirculating style exhaust vent located in the microwave above the stove was functioning properly on the day of the inspection.

D. Ranges, Cooktops, and Ovens

Comments: (I) The upstairs oven reached the desired temperature set of 350 degrees in a timely manner and all of the gas stovetop burners were functioning properly on the day of inspection. The downstairs oven reached the desired temperature set of 350 degrees in a timely manner and all of the electric stovetop burners were functioning properly on the day of inspection.

(D) The ovens are missing the anti-tip device that secures the unit to the floor.

(R) Recommend installing for safety reasons to keep the oven from tipping over and causing injury.

Photos:



E. Microwave Ovens

Comments: The microwaves were functioning properly on the day of inspection, the units properly heated a cup of water over a minutes time.

Photos:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The mechanical exhaust vent fan was functioning properly on the day of inspection there were no bathroom heaters located at the residence

G. Garage Door Operators

Comments: The manually opening garage door was functioning properly on the day of the inspection

H. Dryer Exhaust Systems

Comments: The dryer exhausts were vented to the exterior and had the proper type exterior cover.

I. Other

Comments: The refrigerators were functioning properly on the day of inspection, they had the proper temperature for the cooling and freezer sections.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:

Comments:

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments: The home's water is supplied through the city.

E. Private Sewage Disposal (Septic) Systems

Type of System:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Private Sewage Disposal (Septic) Systems cont.

Location of Drain Field: cont.

Location of Drain Field:

Comments: The home is on city sewer

F. Other:

Comments: