



# PROPERTY INSPECTION REPORT

Prepared For: Rebecca Jawarski  
(Name of Client)

Concerning: 1520 Market Street , Galveston, TX 77550  
(Address or Other Identification of Inspected Property)

By: Danny Marlow Lic.#: 23187 02/09/2021  
(Name and License Number of Inspector) (Date)

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(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](http://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.

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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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## Home Inspection Report

Prepared exclusively for  
**Rebecca Jawarski**



**PROPERTY INSPECTED:**  
**1520 Market Street**  
**Galveston, TX 77550**

**DATE OF INSPECTION: 02/09/2021**  
Inspection No. 521350-610

**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

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*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

#### E. Walls (Interior and Exterior)

*Comments:*

- Concrete /parchment/ brick and wood siding with wood trim.(exterior).
- There were various areas where parchent was noted as deteriorating and coming off brick (exterior and on interior wall in addition). Recommend having qualified contractor evaluate and repair as needed to prevent further damages and deterioration.
- There was cracking in parchent noted in multiple areas on exterior walls.
- Mortar in bricks was showing deterioration. Recommend having qualified contractor evaluate and make repairs as needed to prevent further deterioration and damages.
- There minor wood rot noted at various areas of trim. Recommend repairs to prevent further deterioration and damage.
- There were multiple areas where caulking has failed. Recommend re-caulking as needed to prevent possible water penetration and further damages.

#### I. Stairways (Interior and Exterior)

*Comments:*

- Stair steps are too high/narrow at upstairs staircase. This is a trip hazard. Consult with a professional general contractor for evaluation.
- Metal staircase on back exterior of home was showing moderate to heavy rusting. Recommend having qualified contractor evaluate and repair as needed for safety.

### II. ELECTRICAL SYSTEMS

#### A. Service Entrance and Panels

*Comments:*

- 120/240 volt, 200 amp service.
- Main disconnect is located in service panel on back exterior of home.
- Consult electrician to locate/verify/provide access to ground connection. Unable to locate at time of inspection.

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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

- All wiring appears to be copper and in good condition.
- Smoke detectors were not found in all required areas. Smoke detectors are required in all sleeping rooms, just outside of sleeping rooms and in living area of each floor. Recommend installing smoke detectors 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( left exterior at deck & garage). Recommend installing GFCI receptacles for safety.
- There were open junction boxes noted in attic. Recommend installing cover plates for intended protection and safety.
- There was an open junction box noted in ceiling of 3rd floor. Recommend installing cover plate for intended protection and safety.

**IV. PLUMBING SYSTEMS**

**C. Water Heating Equipment**

*Comments:*

- (2) 40 gallon water heaters ( manufactured in 2012 & 2014)
- Natural gas energy sources.
- All systems were operating as designed at time of inspection.
- There were water leaks noted at both water heater water shut off valves. Recommend having licensed plumber evaluate and repair as needed.

**V. APPLIANCES**

**G. Garage Door Operators**

*Comments:*

- Automatic garage door opener was tested and operates normally.
- Photo-electric sensors performed as intended.
- Automatic reversing feature was not functioning at time of inspection. Recommend having qualified contractor evaluate and make repairs/adjustments as needed for proper operation and safety.

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### INSPECTION REPORT

#### I. STRUCTURAL SYSTEMS

##### A. Foundations

*Comments:*

- Foundation is pier & beam and was performing as designed at time of inspection.
- Unable to gain access to the crawl space for a thorough inspection. A cursory visual observation was completed from the perimeter vents. Most areas in the crawl space were not inspected.

##### B. Grading and Drainage

*Comments:*

- No deficiencies were noted at time of inspection.
- Gutters on garage were noted as having lots of debris inside. Recommend cleaning and maintaining gutter system to promote drainage toward downspout.

##### C. Roof Covering Materials

*Comments:*

- Asphalt shingles and roll roofing.
- Roof was accessed for inspection.
- Roll roofing over porch area on left side of home was showing moderate wear.



##### D. Roof Structures and Attics

*Comments:*

- Attic was entered for inspection (insulation was approximately 10-12 inches thick /vermiculite insulation).



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- There was cracking in parchement noted in multiple areas on exterior walls.
- Mortar in bricks was showing deterioration. Recommend having qualified contractor evaluate and make repairs as needed to prevent further deterioration and damages.
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- There were multiple areas where caulking has failed. Recommend re-caulking as needed to prevent possible water penetration and further damages.



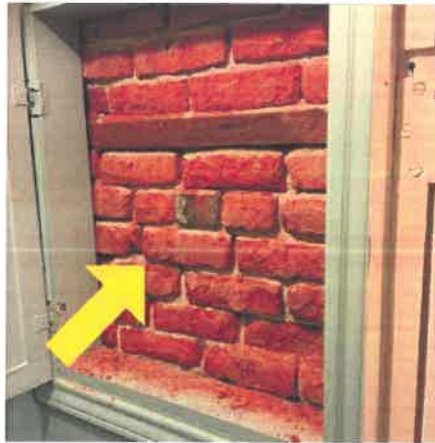
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**F. Ceilings and Floors**

*Comments:*

- There were miscellaneous areas where ceiling damage was noted( from possible previous leaks). No moisture was detected with infrared camera at time of inspection.



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### G. Doors (Interior and Exterior)

*Comments:*

- Door in dining area was noted to be dragging on door frame when closed. Recommend repairs/adjustments for proper operation.



### H. Windows

*Comments:*

- Windows were noted as being original to the era, most were operating as designed. There were various windows that were not opening (damaged/painted shut). Recommend having qualified contractor evaluate and repair as needed for proper operation.
- Miscellaneous exterior shutters were showing wood rot/damages.



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- Metal staircase on back exterior of home was showing moderate to heavy rusting. Recommend having qualified contractor evaluate and repair as needed for safety.



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**J. Fireplaces and Chimneys**

*Comments:*

- Fireplace has been closed off and not in use.



**K. Porches, Balconies, Decks, and Carports**

*Comments:*

- No deficiencies were noted at time of inspection.

**L. Other**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Comments:*

- 120/240 volt, 200 amp service.
- Main disconnect is located in service panel on back exterior of home.
- Consult electrician to locate/verify/provide access to ground connection. Unable to locate at time of inspection.



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**B. Branch Circuits, Connected Devices, and Fixtures**

*Comments:*

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- There were open junction boxes noted in attic. Recommend installing cover plates for intended protection and safety.
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### III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Comments:*

- (3) Forced air furnaces.
- Natural gas energy sources.
- All systems were operating as designed at time of inspection.

#### B. Cooling Equipment

*Comments:*

- (3) Split systems
- All systems were operating as designed at time of inspection

#### C. Duct Systems, Chases, and Vents

*Comments:*

- There was minor damage noted on duct work. Recommend repairs for intended protection.





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#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems, Fixtures

*Comments:*

- Water meter is located in back yard at alley.
- Main water cut off was not located at time of inspection.
- Static water pressure was 59 psi. at time of inspection. Normal water pressures should be between 40 and 80 psi.
- There was damaged grout noted at upstairs bathtubs and bathroom sink. Recommend grout/caulking repairs as needed.
- There was a damaged toilet seat noted at downstairs toilet. Recommend replacement.



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**B. Drains, Wastes and Vents**

*Comments:*

- No deficiencies were noted at time of inspection.

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**C. Water Heating Equipment**

*Comments:*

- (2) 40 gallon water heaters ( manufactured in 2012 & 2014)
- Natural gas energy sources.
- All systems were operating as designed at time of inspection.
- There were water leaks noted at both water heater water shut off valves. Recommend having licensed plumber evaluate and repair as needed.



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**D. Hydro-Massage Therapy Equipment**

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**E. Other**

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**V. APPLIANCES**

- A. Dishwasher**  
*Comments:*
  - (2) Left side dishwasher was operating as designed at time of inspection.
  - Right side dishwasher was not functioning at time of inspection.
 Recommend having qualified contractor evaluate and repair or replace as needed for proper operation.
- B. Food Waste Disposers**  
*Comments:*
  - Food waste disposer was operating as designed at the time of inspection.
- C. Range Hood and Exhaust Systems**
- D. Ranges, Cooktops, and Ovens**  
*Comments:*
  - Ovens were operating as designed at time of inspection.
  - Cook top burners were not lighting/operating properly. Recommend having qualified contractor evaluate and repair as needed for proper operation.
- E. Microwave Ovens**
- F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Comments:*
  - Exhaust fans were not found in all bathrooms. Recommend installing exhaust fans in all bathrooms for proper ventilation.
- G. Garage Door Operators**  
*Comments:*
  - Automatic garage door opener was tested and operates normally.
  - Photo-electric sensors performed as intended.
  - Automatic reversing feature was not functioning at time of inspection.
 Recommend having qualified contractor evaluate and make repairs/adjustments as needed for proper operation and safety.
- H. Dryer Exhaust Systems**
- 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**  
*Comments:*
  - Elevator was operating as designed at time of inspection.

Report Identification: 521350-610, 1520 Market Street, Galveston, TX 77550

02/09/2021

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