

# Island Home Inspections

## \*\*\* Residential Inspection Report \*\*\*



### **Client's Name**

Cesar & Annabel Garcia

### **On**

July 31, 2020

### **Inspection Address**

34 W. Dansby  
Galveston, Tx

### **Inspected By**

Gene Montgomery License # 9408  
Island Home Inspections  
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gene@islandinspect.com  
www.islandinspect.com



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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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 holder 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**

# Island Home Inspections

Report Identification: 34 W. Dansby, Galveston, Tx

<b>I=Inspected</b>	<b>NI=Not Inspected</b>	<b>NP= Not present</b>	<b>D= Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>

## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on grade

*Comments:* No concerns observed

**B. Grading & Drainage**

*Comments:* Though not optimal (6" in the first 10' away from the structure)  
No standing water was observed at the time of inspection.

**C. Roof Covering Materials**

*Type(s) of Roof covering:* Composition shingles

*Viewed from:* The ground with binoculars.

*Comments:* \* The covering appeared to still be functioning as expected.  
\* Reported to have been installed in 2007. The covering went through Hurricane Ike which explains the physical damage to some shingles. Replace as needed.



**D. Roof Structures & Attics**

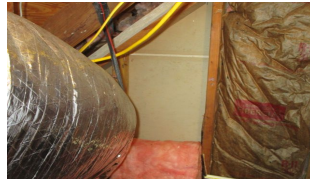
*Approximate average thickness of vertical insulation:* 3 1/2"

*Approximate average depth of insulation:* 3-6"

*Type of Insulation:* Fiberglass batt

*Viewed from:* The attic

*Comments:* Some insulation has been displaced. Re-secure as needed.



**E. Walls (Interior & Exterior)**

*Materials - Interior:* Drywall, ceramic tile

*Materials - Exterior:* Brick, cedar shakes, Hardie panel

*Comments:* A cedar shake is damaged. Replaced as needed.



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**F. Ceilings & Floors**

Type(s) of Ceiling: Drywall, plywood

Type(s) of Flooring: Carpet, ceramic tile, wood

Comments: \* The ceiling in the southeast corner storage shed is leaking and causing deterioration of roof decking and adjacent frame members.



**G. Doors (Interior & Exterior)**

Type: Fiberglass, wood, Masonite hollow/core, metal

Comments: The door to the west attic sticks in it's jamb.

**H. Windows**

Type: Aluminum (dual pane), Wood

Comments: \* All screens are missing.  
 \* The kitchen window is stuck closed.  
 \* Two windows have latches missing and screws installed in the side sash to keep them closed.  
 \* Two window shutters in the upstairs south bedroom are inoperable.  
 \* Glass retaining strips are loose on several windows.



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**I. Stairways (Interior & Exterior)**

*Comments:* \* The stair up to the swimming pool platform doesn't conform to safety code regulations.



**J. Fireplaces and Chimneys**

*Fire Box:* No concerns observed

*Flu / Flu damper:* No concerns observed

*Hearth - Material :* Tile

*Door(s) or Enclosures – Material :* Metal screen (fire rated) door

*Mantle – Material :* Unknown

*Comments:* The unit performed as expected.

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

*Materials:* Cement, paving bricks

*Comments:* \* The flatwork on the rear deck is broken.  
\* The paver bricks under the swing are unlevel and should be re-installed.



**L. Other**

*Comments:* \* The rear fence is deteriorated. Replace as needed.



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**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

*Services connection type:* Public Utilities (Underground Service)

*Service on during inspection:* Yes

*Service size main panel:* 120 / 240 Volt (Nominal)

*Amp:* 150 Amp service

*Service size sub panel:* 120 / 240 Volt (Nominal)

*Amp:* 50 Amp service

*Type of wiring:* Copper

*Comments:*

- \* The 150 Amp main panel feeds a 50 Amp sub-panel in the garage. Numerous branch circuits from the garage feed several circuits in the main house. The wiring travels through conduit back to the main panel where it is spliced to the original wiring for those circuits. There is seven spare breaker slots in the main panel. The logic here is more than unusual. Suggest a licensed electrician further evaluate the condition and possibly re-connect these circuits in the main panel to lessen the load on the sub-panel.
- \* The sub-panel label has been changed for slot 5A & 5B.
- \* The sub-panel has a twist-out missing.
- \* The main panel is not correctly or completely labeled.
- \* The sub-panel has three double taps present. This is when a breaker has more than one wire connected to it. The conductors should be separated with individual protection.





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

Type of wiring: Copper

Fire alarms, smoke detectors type: Smoke alarms were only observed in the hallways. None were seen in the bedrooms.

- Comments:
- \* GFCI protection should be installed in the following locations: 3 of 4 receptacles in the 2nd floor bath, and the receptacles between the oven and the refrigerator.
  - \* The following receptacles were inoperable: The 3 receptacles on the north wall in the 2nd floor middle room.
  - \* The outside receptacle in the middle of the living room wall is loose. Re-secure as needed.
  - \* The following lights were inoperable: One kitchen ceiling light, and one garage light.
  - \* The hot and neutral conductors are reversed on the kitchen counter far left receptacle.
  - \* Improper wiring was observed with the garage lighting (open splices, lights intended for temporary decorative lighting, exposed Romex connections).
  - \* Open junction boxes were observed in the attic and garage.
  - \* Rough-in wiring in the southeast corner storage shed has never been connected.



**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Heating Unit 1 Brand name: Carrier  
 Type of system: Radiant Forced Air Heating System  
 Energy source: Natural Gas  
 Piping / Venting: Galvanized Dual wall ventilation  
 Year: 2017  
 Model #: 58CVA110-20 Serial #: 3917A23062  
 Comments: The unit functioned as expected.

Heating Unit 2 Brand name:  
 Type of system:  
 Energy source:  
 Piping / Venting:  
 Year: BTU's:  
 Model #: Serial #:  
 Comments: Not present



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**B. Cooling Equipment**

Cooling Unit 1    Brand name: Carrier

Type of system: Central Split Air Conditioning System

Air supply temp (degrees F): 72

Temperature differential: 11

Year: 2011

Model #: ACB760A0030030

Serial #: 1511E26254

Comments: \* The unit functioned as expected, however, it did not achieve an expected temperature split. The house air started to rise slightly in the heat of the afternoon. Suggest a licensed HVAC technician further evaluate the charge condition.

Cooling Unit 2    Brand name:

Type of system:

Air supply temp (degrees F):

Temperature differential:

Year:

Testing location:

Model #:

Serial #:

Comments: Not present

**C. Duct System, Chases, and Vents**

Type of Ducting: Fiber glass duct board and spiral ducts

Comments: No concerns observed

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**IV. PLUMBING SYSTEM**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* At the foot of the driveway.  
*Service connection:* Public Utilities (Underground Service)  
*Service on during inspection:* Yes  
*Location of main water supply valve:* Outside the southwest corner of the structure.  
*Static water pressure reading (psi):* 60  
*Type of supply lines:* CPVC piping  
*Water supply comments:* Anti-siphon devices should be installed on any hose bib without one.  
*Fixture(s) comments:* \* The tank is loose from the bowl in the west toilet in the common bathroom.

**B. Drains, Wastes, and Vents**

*Type of drain pipes:* PVC pipe  
*Type of vent pipes:* PVC pipe  
*Comments:* \* The stopper in the east vanity of the common bathroom requires adjustment or repair.  
 \* Caulking has been installed over portions of grout in the tub.



**C. Water Heating Equipment**

*Heating system 1*      *Brand name:* Navien - Tankless  
*Energy source:* Natural Gas  
*Capacity:* N/A  
*Location of unit:* The west attic.  
*Type of compartment:* N/A  
*Comments:* No concerns observed

*Heating system 2*      *Brand name:*  
*Energy source:*  
*Capacity:*  
*Location of unit:*  
*Type of compartment:*  
*Comments:* Not present

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>D. Hydro-Massage Therapy Equipment</b>								
				<i>Location:</i>	Master bath							
				<i>Comments:</i>	* The unit functioned as expected. * The GFCI receptacle under the unit is difficult to reach. Re-locate as needed. * The jets spewed mildew particles and should be properly cleaned.							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>E. Other</b>								
				<i>Comments:</i>	N/A							
<b>V. APPLIANCES</b>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Dishwashers</b>								
				<i>Comments:</i>	* The unit functioned as expected. * The drain line should be clamped high in the sink cabinet before entering the disposer to help prevent siphoning of contaminated water from the sink back to the dish washer.							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Food Waste Disposers</b>								
				<i>Comments:</i>	* The unit functioned as expected. * The electrical supply line should have a strain relief device installed on the line as it enters the disposer.							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>C. Range Hood and Exhaust Systems</b>								
				<i>Comments:</i>	The unit was inoperable at the time of inspection.							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. Ranges, Cooktops, and Ovens</b>								
				<i>Comments:</i>	No concerns observed							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>E. Microwave Ovens</b>								
				<i>Comments:</i>	No concerns observed							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Mechanical Exhaust Vents and Bathroom Heaters</b>								
				<i>Comments:</i>	The fans appear to be terminating in the attic. They should exit the structure through approved ducts and caps.							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>G. Garage Door Operators</b>								
				<i>Type:</i>	Two car garage door (Metal)							
				<i>Comments:</i>	No concerns observed							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Dryer Exhaust Systems</b>								
				<i>Comments:</i>	No concerns observed							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>I. Other</b>								
				<i>Comments:</i>	N/A							

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**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* No conventional system was observed. Confer with the owner for operation information.

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

*Type:* Fiberglass

*Type of construction:*

*Structure condition, decking and coping:*

*Pump(s)/ Jets:*

*Filter, skimmer & basket:*

*Pressure gauge:*

*Pool / Spa heater:*

*Plumbing:*

*Water condition:*

*Timer:*

*Gate & fence:*

*Comments:* The system was inoperable. The unit had power, but there was no response to the control panel.

**C. Outbuildings**

*Type:* One vinyl and one permanent frame building.

*Comments:* \* The vinyl shed was functioning as expected.

\* The frame shed as previously reported is leaking through the roof and damaging wood parts of the structure.

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

*Type of pump:* N/A

*Type of storage equipment:* N/A

*Comments:* N/A

**E. Private Sewage Disposal (Septic) Systems**

*Type of system:* Public Utilities (Underground Service)

*Location of Drain Field:* N/A

*Comments:* N/A

**F. Other**

*Comments:* N/A