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
9219 Jamaica Beach, Galveston, Tx 77554
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Island Home Inspections PROPERTY INSPECTION REPORT

	(Name of Client)					
Concerning:	34 W. Dansby, Galveston, Tx					
	(Address or Other Identification of Inspected Property)					
Ву:	Gene Montgomery License # 9408	7/31/20				
	(Name and License Number of Inspector)	(Date)				

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 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 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 (http://www.trec.texas.gov)

(512) 936-3000

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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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Island Home Inspections

Report Identification: 34 W. Dansby, Galveston, Tx NI=Not Inspected D= Deficient I=Inspected NP= Not present NI NP D STRUCTURAL SYSTEMS \mathbf{x} \square \square Foundations Type of Foundation(s): Slab on grade Comments: No concerns observed \square \square \square **Grading & Drainage** Though not optimal (6" in the first 10' away from the structure) Comments: No standing water was observed at the time of inspection. $\mathbf{x} \quad \square \quad \square \quad \mathbf{x}$ **Roof Covering Materials** Type(s) of Roof covering: Composition shingles Viewed from: The ground with binoculars. * The covering appeared to still be functioning as expected.
* Reported to have been installed in 2007. The covering went through Hurricane lke which explains the physical damage to Comments: some shingles. Replace as needed. $\mathbf{X} \square \square \mathbf{X}$ **Roof Structures & Attics** 3 1/2" Approximate average thickness of vertical insulation: Approximate average depth of insulation: 3-6" Type of Insulation: Fiberglass batt Viewed from: The attic Some insulation has been displaced. Re-secure as needed. $\mathbf{x} \square \square \mathbf{x}$ Walls (Interior & Exterior) Materials - Interior: Drywall, ceramic tile Materials - Exterior: Brick, cedar shakes, Hardie panel

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



I=Inspected NI=Not Inspected NP= Not present D= Deficient NI NP $\mathbf{x} \square \square \mathbf{x}$ 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. $\mathbf{x} \square \square \mathbf{x}$ Doors (Interior & Exterior) Type: Fiberglass, wood, Masonite hollow/core, metal The door to the west attic sticks in it's jamb. Comments: $\mathbf{x} \square \square \mathbf{x}$ 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.

I=Inspected NI=Not Inspected D= Deficient NP= Not present NI NP D x 🗌 X Stairways (Interior & Exterior) I. * The stair up to the swimming pool platform doesn't conform Comments: to safety code regulations. x 🗆 🗆 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. $\mathbf{x} \square \square \mathbf{x}$ Porches, Balconies, Decks, and Carports Materials: Cement, paving bricks * The flatwork on the rear deck is broken. Comments: * The paver bricks under the swing are unlevel and should be re-installed. $\mathbf{x} \square \square \mathbf{x}$ Other Comments: * The rear fence is deteriorated. Replace as needed.

	I=Inspected			NI=Not Inspected	NP= Not present	D= Deficient
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II. **ELECTRICAL SYSTEMS**

 $\mathbf{x} \square \square \mathbf{x}$ Service Entrance and Panels

Services connection type: Public Utilities (Underground Service)

Service on during inspection: Service size main panel: 120 / 240 Volt (Nominal)

Amp: 150 Amp service

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

> 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 $% \left(1\right) =\left(1\right) \left(1\right)$ 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.







I=Inspected NI=Not Inspected D= Deficient NP= Not present NI NP D X Х **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.
* GFCI protection should be installed in the following locations: Comments: 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

* 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.



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I=Inspected		NI=No	t Inspected NP= Not present D= Deficient						
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х			X	B. Cooling Equipment X 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					
				* 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					
X				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
X			X	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.
X			X	В.	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.
X				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:
				<u></u>	Lenergy source:
					Capacity:
					Location of unit:
					Type of compartment:
					••

Comments: Not present

I=Inspected		NI=	Not Inspec	ted NP= I	Not present D= Deficient	
I	NI	NP	D			
X			X	D.	Hydro-Massa Location:	nge Therapy Equipment Master bath
					Comments:	* 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.
		X		E.	Other Comments:	N/A
					V.	APPLIANCES
X	П	П	X	A.	Dishwashers	
_	_	_			Comments:	* 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.
X			X	В.	Food Waste Comments:	Disposers * The unit functioned as expected. * The electrical supply line should have a strain relief device installed on the line as it enters the disposer.
X	П	П	x	C.	Range Hood	and Exhaust Systems
	ш	ш		0.	Comments:	The unit was inoperable at the time of inspection.
X	П			D.		ktops, and Ovens
	ш	ш	ш	ъ.	Comments:	No concerns observed
X	П	П	П	E.	Microwave O	vens
123	ш	ш	ш		Comments:	No concerns observed
x			X	F.	Mechanical E Comments:	Exhaust Vents and Bathroom Heaters The fans appear to be terminating in the attic. They should exit the structure through approved ducts and caps.
X				G.	Garage Door Type: Two call Comments:	Operators r garage door (Metal) No concerns observed
V				ш		
X	Ц	Ш	Ш	Н.	Dryer Exhaus Comments:	No concerns observed
		X		l.	Other Comments:	N/A

I=Inspected		NI=	Not Inspec	ted NP= Not present D= Deficient	
ı	NI	NP	D		
	X			A.	VI. OPTIONAL SYSTEMS Landscape Irrigation (Sprinkler) Systems Comments: No conventional system was observed. Confer with the owner for operation information.
	X		X	В.	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.
x			x	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.
		X		D.	Private Water Wells (A coliform analysis is recommended.) Type of pump: N/A Type of storage equipment: N/A
		X		E.	Comments: N/A Private Sewage Disposal (Septic) Systems Type of system: Public Utilities (Underground Service) Location of Drain Field: N/A
		X		F.	Comments: N/A Other Comments: N/A