

Home Inspection Report



6102 Seawall Blvd Unit 189, Galveston , TX 77551

Inspection Date:

Monday August 23, 2021

Prepared For:

Adam Ramji

Prepared By:

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

Report Number:

082321b

Inspector:

Michael Anderson

License/Certification #:

TX--23486

Inspector Signature:



PROPERTY INSPECTION REPORT

Prepared For: Adam Ramji
(Name of Client)

Concerning: 6102 Seawall Blvd Unit 189, Galveston , TX 77551
(Address or Other Identification of Inspected Property)

By: Michael Anderson TX-23486 8/23/2021
(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

This is an inspection of a condo and there are certain components that are controlled and/or maintained by the HOA or condo representatives. Throughout the report it will be documented what components are typically beyond the scope of inspection. There are some components that may need clarification on whose responsibility it is to cover if repairs are needed. When purchasing a condo it is typically the responsibility of the owner to cover from the drywall in however this information can be found in the HOA bylaws. Any warranty information for appliances or other components should be obtained from the seller. There were furnishings present on the day of the inspection. The furnishings were not moved to prevent damaging the owner's personal property. The directional references are referring to the beach as South.

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

Northwest

State of Occupancy

Unoccupied but furnished

Weather Conditions

Sunny and 90°

Recent Rain

No

Ground Cover

Damp

Approximate Age

36yrs old

Receipt/Invoice

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

Date: Aug 23, 2021

Inspected By: Michael Anderson

Property Address
6102 Seawall Blvd Unit 189
Galveston , TX 77551

Inspection Number: 082321b

Payment Method: Not Paid

Client: Adam Ramji

Inspection	Fee
Home Inspection	\$250.00
Home Inspection discount	(\$40.00)

Total	\$210.00
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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): Mid-Rise Multi-Unit Condos

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

*Comments:*The foundation components for a condo or townhome are typically beyond the scope of inspection, these components are usually the responsibility of HOA or building representatives.

B. Grading and Drainage

*Comments:*The grading and drainage are beyond the scope of inspection of a condo, this is typically the responsibility of the HOA or building representatives.

The grading on the balcony did appear to be sloping properly to allow the rainwater to run off of the balcony correctly.

C. Roof Covering Materials

Types of Roof Covering: Roll Roofing
Single Ply Membrane

Viewed From: Walked On Roof

*Comments:*The roof covering materials are typically beyond the scope of inspection for a condo, this is usually the responsibility of the HOA or building representatives.

Photos:



D. Roof Structures and Attics

Viewed From: None - no access hatch found

Approximate Average Depth of Insulation: N/A

*Comments:*The inspection of an attic or roof structure is typically beyond the scope of inspection for a condo, this is a component that is usually the responsibility of the HOA or building representative and only used for utility runs.

E. Walls (Interior and Exterior)

Comments: TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the

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E. Walls (Interior and Exterior) cont.

Comments: cont.

condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

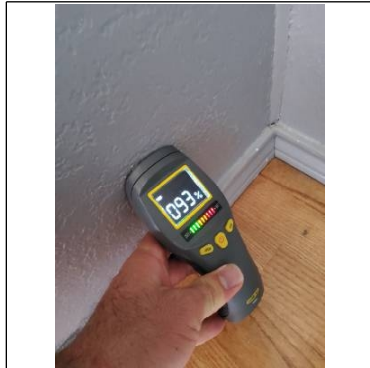
EXTERIOR:

The exterior walls appear to be in good shape however the exterior walls in a condo or townhome are typically the responsibility of the HOA or the building representatives to maintain.

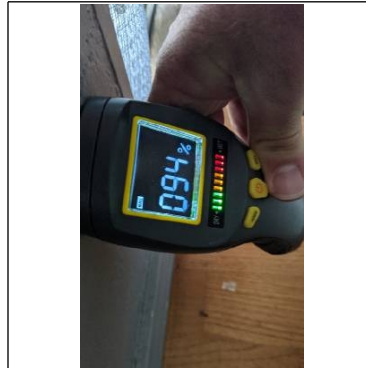
INTERIOR:

The interior walls were in pretty good shape however there were significant moisture readings picked up from the non invasive moisture meter at both sides of the sliding glass door. This likely indicates a leak from the balcony, recommend inquiring with the hoa on whose responsibility it would be to repair.

Photos:



Right side of sliding glass door had 93% moisture reading



94% moisture reading from the left side of sliding glass door

F. Ceilings and Floors

Comments: TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

CEILING:

There were a few minor areas in the ceiling where the texturing was coming loose and needs repaired. The northwest corner of the bedroom, hallway had cracks, and above the built-in desk near the covered junction box.

The drop tiles in the bathroom had high moisture readings and it's recommended that a few with the high moisture readings be replaced. They are getting moisture from hvac lines that are condensating from above.

FLOORS:

The flooring throughout was significantly worn from age and sun exposure, recommend that it be repaired or replaced.

Photos:

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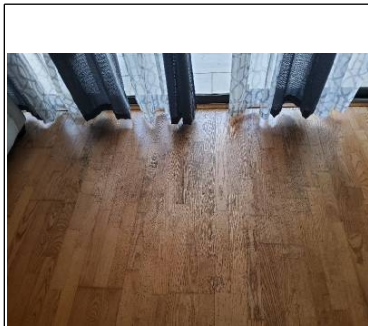
Northeast corner of bedroom



Hallway



Above built-in desk



Flooring is worn and has deterioration from sun exposure

G. Doors (Interior and Exterior)

Comments: The door for the closet housing the water heater needs to be trimmed or adjusted as it rubs the top right corner. The sliding glass door's frame is made of aluminum and is starting to corrode and or pit in multiple at areas of the exterior. The locking mechanism is also broken so there is a security bar in its place. Recommend that the door be repaired.

Photos:



Door for water heater closet needs adjusted or trimmed



Aluminum sliding glass door is corroding

H. Windows

Comments: The bedroom window did function properly on the day of the inspection however it had burglar bars which hinder a second means of egress in the event of a fire. It is recommended that they be removed.

I=Inspected

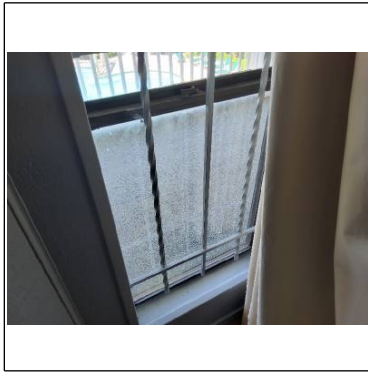
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Photos:



I. Stairways (Interior and Exterior)

Comments: The stairways are typically beyond the scope of inspection of a condo, this is normally the responsibility of the HOA or building representatives to maintain.

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments: The rear balcony appeared to be in good shape and functioning properly on the day of the inspection. It had secure railing with the proper spacing between the pickets as to not allow an object or sphere 4" or greater to fit between.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The breaker box located in the condo by the front door is a 100amp subpanel box. There is a main breaker located on the premises at a service trough to shut the power off to each condo. The panel box had a main breaker shut off as well. The panel box, wiring, and breakers all appeared to be functioning properly on the day of the inspection. It is recommended that the box be better labeled.

Photos:

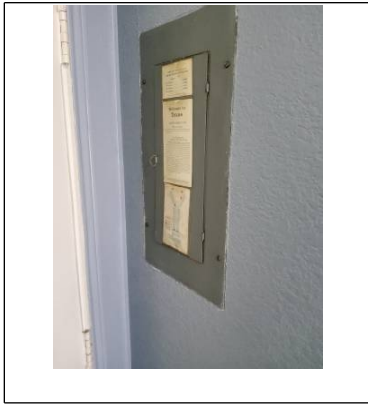
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Need more labeling on panel box

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Aluminum=Main Service Lines
Copper=Branch Circuits

Comments: The GFCI outlet next to the kitchen sink was tripped prior to arrival and would not reset, recommend an electrician further evaluate the circuit. The outlet above the stove is recommended to be under the protection of a GFCI since it is in a wet location. The outlets along the southwest wall were not grounded, recommend that they be properly grounded by a qualified electrician or placed on GFCI's.

Photos:



Outlet up top needs to be on GFCI and GFCI outlet needs to be replaced



Outlets were not grounded

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Electricity

Comments: The electrical heating components were functioning properly on the day of the inspection. The supply vent had a temperature reading of 99° while the return air temperature had a reading of 70° giving the system a heat rise of 29°.

Photos:

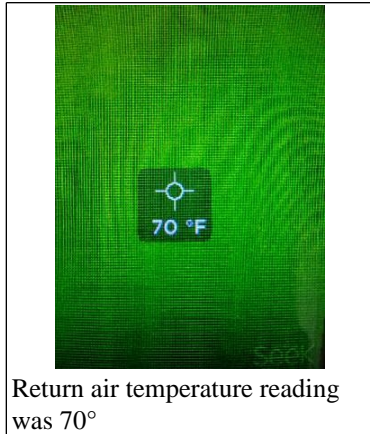
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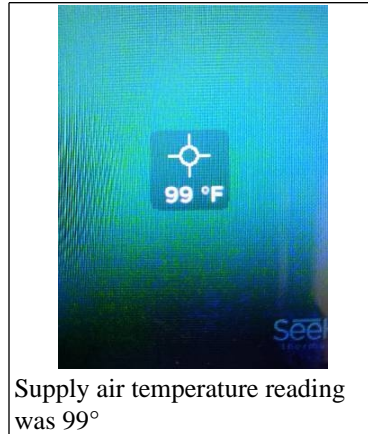
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Return air temperature reading was 70°



Supply air temperature reading was 99°

B. Cooling Equipment

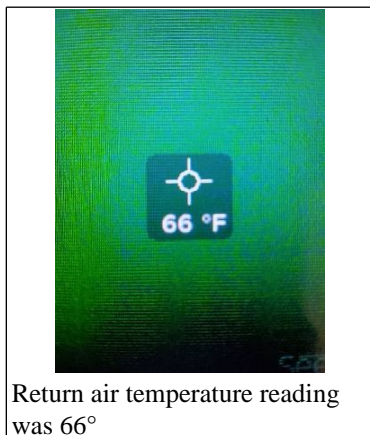
Type of Systems: Central Forced Air Split System

Comments: The exterior hvac unit was a Trane unit manufactured in 2019, is rated at 2 tons and uses the new refrigerant R410A. The cooling system however was found to be **not** functioning properly on the day of the inspection and only had a temperature differential of 11° between the return(66°) and supply(55°) air. The typical recommended temperature split from most manufacturer's is between 14 and 21 . It is recommended that a qualified hvac technician further evaluate the system for repair.

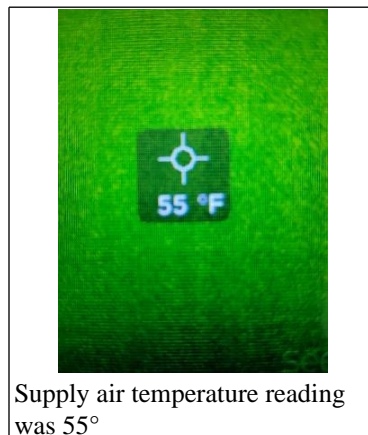
There were a few of the air conditioner lines above the bathroom that were condensating causing moisture issues in the drop ceiling tiles, recommend that a pan be placed under these areas.

The condo had a mildew or musty smell upon entering, the smell did mainly appear to be coming from the hvac area however I was never able to fully pinpoint an exact location. The smell could be from a lack of use of the condo or hvac system

Photos:



Return air temperature reading was 66°



Supply air temperature reading was 55°



Interior hvac above bathroom

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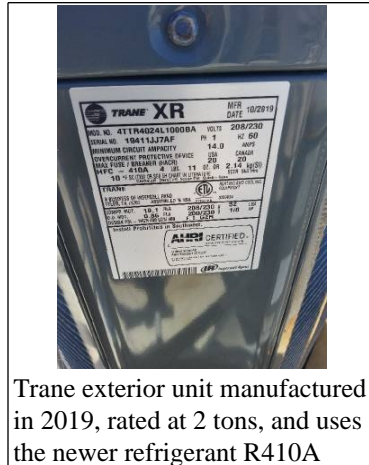
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Trane XR exterior unit



Trane exterior unit manufactured in 2019, rated at 2 tons, and uses the newer refrigerant R410A

C. Duct Systems, Chases, and Vents

Comments: There were multiple hvac vents that had fungal growth, it is recommended that they be cleaned.

The air filter was very dirty and needs to be replaced, filter size is 10x24x1.

Photos:



Fungal growth around hvac vents needs cleaned



Air filter was very dirty

IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution, Systems, and Fixtures

Location of water meter: N/A

Location of main water supply valve: N/A

Static water pressure reading: Sufficient

Comments: The condo had good functional flow meaning that 3 or more water fixtures were run simultaneously and there was little to no drop in pressure or flow of water.

The bathroom sink fixture leaks at the connection, recommend that it be repaired.

The hot/cold settings are backwards on the kitchen sink, recommend that the water lines be switched.

Photos:

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Bathroom sink faucet leaked

B. Drains, Wastes, and Vents

*Comments:*All of the drains, drain waste lines, and drain waste vents were functioning properly on the day of the inspection.

C. Water Heating Equipment

Energy Sources: Electricity

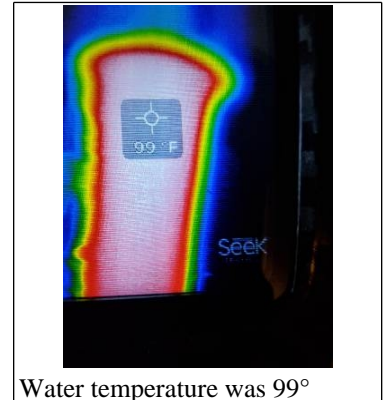
*Capacity:*30 Gallons

*Comments:*The Rheem brand water heater was manufactured in 2017 and is rated at 30 gallons. The unit had a plumbed temperature pressure relief line or TPR line however it was missing a safety pan under the unit. It is recommended that a safety pan be placed under the unit with a safety switch attached to the pan which will alert the occupant of a leak and shut the water off to the appliance.

Photos:



No safety pan



Water temperature was 99°

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

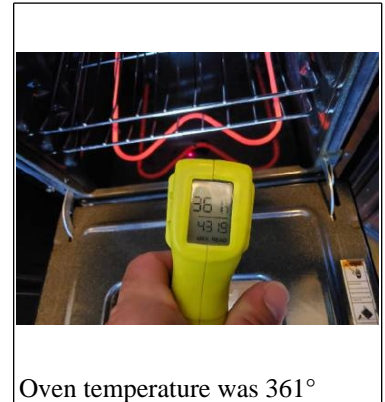
D. Ranges, Cooktops, and Ovens

Comments: The Premier brand oven reached the desired temperature set of 350°(361°) in a timely manner and all of the electric stove top burners were functioning properly on the day of the inspection. The oven is however missing the anti-tip device that secured the unit to the floor. Recommend that one be installed for safety reasons to keep the oven from tipping over and causing injury.

Photos:



Anti-tip device

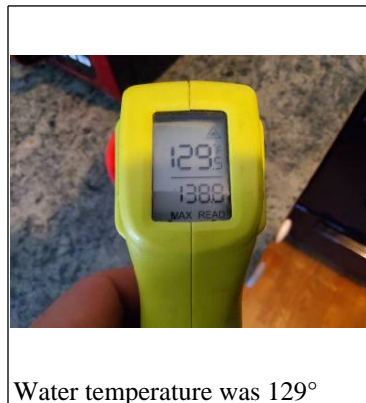


Oven temperature was 361°

E. Microwave Ovens

Comments: The Hamilton Beach brand countertop microwave was functioning properly on the day of the inspection and properly heated a cup of water to (129°) over a minute's time.

Photos:



Water temperature was 129°

F. Mechanical Exhaust Vents and Bathroom Heaters

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

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Photos:



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

I. Other

Comments: The Magic Chef brand refrigerator was functioning properly on the day of the inspection and had the proper temperature readings for the cooling(45°) and freezer(18°) sections.

Photos:



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: (2) In Ground - Concrete Type

Comments: The inspection of a pool or hot tub is typically beyond the scope of inspection for a condo, pools and hot tubs are usually maintained and/or controlled by the HOA or building representatives.

C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

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

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments: The condo is on the city's sewer system.

F. Other:

Comments: