



Home Inspection Report



AuthentisIGN  03/22/2021
Brandon Michael Winter
3/22/2021 5:58:11 PM CDT

AuthentisIGN  03/22/2021
John Michael Winter
3/22/2021 6:24:39 PM CDT

6102 Seawall Blvd Unit 158, Galveston , TX 77551

Inspection Date:

Sunday March 21, 2021

Prepared For:

Brandon Winter

Prepared By:

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

Report Number:

032121


Inspector:

Michael Anderson

License/Certification #:

TX--23486

Inspector Signature:



Report Identification: 6102 Seawall Blvd Unit 158, Galveston , TX 77551

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

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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.

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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

East

State of Occupancy

Unoccupied but furnished

Weather Conditions

Sunny and 65°

Recent Rain

No

Ground Cover

Damp

Approximate Age

36yrs old

Receipt/Invoice

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

Date: Mar 21, 2021

Inspected By: Michael Anderson

Property Address
6102 Seawall Blvd Unit 158
Galveston , TX 77551

Inspection Number: 032121

Payment Method: Not Paid

Client: Brandon Winter

Inspection	Fee
Home Inspection	\$275.00
Home Inspection discount	(\$25.00)

Total	\$250.00
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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.

C. Roof Covering Materials

Types of Roof Covering: Modified Bitumen Roofing Material
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.

E. Walls (Interior and Exterior)

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.

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E. Walls (Interior and Exterior) cont.

Comments: cont.

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:

There was damage at a drywall tape seam above the balcony door at the top right side. The area also had a higher moisture reading than the surrounding areas. It is not uncommon for the balconies above to have minor leaks, recommend that further investigation be done and repairs be made as needed.

Photos:



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:

The ceiling was in pretty good shape, there were a few minor issues that need addressed. There is one small crack in the drywall ceiling next to the return air, these are typical and recommended to be patched.

There is also separation of the crown molding throughout various areas of the condo, recommend that these areas be caulked.

FLOORS:

The laminate flooring had a few uneven areas however it is believed that the flooring may have been layed over the top of parts of the previous flooring creating the unevenness. An example of this can be felt at the kitchen threshold.

Photos:

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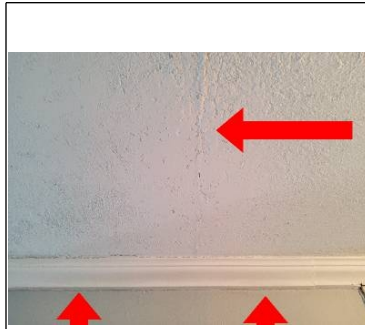
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Unevenness at the kitchen threshold



Minor crack in ceiling next to return air and example of crown molding separating

G. Doors (Interior and Exterior)

Comments: The hardware on the sliding glass door is loose, recommend that it be tightened. The rubber gaskets used to secure the glass are also starting to come loose in various areas, recommend that the gaskets be evaluated for repair. It is recommended that a lubricant such as WD40 or food grade silicone be used to keep the track lubricated so the door slides freely. The locking mechanism for the bathroom door to the hallway did not function properly, recommend that it be repaired. The strike plate on the door to the bedroom needs minor adjustment as the door will not stay fully closed, recommend that it be repaired.

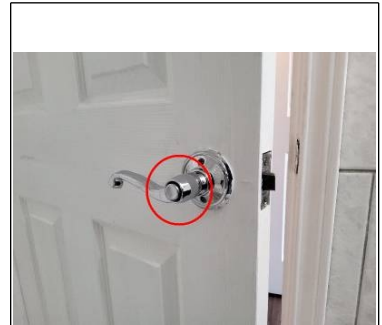
Photos:



Hardware is loose



Rubber gaskets are coming loose



Lock doesn't work in bathroom to hallway

H. Windows

Comments: The bedroom window functioned properly on the day of the inspection.

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:

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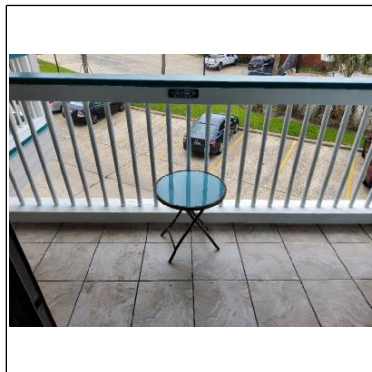
D=Deficient

I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments: The balcony on a condo is typically beyond the scope of inspection, the HOA or building representatives usually maintain them as they like to keep the uniformity of the building. The 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.

Photos:



L. Other

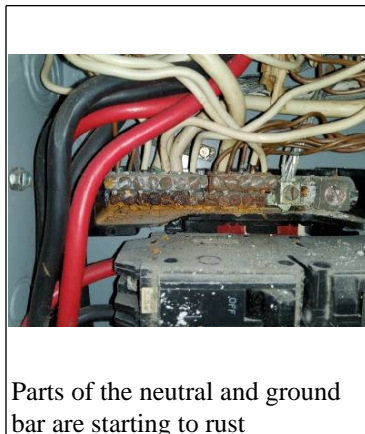
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The breaker box located in the of the condo is a 100amp rated General Electric brand subpanel Box. There is a main breaker located at a service trough on the premises to shut the power off to each condo. The neutral and ground bar were starting to show signs of rusting, recommend that a qualified electrician further evaluate for repair/replacement.

Photos:



Parts of the neutral and ground bar are starting to rust

B. Branch Circuits, Connected Devices, and Fixtures

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

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

Comments: cont.

Comments:The outlet in the bathroom next to the sink is recommended to be under the protection of a GFCI since it is in a wet location and is a shock hazard. It is recommended that a qualified electrician place the outlet on a GFCI.

The outlet to the left of the refrigerator near the floor on the northwest wall is wired reverse polarity (hot/neutral backwards), recommend that the outlet be properly rewired.

information only the two outlets located on the south wall with the small dining table are powered by a wall switch next to the water heater closet

Photos:



Outlet is near a wet location and needs to be under the protection of a GFCI



Outlet to the left of the refrigerator is wired reverse polarity

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air Furnace

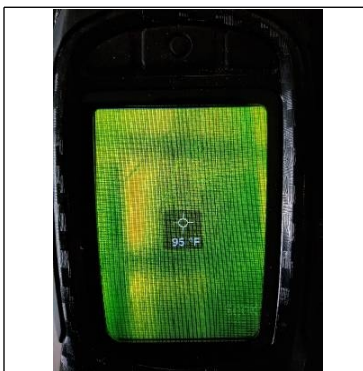
Energy Sources: Electricity

*Comments:*The electrical heating components were functioning properly on the day of the inspection. The supply vent had a temperature reading of 95° while the return air temperature had a reading of 66°giving the system a heat rise of 29°.

Photos:



Return air temperature reading was 66°



Supply air temperature was read at 95°

B. Cooling Equipment

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B. Cooling Equipment cont.

Type of Systems: cont.

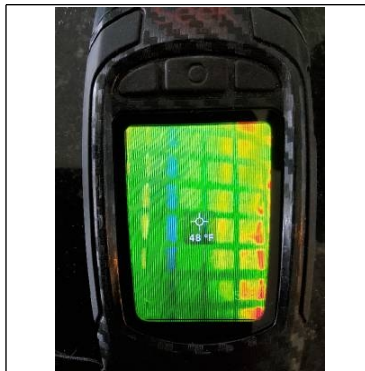
Type of Systems: Central Forced Air Split System

*Comments:*The exterior unit was manufactured in 2012(interior unknown), is rated at 1 1/2 tons and uses the new refrigerant R410A. The cooling system was found to be functioning properly on the day of the inspection and had a temperature differential of 20° between the return(68°) and supply(48°) air. The recommended temperature split is between 16 and 22 . The exterior unit was showing its age as it had a significant amount of rust and corrosion. Exterior air conditioning units typically last 7-12yrs and the current unit is in this age range at 9yrs old, one cannot predict the remaining life expectancy however it is recommended that it be budgeted for replacement in the near future.

Photos:



Interior portion of a/c located above the bathroom ceiling



Supply air temperature was 48°



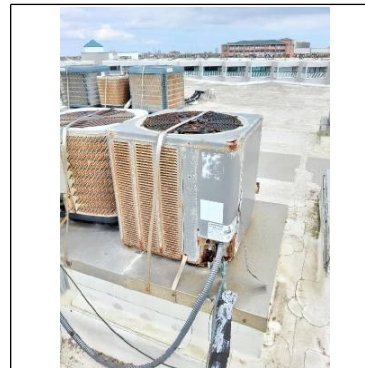
Return air temperature was 68°



Secondary drain pan overflow above bathtub



Exterior unit was manufactured in 2012, is rated at 1 1/2 tons and uses the newer refrigerant R410A



Exterior unit was showing signs of age with rust and corrosion

C. Duct Systems, Chases, and Vents

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

It is recommended that the air filter be replaced regularly to keep the air conditioner running efficiently. A dirty filter hinders the airflow over the unit which in turn causes the AC to have to work harder being less efficient and could caused the coils to freeze if there's not enough air flowing over them.

The filter does need to be replaced, filter size is 10x24x1.

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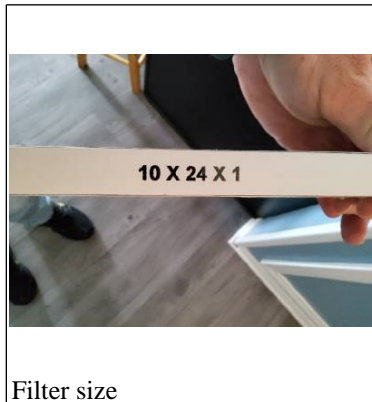
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Photos:



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 plumbing supplies, distribution systems and fixtures were all functioning properly on the day of the inspection.

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.

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: 40 Gallons

Comments: The AO Smith brand water heater was manufactured in 2019 and is rated at 40 gallons. The unit was functioning properly on the day of the inspection however it is missing a safety pan. It is recommended that a qualified contractor place a safety pan under the appliance with an alarm attached to the pan. A safety pan provides protection against a leak and the alarm will alert the occupant that there is an issue.

Photos:

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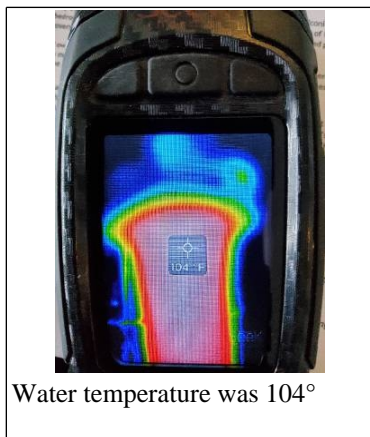
AO Smith brand unit



Water heater was manufactured in 2019 and is rated at 40 gallons



No safety pan



Water temperature was 104°

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

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D. Ranges, Cooktops, and Ovens cont.

Comments: cont.

Comments:The GE brand oven was set to 350 and when the temperature was read it was 476°. The oven thermostat likely is not functioning properly. The appliance was also allowing a lot of heat to escape as the oven knobs had a 150° reading coming from them, the oven likely is in need of replacement.

The oven was also 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:



Oven knobs were hot and read 150°



Oven temperature read 476° on the side of the unit, too hot

E. Microwave Ovens

*Comments:*The Rival brand countertop microwave was functioning properly on the day of the inspection and properly heated a cup of water to (122°) over a minute's time.

Photos:



Water temperature was 122°

F. Mechanical Exhaust Vents and Bathroom Heaters

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

Photos:

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Filter

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(43°) and freezer(13°) sections.

Photos:



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction: In ground gunite material

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 sewer services

F. Other:

Comments: