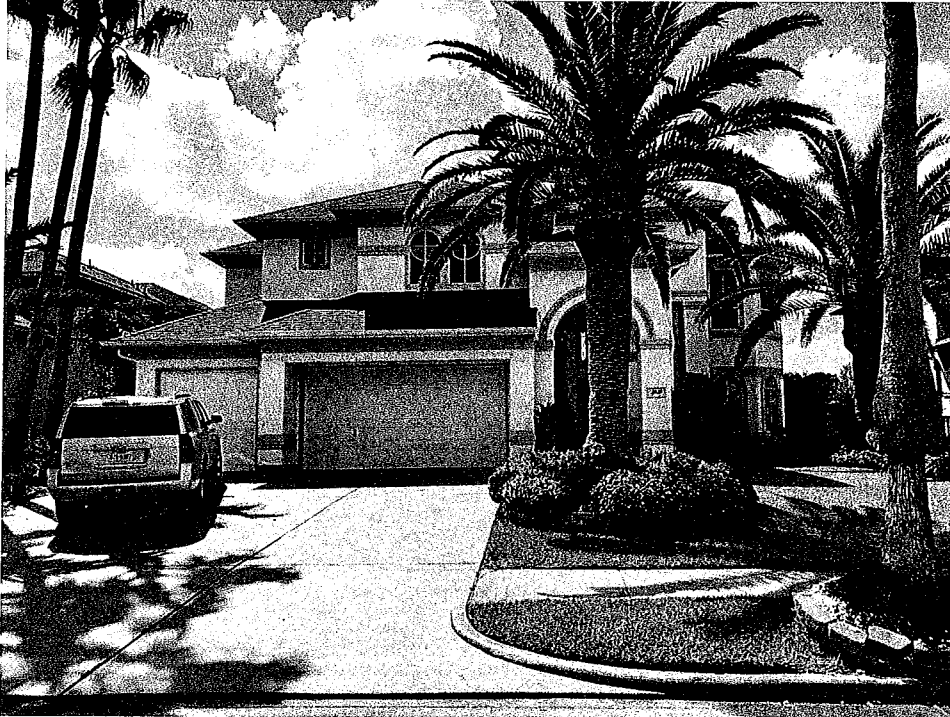




SPARTAN HOME INSPECTION, LLC

832-541-8803

spartaninspectionstx@gmail.com



RESIDENTIAL INSPECTION

2930 N Island Dr
Seabrook TX 77586

Edward Turbeville
JULY 31, 2020



Inspector
Adam Wright

Adam Wright

TREC # 23898
(832) 541-8803

spartaninspectionstx@gmail.com



PROPERTY INSPECTION REPORT

Prepared For: Edward Turbeville

(Name of Client)

Concerning: 2930 N Island Dr, Seabrook TX 77586

(Address or Other Identification of Inspected Property)

By: Adam Wright - TREC # 23898

(Name and License Number of Inspector)

07/31/2020 11:30

am (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 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.

experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties



The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

INITIALED BY CLIENT: () Fee Paid: \$350.00

V. Tainted, Corrosive Drywall.

From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H2S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at:

- <http://www.cpsc.gov/info/drywall/index.html> (<http://www.cpsc.gov/info/drywall/index.html>)
- <http://www.constructionguru.com> (<http://www.constructionguru.com>); and
- <http://chinesedrywallcomplaintcenter.com> (<http://chinesedrywallcomplaintcenter.com>)

By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a knowledgeable drywall inspector.

Initialed by Client: ()

2. operate mechanical and electrical equipment, systems, and appliances during an inspection in normal modes and operating range at the time of the inspection;
 3. report which of the parts, components, and systems present in the property have or have not been inspected;
 4. report as deficient inspected parts, components or systems that are not functioning or that the standards of practice required the inspector to report as Deficient; and
 5. address all of the parts, components, and systems contained in the standards of practice in the property being inspected.
- C. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. The major systems which will be inspected include:
1. Foundation; Grading & Drainage
 2. Interior doors, wall, ceilings and floors;
 3. Exterior walls and doors, windows and door glazing;
 4. Fireplace and chimney;
 5. Roof, Roof Structure and attic;
 6. Porches, Balconies and decks;
 7. Built-in Appliances;
 8. Heating, cooling and Vent Systems;
 9. Plumbing Supply & Drains, Water Heating System; and
 10. Electrical system.
- D. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or service for repair; or
 3. Further evaluation by a technician or expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (ADTPA) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or affect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading,

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Comments:

The property was a 20 year old structure made of what appeared to be stucco siding. As with all homes, ongoing maintenance is/will be required and improvements to the systems of the home will be needed over time. The improvements recommended in this report are not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home.

Descriptions-When outside the structure, the terms "front", "left", "rear" and "right" were used to describe the structure as viewed from the front door of the structure. When inside, the terms "front", "left", "right" and "rear" were used to describe the structure as

Report Identification: 2930 N Island Dr, Seabrook TX 77586

property or this report, please contact us. It is important to us that you be able to identify the rooms we discussed in your home and we want to continue providing you the best service possible!

Your report contains many photographs. Some of these pictures are meant to highlight areas where issues were observed, other photographs are included as a courtesy to help better explain our inspection process and what is documented in your report.

In Attendance: Buyer

Occupancy: Furnished

Style: Modern

Temperature (approximate): 85 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Dry, Hot

Limitations:

There were areas of the building that were covered in furniture and as result, the walls and outlets behind these items could not be inspected.

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Performance:

In my opinion the foundation is performing as intended at this time.

Note:

Due to the expansive nature of soil in our area, differential movements are likely to occur over time. This is common with all foundations in our area. My opinion is based on visual observations of accessible areas at the time of the inspection. Future performance or movement of the structure cannot be predicted or warranted.

Foundation Movement:

Your foundation was measured for potential movement and settlement with a highly precise gas-filled altimeter known as a zipline. This instrument is capable of measuring variances in height across your foundation down to 1/10". We generally recommend further evaluation by foundation specialists if there is a variance of greater than 1/2" in 10 feet. About .4" is deducted from the reading when necessary to compensate for carpet and padding thickness. This slab was measured with the center of the foundation as the "zero". The front of the foundation showed to be even with the middle. The rear of the foundation showed to be .5" higher. The right side showed to be .4" higher and the left side was .4" higher.

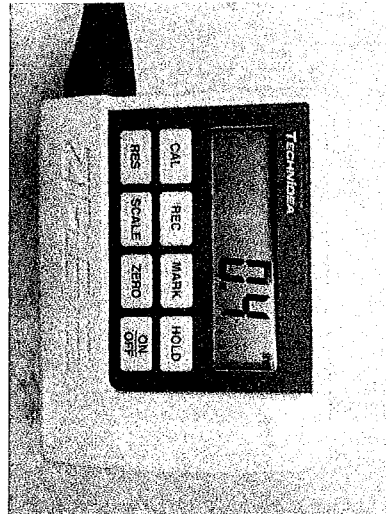
These measurements are well within the tolerances for a foundation that is performing as intended.

Zipline readings. :

The readings from the zip-level inspection of your foundation are as follows:



Zero reading taken in middle of foundation.



.4" higher at left side of foundation.



.5" higher at rear of foundation

I NI NP D



. 4" higher at right side of foundation.



Even at front of foundation.

B. Grading and Drainage

Comments:

Foundation Maintenance :

Proper drainage and moisture control are important for foundation maintenance. This is especially true of the expansive soils in our area. It is recommended that your lot slope down 6" in the first 10 feet away from your fountain. Drainage, including gutter downspouts, should be directed to a discharge point several feet away from the foundation. This can help keep water from accumulating under and around your fountain, which can lead to soil expansion and foundation damage. It is also recommended that trees be kept away from foundation as their root systems can damaged foundations and the plumbing underneath. In the event structural movement is noted, client is advised to consult with a structural engineer who can identify causes and recommend corrective actions.

1: Insufficient clearance from foundation to grade

☉ Deficiency

It is recommended there be at least 4" of clearance from brick siding to the ground and at least 6" for other types of siding. It is recommended to remove some of the dirt and vegetation from around the foundation to allow for proper drainage.



There should be a minimum of 4" clearance between earth and siding here

C. Roof Covering Materials

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

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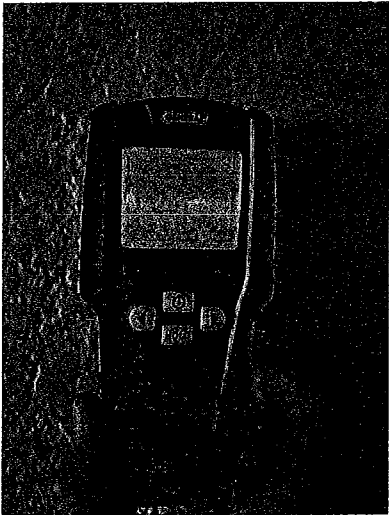
Comments:

E. Walls (Interior and Exterior)

Comments:

Freshly painted walls:

Walls were observed to be freshly painted. While there were no problems observed, it should be noted that fresh paint can be used to mask issues like moisture damage, stains. The walls were tested with a nondestructive moisture meter and no moisture was detected.



F. Ceilings and Floors

Ceiling and Floor Material:

Ceilings were made of textured drywall. Floors were made of carpet and tile.

G. Doors (Interior and Exterior)

Comments:

Missing door stops:

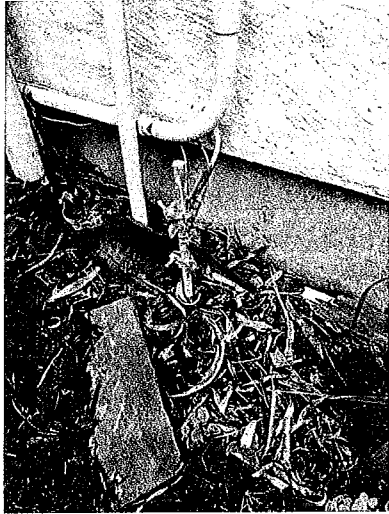
Door stops were observed to be missing throughout the residence. Installing these is a cheap and easy way to ensure your doors and walls don't sustain damage.

1: Garage door is not self closing

⊕ Deficiency

Door leading from garage into living space should be self closing.

I	NI	NP	D
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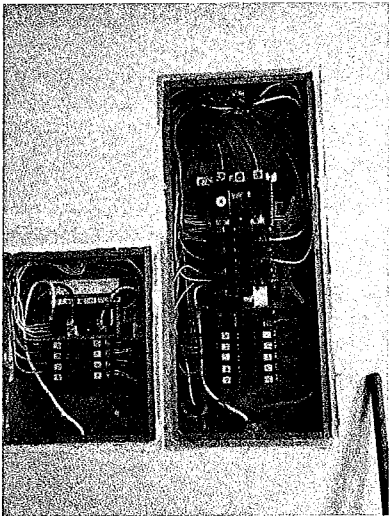


Ground rod should be driven flush into the ground

2: White wire used as hot power wire

⊗ Deficiency

Multiple white wires were used as power supply wires from breakers. While this is not forbidden, the white wires are supposed to be taped or marked black or red to avoid any confusion. These wires should be taped or colored appropriately to help avoid any accidents in the future.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Note:

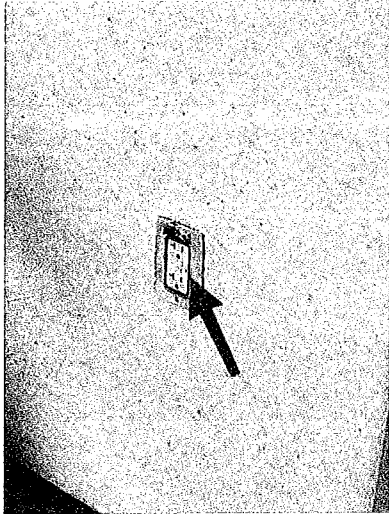
We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

Lights not working:

Lights were not working in the guest bathroom. This could be the result of an electrical issue or simply the bulbs have burned out. I recommend replacing the bulbs and contacting an electrician if needed.

⊕ Deficiency

One or more receptacles are missing a cover plate. This causes short and shock risk. Covers should be installed over outlets in wet areas.



Outlet on rear exterior wall of home should have a cover over it to prevent water from entering outlet.

2: Improper Wiring

⊕ Deficiency

Improper wiring was observed at the time of inspection. Recommend a licensed electrician evaluate and repair.



Upstairs bedroom was found to have an open neutral. The neutral provides a safe path for electricity back to the main panel.

3: Smoke Detector Missing

▲ Safety Hazard

Smoke detectors were observed to be missing. Installing smoke detection is a cheap and easy way to ensure your safety. I recommend installing these.



Hot supply air downstairs



Hot supply air upstairs

1: No Sediment Trap Present

✦ Maintenance Item

The gas piping contained no sediment trap. Sediment traps or drip legs are generally required, depending on your local jurisdiction. The purpose of a sediment trap is to prevent particulates or moisture from entering and clogging the furnace gas supply, which could trip the furnace and possibly lead to an expensive service call. We recommend consulting a local licensed, qualified HVAC technician concerning sediment trap installation. This is a cheap way to help avoid potentially costly repairs in the future.

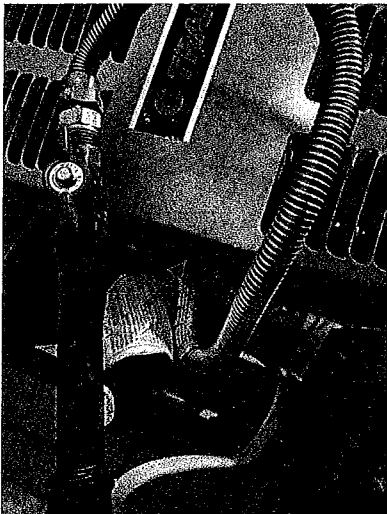
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2: Flexible Gas Line Extends Inside Cabinet

☉ Deficiency

Flexible gas lines are not permitted to extend inside the appliance cabinet. There should be a piped nipple extending inside the furnace cabinet to supply fuel gas to the burners. This is only present on the upstairs furnace unit.



Flexible gas lines should not extend inside furnace cabinet.

B. Cooling Equipment

Type of Systems: Electric, Central Air Conditioner

Comments:

Temperature Differential:

Testing the differential temperature of the supply air and the return air is the best test available for diagnosing the present function of the air conditioning equipment. The normal range is between 14 and 21 degrees. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed and competent HVAC technician.

The temperature differential for this system was approximately 16 degrees upstairs and 17 degrees downstairs. This is within the range of temperature differential for an air conditioner that is performing as intended.

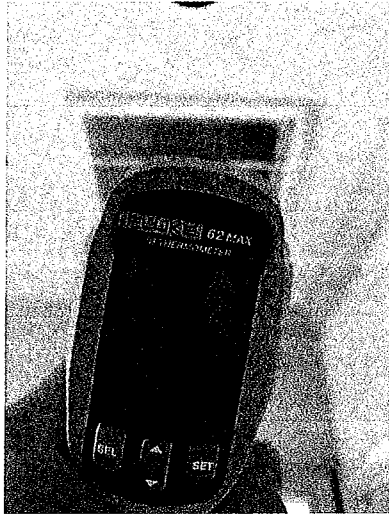
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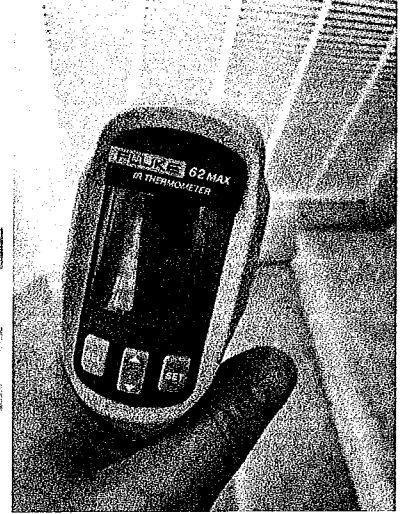
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Approximately 85 degree return air upstairs



Approximately 69 degree supply air upstairs



Approximately 79 degree return air downstairs



62 degree supply air downstairs

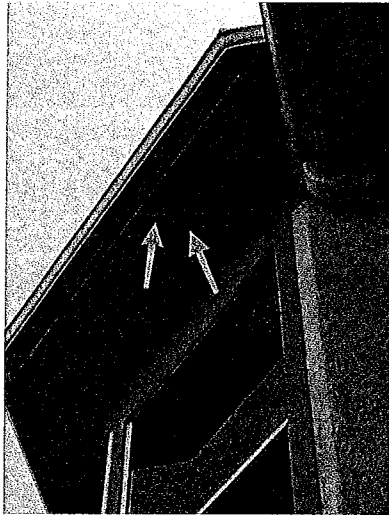
Note:

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

Overflow drains:

It is important to know where these are and what purpose they serve. If you ever see water dripping out of these, it means your A/C condensate is not draining appropriately and there could be a plug, a leak or some other issue. If you see water coming from these please call a licensed HVAC service company to troubleshoot and correct this issue.

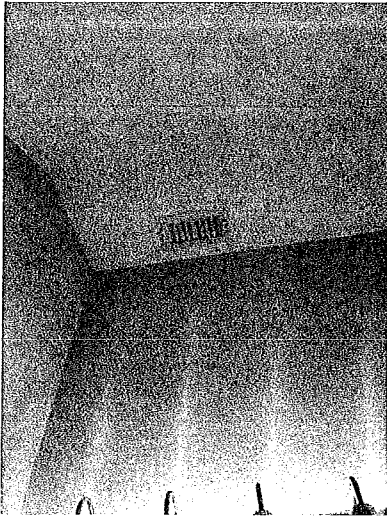
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C. Duct System, Chases, and Vents

Comments:

The supply air register in the downstairs half bath is closed. This will prevent conditioned air from getting into this bathroom. Recommend opening this air register.



Closed air register

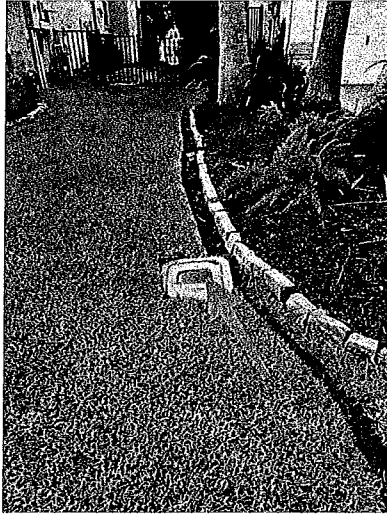
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior -

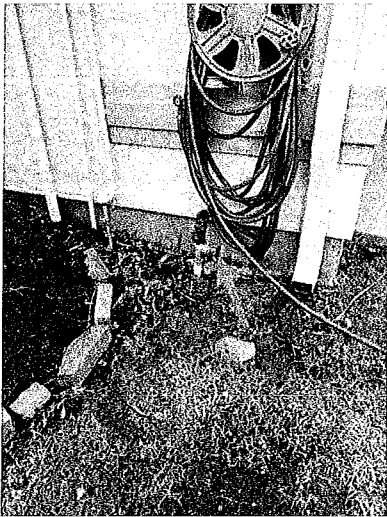
Water meter is located on the left side of the driveway at the front of the property.

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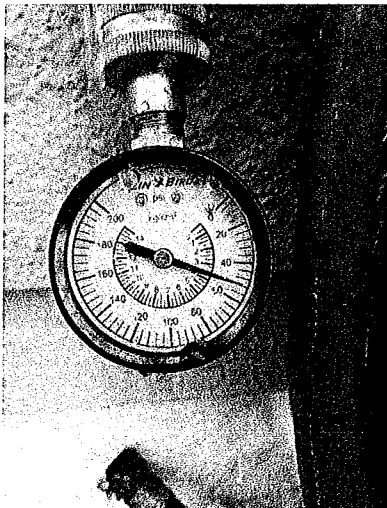
Water meter

Location of Main Water Supply Valve : Main Level -
Main water supply valve is located on the exterior left wall of the garage.



Main water supply valve

Static Water Pressure Reading: 50 -
Static water pressure is required to be between 40-80psi. Your water pressure was approximately 50psi.

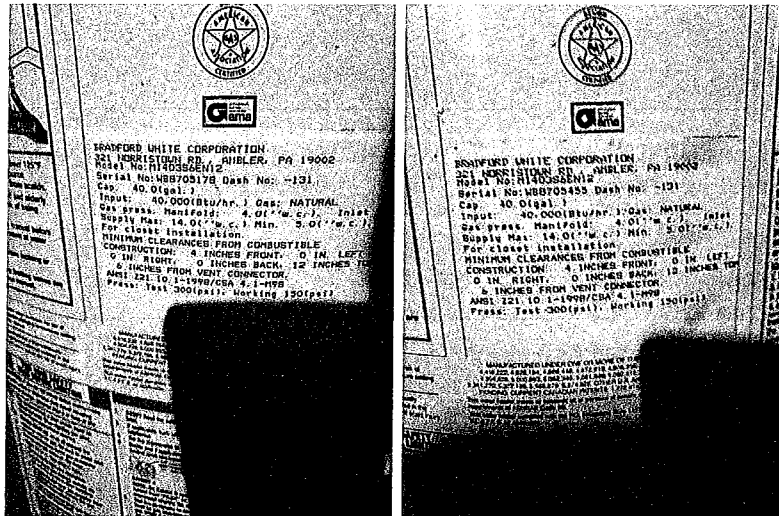


I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I NI NP D

Capacity: 80 Gallons -

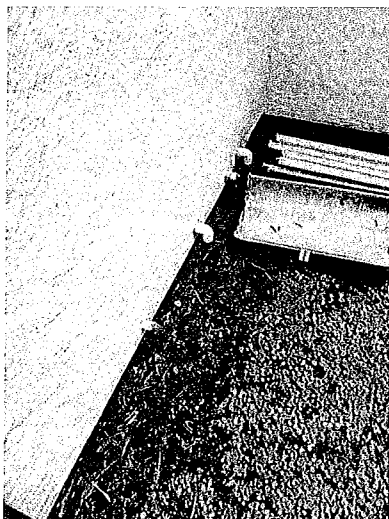
There are two (2) 40 gallon water heaters present for a total of 80 gallons hot water capacity. This should be more than adequate.



Comments:

TPRV vent/ pan overflow drain:

These vents are associated with your water heater. You should NEVER see water coming out of either of these. If you see water coming out of either of these, there is a problem with your water heater and you should call a plumber immediately.



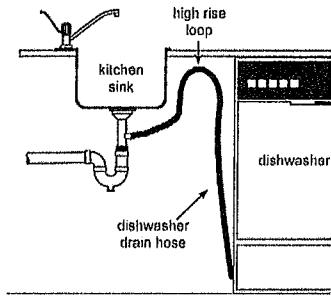
1: Rusted Pan

☉ Deficiency

The pan sitting under the water heater is severely rusted. If the water heater ever develops a leak, water will likely leak out of the pan and damage the ceiling. Recommend replacing this pan as soon as possible.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D
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Dishwasher drain hose should be elevated as depicted here.



This drain hose should be elevated

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

1: Exhaust System Missing

⊕ Deficiency

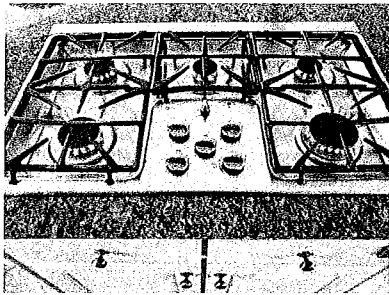
No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

Here is a resource on choosing a range hood .

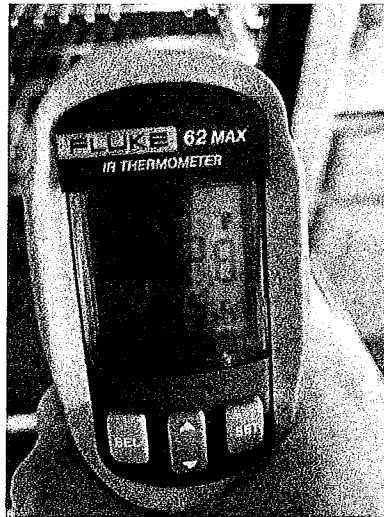
D. Ranges, Cooktops, and Ovens

Comments:

All burners light without issue and oven holds temp at approximately 350.



All burners function as intended.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Garage door operator:

The garage door operator is functioning as intended. The auto reverse sensor works properly and the

I	NI	NP	D
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Viewed From: Roof

Gutters/Downspouts:

The gutters/downspouts were full of debris and leaves. If left in this state water can fill the gutters and damage the eaves of the roof. Water can also overflow the gutters and spill out directly next to the foundation, potentially causing damage.

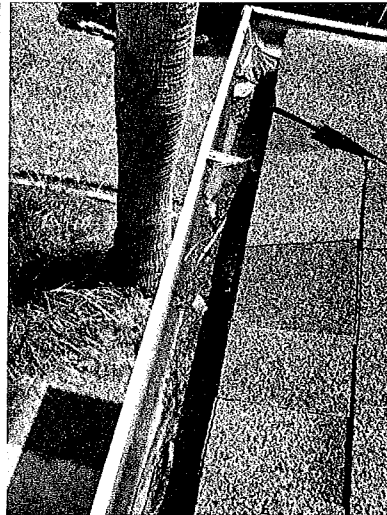
The downspouts were discharging too close to the foundation. We recommend having water discharge a minimum of five (5) feet away from the foundation and directed to flow away from the foundation when leaving the downspout. If you are unable to route water discharge 5 feet away, at a minimum I recommend installing splash blocks under the downspout discharge to help direct water away from your foundation.

Sections of gutter from upper sections of the roof were discharging directly onto lower sections of roof. While this is not prohibited, it should be noted that this will lead to premature wear of the lower roof system, as all of the water from the upper roof is being directed across the lower roof.

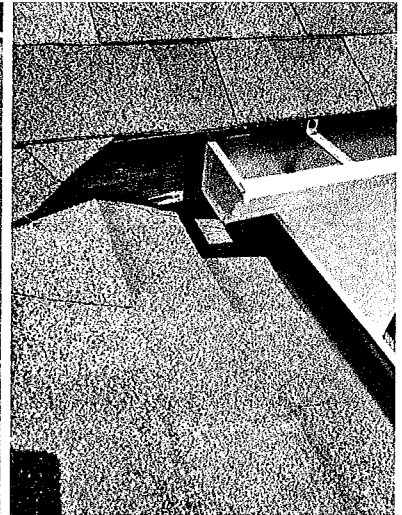
There is an example of the damage this will cause over time included in the pictures in this section. There is also an attached video of your roof that has caused the fascia board to rot due to the large volume of water being directed onto the lower roof.



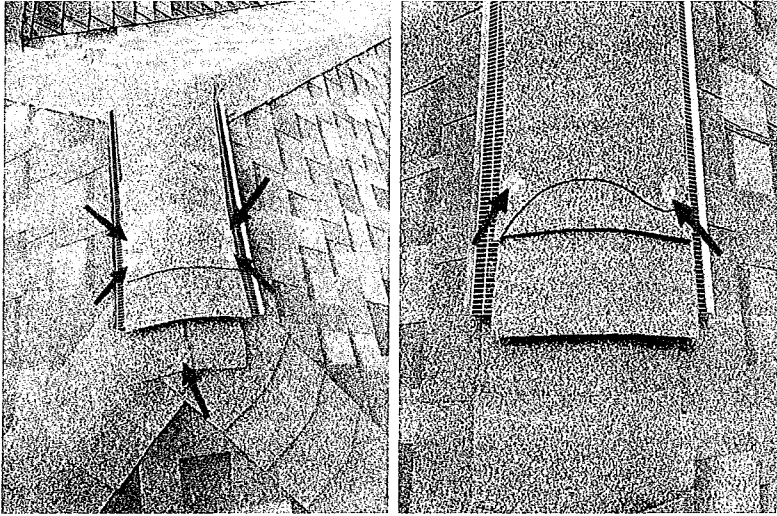
Gutter discharge should be routed away from home.



Gutters full of debris and standing water



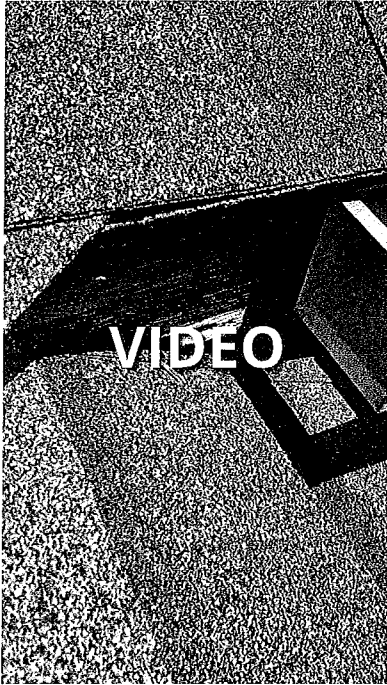
I	NI	NP	D
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2: Rotten fascia boards

⊙ Deficiency

Fascia boards were observed to be rotten. These boards should be replaced.

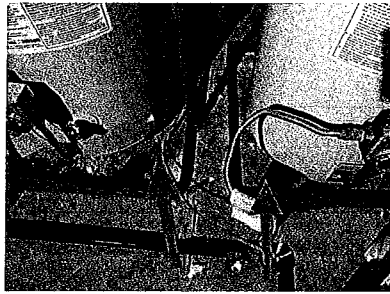


D. Roof Structures & Attics

Viewed From: Attic, Roof

Approximate Average Depth of Insulation: 10 Inches

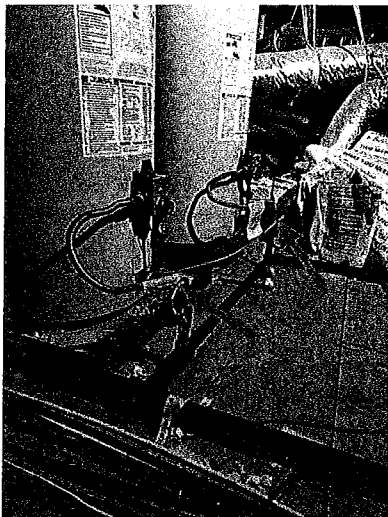
I	NI	NP	D
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2: Missing Sediment Trap

☉ Deficiency

There is no sediment trap present as required. Sediment traps prevent any contaminants from entering the burner, which could lead to the burner plugging and a potentially expensive repair. Installing a sediment trap is a cheap and easy way to help avoid this.



No sediment traps present

D. Hydro-Massage Therapy Equipment

Comments:

1: Inoperable

☉ Deficiency

The hydro-massage tub did not turn on when tested.

V. APPLIANCES

A. Dishwashers

Comments:

It is recommended the drain hose from the dishwasher be elevated and secured to the underside of the counter to help prevent the backflow of waste water into the dishwasher.

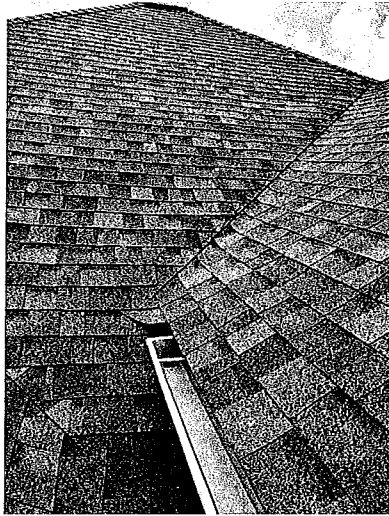
I = Inspected

NI = Not Inspected

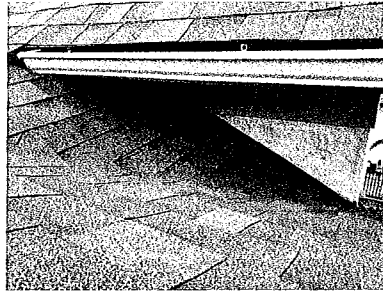
NP = Not Present

D = Deficient

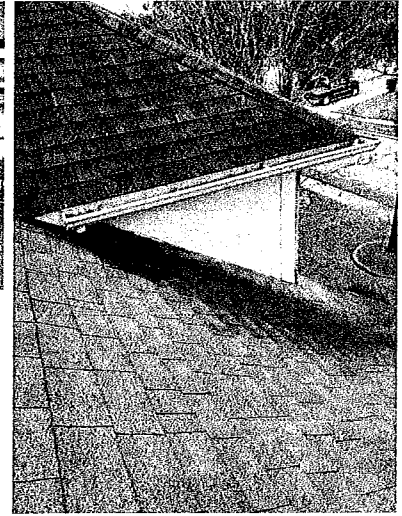
I NI NP D



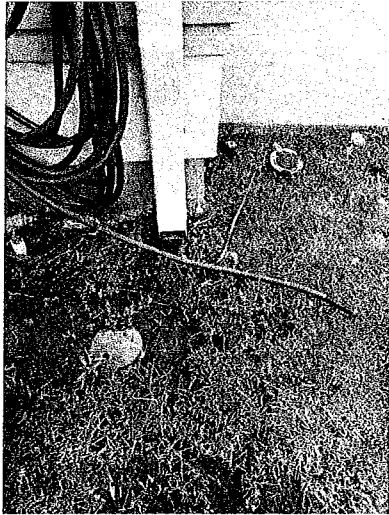
Upper roof gutter is routed to discharge onto lower roof



Upper roof discharging onto lower roof



While this is not your roof, it is a good example of what can be expected to happen to your roof over time if water from the upper roof is allowed to continue discharging onto the lower roof.



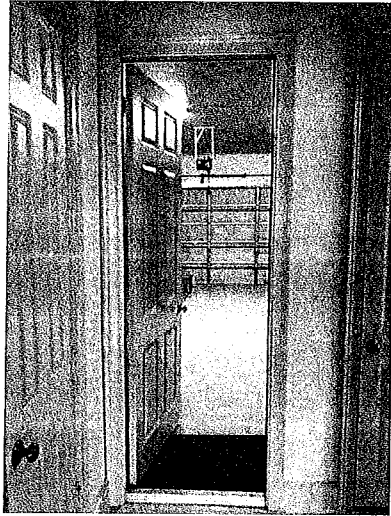
Gutter discharge is washing away the ground at the front left corner of the house.

1: Exposed Nails

☹ Deficiency

Under-driven or exposed nails were found in one or more roof coverings. This can lead to water intrusion which can cause rot, mold, structural and cosmetic damage. I recommend applying caulk over these exposed nail heads.

I	NI	NP	D
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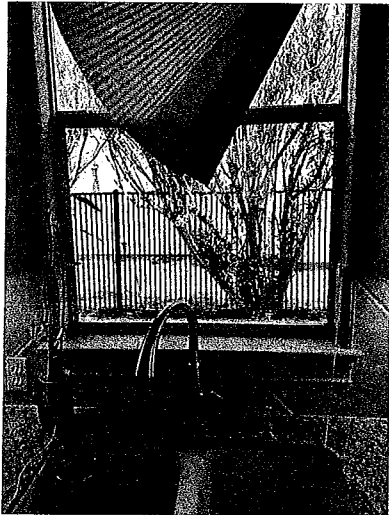
This door should close by itself.

H. Windows

Comments:

Inoperative window. :

Kitchen window does not want to open and will not stay open.



I. Stairways (Interior and Exterior)

Comments:

1: Handrail Missing

▲ Safety Hazard

Staircase had no handrails. This is a safety hazard. Recommend having a graspable handrail installed at the upper section of stairs.

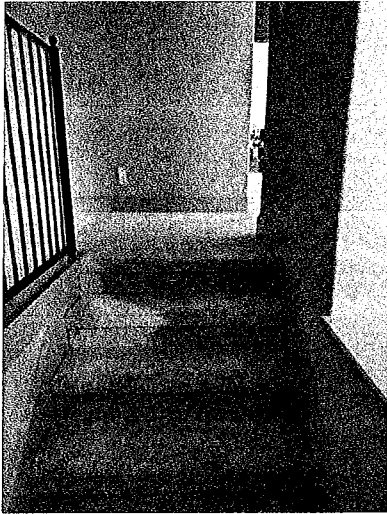
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
---	----	----	---



No hand rail

J. Fireplaces and Chimneys

Comments:

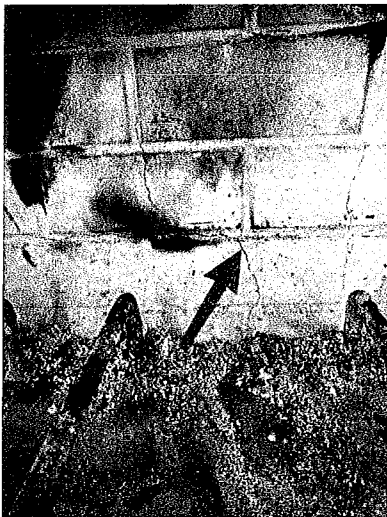
Fireplace would not light:

The fireplace could not be lit during this inspection. There did not appear to be any issues with the installation. I recommend adding the seller how to light the fireplace.

1: Firewall Cracked

▲ Safety Hazard

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.



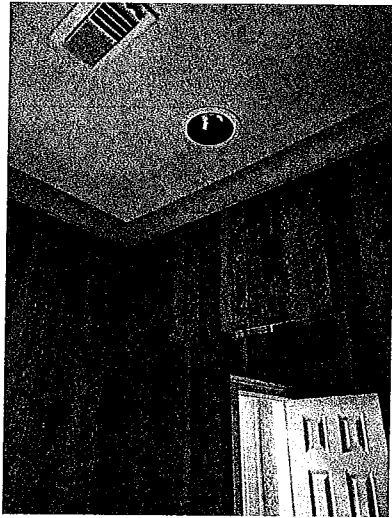
K. Porches, Balconies, Decks, and Carports

Comments:

1: Loose guard rail

⊕ Deficiency

The guard rail on the upstairs balcony was observed to be loose. This should be secured.



Light not working

GFCI Protection :

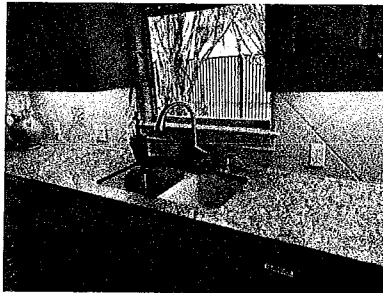
Here is a link to read about how GFCI receptacles keep you safe.

The GFCI outlets in the kitchen reset in the kitchen.

The laundry room outlets reset in the garage.



All outlets in this picture reset at the outlet indicated by the green arrow in the picture.



All of these outlets reset at the indicated outlet



These outlets reset in the garage.



Shared guest bathroom GFCI reset

I	NI	NP	D
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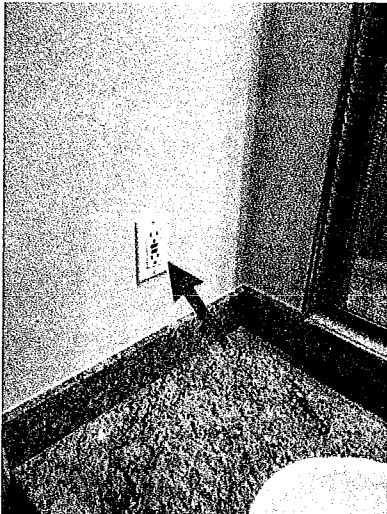


Missing smoke detector

4: Dead Outlets

☹ Deficiency

Outlets were found to not have any power to them. I recommend having a licensed, qualified electrical address this.



Downstairs half bath outlet is dead

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural Gas

Comments:

Note:

We recommend ALL maintenance/repairs to HVAC systems be performed by a licensed, qualified professional.

Furnace Operation:

The equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from all supply air registers. All of the burners appeared to be functioning as intended as shown in the attached photos and video.

I	NI	NP	D
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Comments:

Water shutoff to fixture:

Water supply has been shutoff to the upstairs right guest bathroom toilet. Recommend asking seller why this toilet has had the water blocked away from it and fix any issues.



B. Drains, Wastes, & Vents

Comments:

1: Leaking fixture

☹ Deficiency

Water leaks from the drain in the right master bathroom sink as depicted in the video.



C. Water Heating Equipment



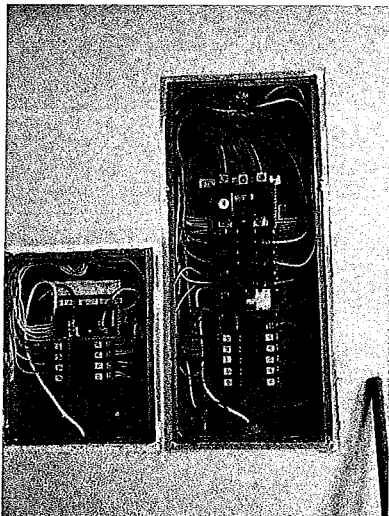
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Panel (Breaker Box):

The service panel was 200 amp and located in the garage. Power was supplied by copper wires coming into the service panel. The electrical supply utility wires were run underground.



Note:

We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

1: Ground rod not driven flush with ground.

⊕ Deficiency

Grounding rods are required to be driven flush with the ground. A ground rod that is sticking up presents a trip hazard along with the possibility of not providing a safe path back to ground for electricity. This could potentially result in a shock hazard.

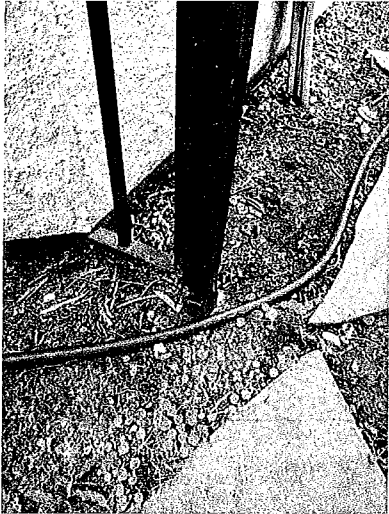
H. Dryer Exhaust Systems

Comments:

SUMMARY

Fences:

Sections of the fence were observed to be rusted out.



Rusted fence

Summary Comments:

While there were multiple issues found during this inspection, it is important to remember there is no such thing as a perfect home, and this home has been functioning for the last 20 years. This home showed issues that are not uncommon for a 20 year old home.

The most pressing issues are obviously the safety issues, such as the smoke detectors. I would also ensure to fix the rotten fascia board as this will only end up letting water into the home.

Water is the biggest enemy of any home and should always be kept out. The vast majority of issues found during this inspection can be addressed for minimal cost.

Once these issues are addressed, this can definitely be the home you want! If you have any concerns or questions about your report, please don't hesitate to reach out to me. Thank you for choosing Spartan Home Inspection!

Adam Wright

TREC # 23898

(832) 541-8803