



SPARTAN HOME INSPECTION, LLC

832-541-8803

spartaninspectiontx@gmail.com



TREC REI 7-6-ADAM

15207 Lakewood Ave  
Mont Belvieu, TX 77523



Inspector

Adam Wright

TREC # 23898

(832) 541-8803

spartaninspectiontx@gmail.com



Agent

Faron Daigle

Faron Daigle Real Estate

7138821424

farondaigle@farondaigle.com



# PROPERTY INSPECTION REPORT FORM

Neil Doran <i>Name of Client</i>	11/11/2022 5:00 pm <i>Date of Inspection</i>
15207 Lakewood Ave, Mont Belvieu, TX 77523 <i>Address of Inspected Property</i>	
Adam Wright <i>Name of Inspector</i>	TREC # 23898 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

There was no gas at the home. This limits inspection of the water heater, kitchen range and furnace to visual inspections only.

No Gas to Home:

Weather Conditions: Cloudy

Temperature (approximate): 75 Fahrenheit (F)

Type of Building: Single Family

Style: Contemporary

Occupancy: Vacant

In Attendance: N/A

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. To continue providing you the best service possible!

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", "rear" and "right" were used to describe the structure as viewed from the room entrance. If you have any questions about room descriptions, locations, or anything at all about your 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

not considered unusual for a home of this age and location. Please remember that there is no such thing as a perfect home. The property was a brand new structure made of brick and concrete 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

Comments:

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

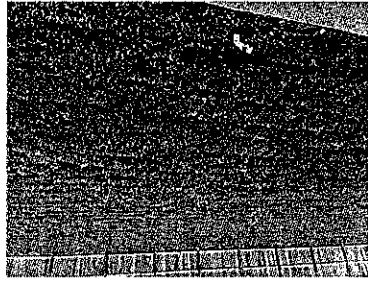
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**C. Roof Covering Materials**  
*Types of Roof Covering: Composition shingle*  
*Viewed From: Roof*



Back yard slopes towards home

Here is a helpful article discussing negative grading.

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend monitoring this and if water is observed to stand next to home have French drains installed or have a qualified landscaper or foundation contractor regrade so water flows away from home.

Deficiency

**I: Negative Grading**

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 foundation, 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 damage 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.

*Foundation Maintenance :*

*Comments:*

**B. Grading and Drainage**

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.

*Note-Expansive Soils:*

*Comments:*

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

**A. Foundations**

**I. STRUCTURAL SYSTEMS**

I NI NP D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

There were gaps observed in the wall structure. These gaps can lead to water intrusion/damage and possibly insect infestation. These gaps should be sealed.

Deficiency

**I: Gaps in wall structure**

Comments:

E. Walls (Interior and Exterior)

Approximate Average Depth of Insulation: 14 Inches

Viewed From: Attic, Roof

**D. Roof Structures and Attics**

Exposed roof decking near front door not covered by flashing

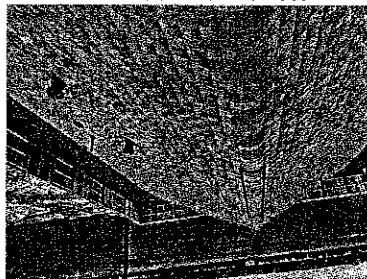


Missing, damaged, or improper flashing can lead to water intrusion. Recommend having the proper flashing installed to keep water out of the structure of the home.

Deficiency

**I: Damaged/Improper/Missing flashing**

Shingles viewed from roof



I NI NP D

**1: Door Doesn't Latch**  
Deficiency

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

Comments:

Ceilings were made of textured drywall. Floors were made of carpet and what appeared to be wood.

**H. Ceilings and Floors**

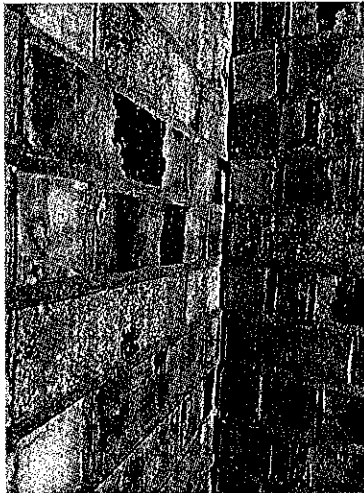
**Ceiling and Floor Material:**



The expansion joint in the wall was not caulked. This can lead to water intrusion and possibly damage. I recommend caulking all expansion joints as this is a cheap way to help ensure water doesn't enter your walls.

**2: Expansion Joint not Caulked.**  
Deficiency

Gap at wall intersection on front porch should be caulked



I    NI    NP    D

**1: Inoperable**  
Deficiency

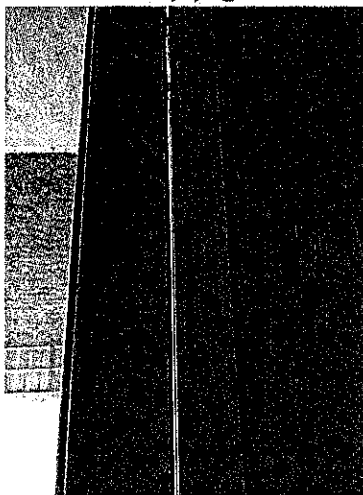
Windows does not operate properly.

**H. Windows**

- 
- 
- 
- 

Comments:

Back door

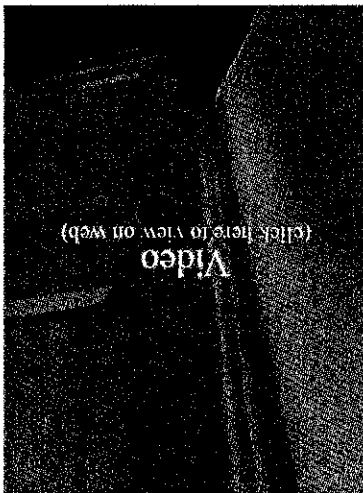


Here is a DIY guide on weatherstripping.

Recommend installation of standard weatherstripping.

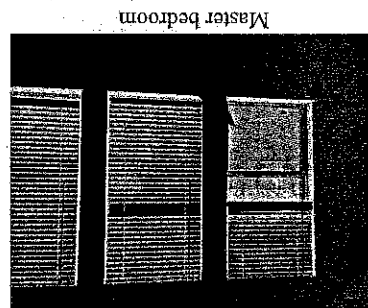
Door is missing standard weatherstripping. This can result in significant energy loss and moisture intrusion.

**2: Weatherstripping Insufficient**  
Deficiency



Door doesn't latch properly. Recommend adjustment to repair latch and/or strike plate.

I NI NP D



Master bedroom

I. Stairways (Interior and Exterior) *Comments:*

J. Fireplaces and Chimneys *Comments:*

Fireplace functions as intended as shown in the attached video.

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

I NI NP D

Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022  
I=Inspected NI=Not Inspected NP=Not Present D=Deficient



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

I NI NP D

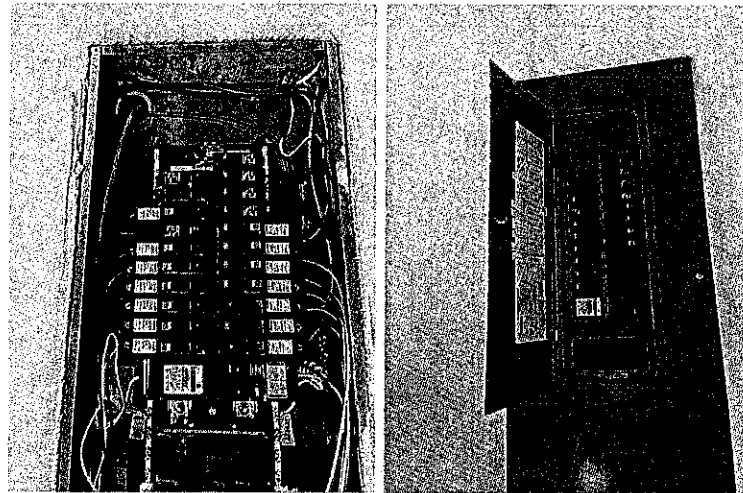
**II. ELECTRICAL SYSTEMS**

A. Service Entrance and Panels

Comments:

Service Panel (Breaker Box):

The service panel was 150 amp and located on the right interior wall of the garage. Power was supplied by aluminum wires coming into the equipment panel. The electrical supply utility wires were run underground.



Panel cover

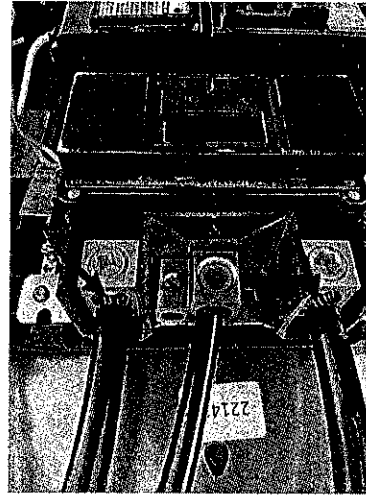
Panel

Note:

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

**I: Anti-Oxidant Grease not Present**  Deficiency

Anti-oxidant paste is required on aluminum wire ends to prevent oxidation and corrosion. If aluminum wire ends are not protected by this paste, the corrosion that results could result in a poor connection.



Anti-oxidant grease not present

intrusion.

Caulking was missing on exterior fixtures. Caulk should be applied to exterior fixtures to prevent water

Deficiency

3: Exterior fixtures missing caulk

batteries.

Smoke detector is present, but is chirping like the battery needs replacement. Recommend replacing

Safety Hazard

2: Smoke Detector Defective

Fan and light in master bedroom not working. Recommend electrician evaluate.

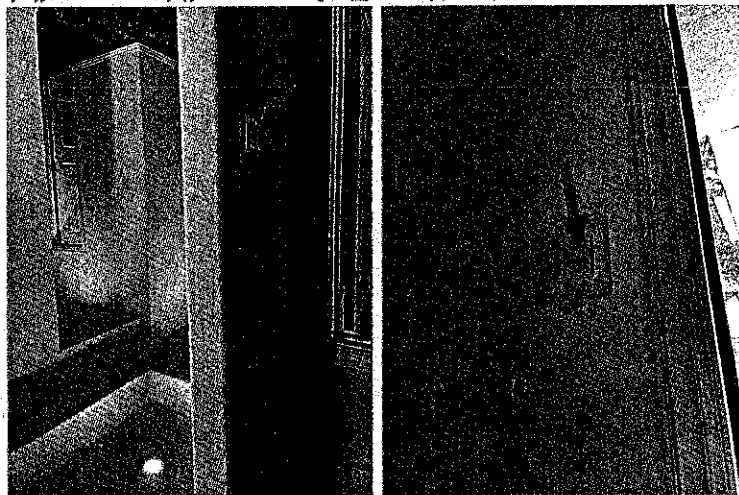
Deficiency

1: Light/Fan Inoperable

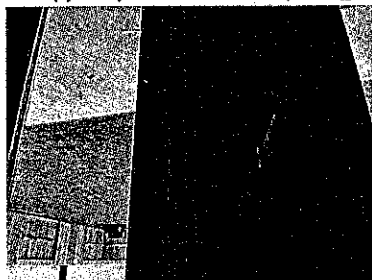
We recommend ALL repairs on the electrical system and in the electrical panel be performed by a licensed, professional and qualified electrician.

Note:

Doesn't appear to control anything  
The front entrance lights are controlled by this switch



Doesn't appear to control anything



There was a switch at the front door that did not appear to control anything. This switch should likely be used to control the lights at the front entrance to the home. These lights are actually controlled by a switch in the hallway.

Comments:

Multiple outlet covers were removed and copper wiring was observed.

Type of Wiring: Romex -

B. Branch Circuits, Connected Devices, and Fixtures

- 

I NI NP D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

C. Other  
Comments:



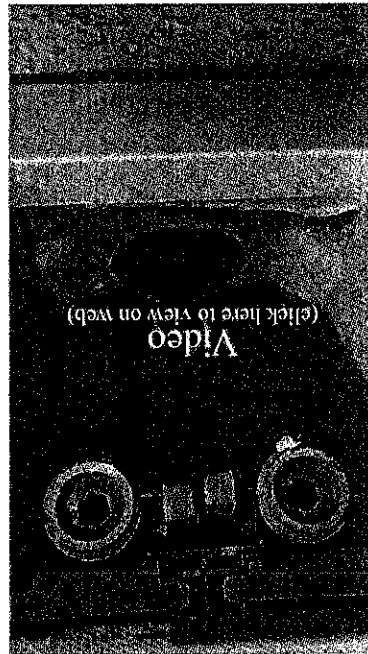
I NI NP D

I=Inspected NI=Not Inspected NP=Not Present D=Deficient  
Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022

The temperature differential for this system was approximately 15 degrees.

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.

Temperature Differential:



A/C drain is in the laundry room where the clothes washer drains.

Comments:

Type of Systems: Central Air Conditioner

B. Cooling Equipment

The gas was not turned on at the home so the heater could not be run.

Gas Not Turned On:

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

Note:

Comments:

Energy Sources: Natural Gas

Type of Systems: Forced Air

A. Heating Equipment

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

I NI NP D

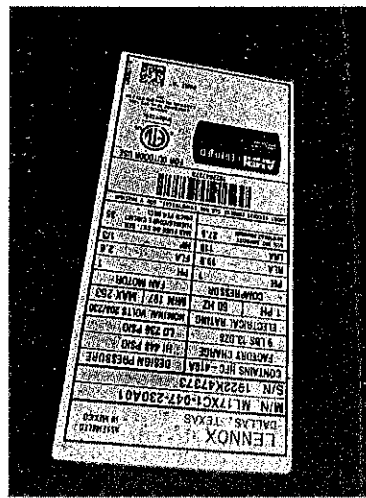
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

*Maintenance:*  
 Pour bleach at the opening indicated by the green arrow as part of routine homeowner maintenance.  
 Your system is equipped with a float kill switch as an additional layer of protection. If the pan ever fills with water, the switch will float up and kill the A/C unit, protecting your home.



*Compressor unit model and serial number:*

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

Approximately 59 degree supply air      Approximately 74 degree return air



I N I NP D

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient  
 Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022

**D. Other**  
*Comments:*

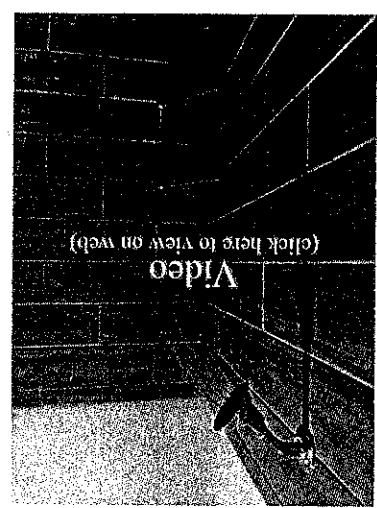
**C. Duct Systems, Chases, and Vents**  
*Comments:*

Pour bleach at green arrow; Float kill switch indicated by blue arrow.



I NI NP D

I=Inspected NI=Not Inspected NP=Not Present D=Deficient  
Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022



Fixtures were observed that had very low water flow to them. Recommend a plumber evaluate and repair.  
● Deficiency

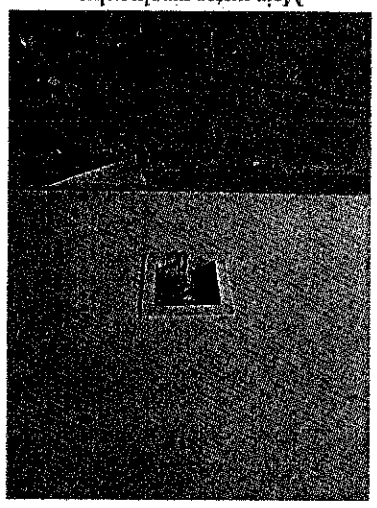
I: Low Water Flow

Comments:

Type of Supply Piping Material: PBX

Static Water Pressure Reading: 60 lbs -  
Static water pressure is required to be between 40-80psi. Your water pressure was approximately 60 psi.

Main water supply valve



The main water supply valve is located on the right interior wall of the garage. This valve can be turned to stop all water flow into the home in the event of a leak.  
Location of Main Water Supply Valve : Main Level -

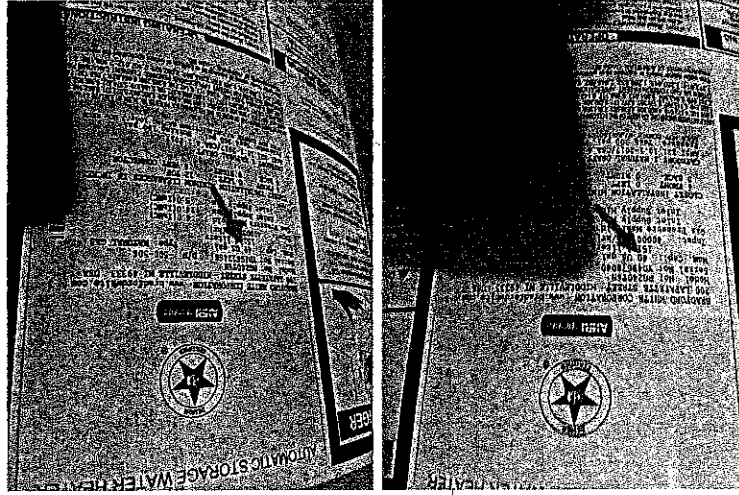
The water meter is located on the left side of the house in between the Home in the street.  
Location of Water Meter: Exterior -

### IV. PLUMBING SYSTEMS

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

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

Comments:  
Pan Overflow Drain:



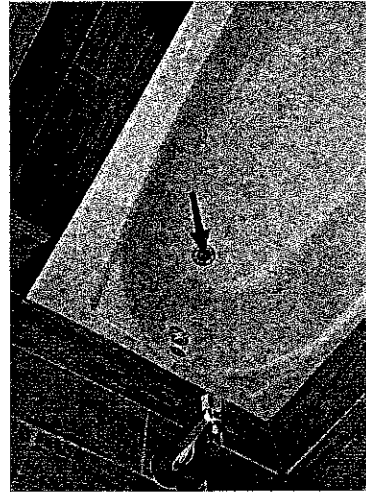
There are two 40 gallon water heaters in the attic for a total of 80 gallons of hot water.

Capacity: 80 Gallons -

Energy Sources: Gas

C. Water Heating Equipment

- 
- 
- 
- 



Tubs were observed to be missing the stopper. Recommend installing a tub stopper.

Deficiency

I: Tub Stopper Missing

Comments:

Type of Drain Fiping Material: PVC

B. Drains, Wastes, and Vents

- 
- 
- 
- 

I NI NP D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient





The TPBV valve is improperly routed. The discharge line should be routed to a safe location outside the house as shown in the attached diagram. The outlet piping should discharge within 6 inches of the ground and be pointed in a safe direction to reduce the likelihood of someone being burned with scalding hot water. Also, the valve termination piping is not allowed to be threaded on the end. Having threads on the end of the pipe makes it possible for someone to install a cap, which would defeat the safety valve and cause a SERIOUS safety hazard. I recommend routing this piping to a safe location and having it properly installed immediately.

**! Safety Hazard**  
**I: Improper Termination of TPBV**

*No Gas Supplied to Water Heater:*  
Gas was turned off to the home. As a result, the water heater function could not be tested.



These drains are associated with your water heater. You should NEVER see water coming out of these. Water coming out of these drains indicates a problem with your water heater and you should call a plumber immediately. Water is currently coming out of the drain because of the leaking water heater. Recommend a plumber repair.

I NI NP D

I=Inspected NI=Not Inspected NP=Not Present D=Deficient  
Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

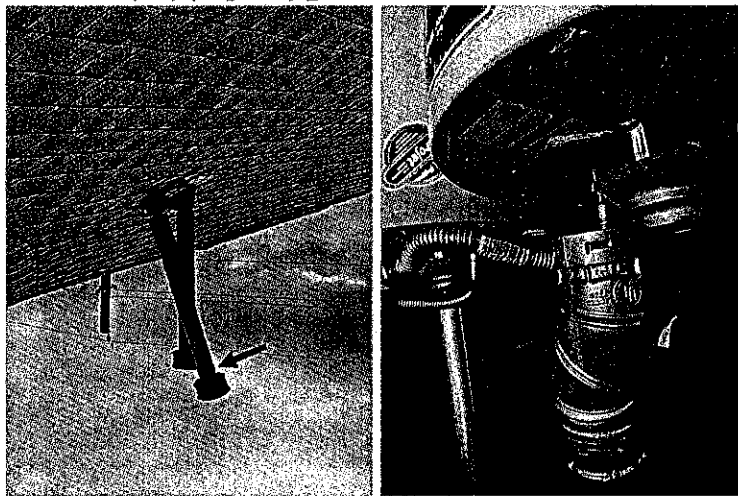
I NI NP D

TPRV and pan drain lines should discharge towards the ground.

**2: Exhaust flue improperly aligned**

Deficiency

The exhaust flue from the water heater is improperly aligned. This will let exhaust gases into the attic instead of being carried out through the roof.



Exhaust flue is leaning over

**D. Hydro-Massage Therapy Equipment**

Comments:

**F. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Main Level -

Gas meter located on right side of home.



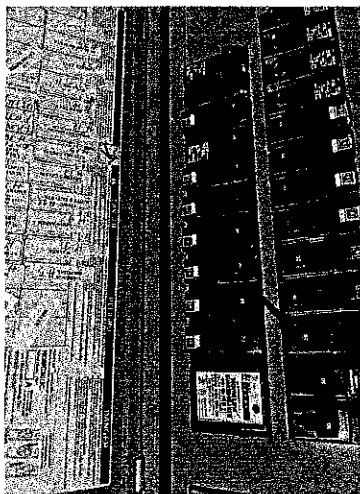
Gas meter

*Comments:*

*Type of Gas Distribution Piping Material: Cast Iron*

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

Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022  
 I=Inspected NI=Not Inspected NP=Not Present D=Deficient

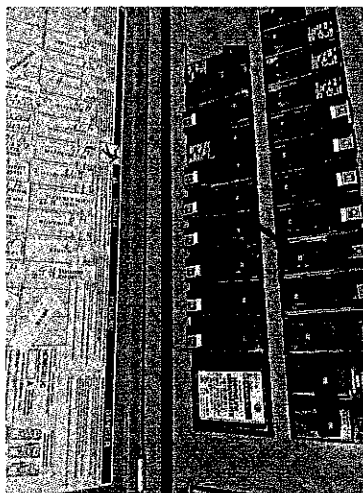


The garbage disposal circuit breaker would not stay powered on and tripped instantly. Recommend an electrician evaluate and repair.

**I: Circuit Tripping**  
● Deficiency

**B. Food Waste Disposers**               

*Comments:*



The dishwasher circuit breaker would not stay powered on and tripped instantly. Recommend an electrician evaluate and repair.

**I: Circuit Tripping**  
● Deficiency

**A. Dishwashers**               

**V. APPLIANCES**

I   NI   NP   D

Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022  
I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

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

**C. Range Hood and Exhaust Systems**

*Comments:*  
 The range hood is a 3 speed range hood that vents back into the kitchen through filters.

**D. Ranges, Cooktops, and Ovens**

*Comments:*  
 No Gas:  
 There was no gas supplied to the home during the inspection. The gas was blocked at the meter. Unable to treat the function of the cooktop and oven.

**E. Microwave Ovens**

*Comments:*  
 The microwave oven operating normally using normal controls.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**G. Garage Door Operators**

*Comments:*  
 I: Inoperable  
 Deficiency  
 The garage door operator was inoperable and did not respond to the controls when plugged in.

**H. Dryer Exhaust Systems**

*Comments:*  
 Dryer is vented to the exterior of the home as required. It is recommended to clean dryer vents at least annually to ensure there is no fire hazard and to help the dryer perform properly.

(832) 541-8803

TREC # 23898

Adam Wright

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!

*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. This home showed issues that are not uncommon for a new home. The most pressing issues are the electrical issues. The vast majority of issues found during this inspection can be addressed for minimal cost.

**SUMMARY**

I NI NP D

Report Identification: 15207 Lakewood Ave, Mont Belvieu, TX 77523 - November 11, 2022  
I=Inspected NI=Not Inspected NP=Not Present D=Deficient