



SPARTAN HOME INSPECTION, LLC

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RESIDENTIAL INSPECTION

4424 Canonsburg Ln
League City TX 77573



Inspector

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PROPERTY INSPECTION REPORT

Prepared For: Huiwen Xu

(Name of Clients)

Concerning: 4424 Canonsburg Ln, League City TX 77573

(Address or Other Identification of Inspected Property)

By: Adam Wright - TREC # 23898

(Name and License Number of Inspector)

09/22/2021 4:00 pm

(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.

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 an 18 year old 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 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 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 to continue providing you the best service possible!

Report Identification: 4424 Canonsburg Ln, League City TX 77573

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, Buyer Agent

Occupancy: Furnished, Occupied

Style: Contemporary

Temperature (approximate): 80 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear

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

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 .2" lower than 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 approximately even.

Zipline readings. :

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



Zero reading taken in middle of foundation.



.2" lower at front of home.



.5" higher at rear of home.

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.4" higher at right of home.



Even at left side of home.

1: Exposed post-tension cable end

⊖ Deficiency

Ends of post tension cables are required to be concealed to prevent water intrusion.



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 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.

1: Insufficient Grading

⊖ Deficiency

The grading in some areas did not appear to slope away from the home adequately. The rear of the home does not appear to slope away from my home adequately. Keep an eye on this and if water is observed to

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pool in the backyard consider installing French drains.

C. Roof Covering Materials

Types of Roof Covering: Combination

Viewed From: Ground -

Roof was viewed from ground due to roof being very steep.

Gutters/Downspouts:

Upper sections of gutter were discharging onto lower sections of roof. While this is not prohibited, it should be noted that this will eventually lead to lower sections of roof experiencing premature wear.

The lower section of roof will wear faster as it is exposed to all of the rain/water load it normally carries plus the rain load from the upper section of roof that is discharging onto it. This is usually just a cosmetic issue as the flashing underneath provides an extra layer of protection, and the issue is normally not seen for several years.

There is a photo attached in this section that is not your roof, but is a good example of the wear you can expect to see over time.



This is not your roof, but it is a good example of what you can expect to see over time.

D. Roof Structures & Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 10 Inches

E. Walls (Interior and Exterior)

Comments:

F. Ceilings and Floors

Ceiling and Floor Material:

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

G. Doors (Interior and Exterior)

Comments:

H. Windows

Comments:

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The upstairs front bedroom window showed signs of possible very slight moisture intrusion. I would recommend monitoring this and having a window contractor evaluate the windows if any further damage is observed.



Possible slight moisture intrusion in front upstairs bedroom window corner.

Windows:

These windows are single-pane
, low energy efficient windows.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:



Gas valve:

Gas supply valve is located in the framing to the right of the fireplace.

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

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**
Comments:

Service Panel (Breaker Box):

The service panel was 150 amp and located on the left wall of the home. Power was supplied by copper wires coming into the service panel. The electrical supply utility wires were run underground.



Panel cover.

Breaker panel.

Note:

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

1: Panel Missing Labels

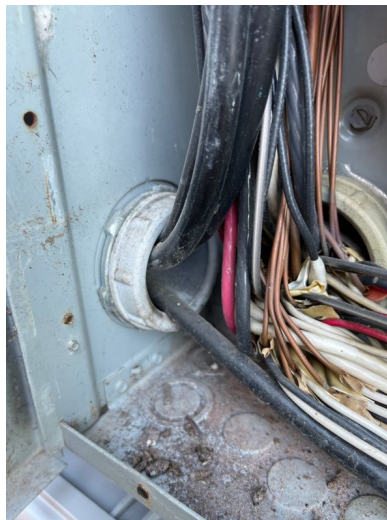
⊖ Deficiency

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

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This is an example of a ground bushing that is providing protection for a breaker panel.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Comments:

Note:

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

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.

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Hot supply air upstairs.

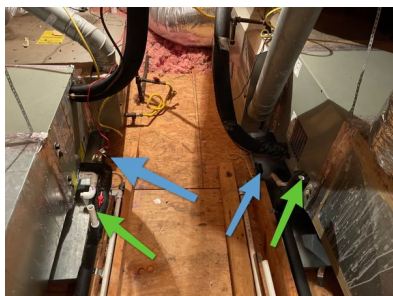
B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

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.



Pour bleach at green arrows. Float kill switches indicated by blue arrows.

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 18 degrees downstairs and 16 degrees upstairs.

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Approximately 71 degree return air downstairs.



Approximately 53 degree supply air downstairs.



Approximately 77 degree return air upstairs.



Approximately 61 degree supply air upstairs.

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.

I	NI	NP	D
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Left side of home.

- C. Duct System, Chases, and Vents**
Comments:

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Water Meter: Exterior -
Water meter is located in front yard.



Water meter.

Location of Main Water Supply Valve : Main Level -

The main water supply valve is located on the left side of the house behind the fence. This valve can be turned to stop all water flow into the home in the event of a leak.

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Main water shutoff valve.

Static Water Pressure Reading: 60 lbs -

Static water pressure is required to be between 40-80psi. Your water pressure was approximately 60psi.

Comments:

- B. Drains, Wastes, & Vents**

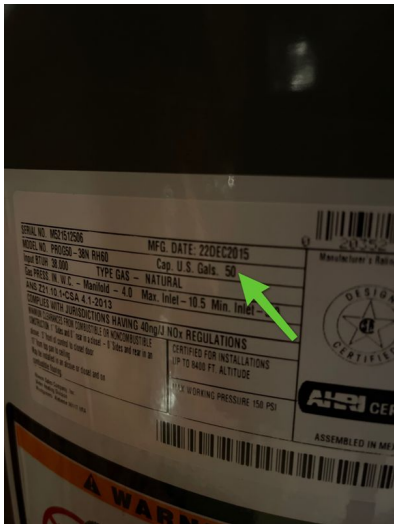
Comments:

- C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 50 Gallons -

50 gallon water heater located in attic.



50 gallon water heater

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.

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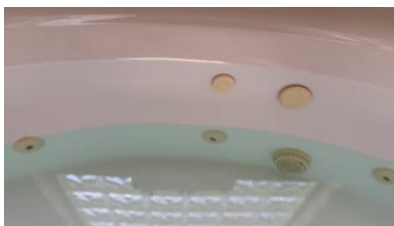


Left side of home.

D. Hydro-Massage Therapy Equipment

Comments:

Equipment functions as intended as shown in the attached video.



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



This hose should be elevated

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B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

The range hood is a 4 speed range hood that vents to the exterior of the home.

D. Ranges, Cooktops, and Ovens

Comments:

All burners function as intended and oven holds temp at approximately 350.



All burners function as intended.



Oven holds temp at approximately 350.

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

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.

SUMMARY

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 18 years. This home showed issues that are not uncommon for an 18 year old home. 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!

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I NI NP D

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