



# Weston Inspection

## Inspection Report

**Troy Kilgore**

**Property Address:**  
2219 Rambling Brook Dr  
Spring Texas 77373



2219 Rambling Brook Dr, Spring, Texas 77373

**Weston Inspection**

**Stephen Weston TREC #21249  
(832)766-0004**

# PROPERTY INSPECTION REPORT

**Prepared For:** Troy Kilgore

(Name of Client)

**Concerning:** 2219 Rambling Brook Dr, Spring, Texas 77373

(Address or Other Identification of Inspected Property)

**By:** Stephen Weston TREC #21249 / Weston Inspection 6/2/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standard for inspections by TREC Licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000  
(<http://www.trec.state.tx.us>).

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Customer

**Type of Building:**

Single Family (One Story)

**Approximate age of building:**

Over 40 Years

**Temperature:**

Over 85 (F) = 29 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

<b>Date:</b> 6/2/2021	<b>Time:</b>	<b>Report ID:</b> Kilgore_622021
<b>Property:</b> 2219 Rambling Brook Dr Spring Texas 77373	<b>Customer:</b> Troy Kilgore	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (I)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Deficiency (D)** = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in attics, walls and/or ceilings could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

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## I. STRUCTURAL SYSTEMS

*The Standard Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the Standard Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend inspection, testing, or evaluation by a specialist that may include invasive measures.*

*Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas unless pre-arranged as ancillary inspections.*

*Inspector is not required to report: (1)previous repairs that appear to be performing at the time of inspection; (2)cosmetic or aesthetic conditions; or (3)wear and tear from ordinary use.*

*Inspection of the home interior does not include testing for radon, mold, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes:*

*ROOMS- interior wall, floor and ceiling coverings and surfaces; doors: condition, hardware, and operation; windows: condition, hardware, and operation permanently-installed furniture, countertops, shelving, and cabinets; and light fixtures.*

*ELECTRICAL- switches; receptacles; and light fixtures.*

*INTERIOR TRIM - door casing; window casing, sash, and sills; baseboard; and Molding (crown, wainscot, chair rail, etc.)*

A. Foundations

**Type of Foundation (s):** Poured concrete, Slab on Grade

**Vegetation:** Vegetation in direct contact with exterior walls should be trimmed.

**Comments:**

**Foundation Performance Opinion:**

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of structural distress or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance.

**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations and could be made without the use of specialized tools or procedures.

Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

**Partial Gutters:** Only portions of the roof had gutters installed. The Inspector recommends installation of

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a full gutter system to help protect the home structure.

**Comments:**

(1) The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture and/or insect intrusion of the structure.

(2) The home had areas of negative, neutral or insufficient slope, this restricts drainage and runoff and will cause water to pond in close proximity to the foundation. The ground should slope away from the home a minimum of 6 inches within the first 10 feet from the foundation wall.

(3) The joint at which concrete walkways met the exterior walls was not sealed. Saturation of soil near the foundation can create a variety of problems depending on soil type. The Inspector recommends that the joint at which concrete walkways met the exterior walls should be protected by a sealant that will need to be maintained.

**C. Roof Covering Materials**

**Roof Intro:** The roof inspection portion of the Standard Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

**Types of Roof Covering:** Architectural, Asphalt/Fiberglass

**Viewed from:** Walked roof

**Roof Ventilation:** Gable vents, Soffit Vents

**Comments:**

(1) ***The shingles were old/worn, appeared to be well past the mid point of their long-term serviceable life expectancy and may need to be replaced soon. The inspector recommends further evaluation of the entire roof covering to determine if replacement is necessary.***

(2) Headwall flashing above the front right window appeared to be missing or was incorrectly installed. This condition will increase the chance of leakage. The Inspector recommends correction by a qualified roofing contractor.



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C. Item 1(Picture)



C. Item 2(Picture)

(3) Observed one or more damaged or deteriorated soffit and/or fascia boards. Inspector recommends repair or replace as necessary.

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I   NI   NP   D



C. Item 3(Picture)



C. Item 4(Picture)

(4) Holes observed at multiple plumbing vent lead flashing sleeves. These are active leak locations and flashing should be replaced immediately.

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I   NI   NP   D



C. Item 5(Picture)



C. Item 6(Picture)



C. Item 7(Picture)

(5) Bottom row shingles are not bonded down at the roof eaves. This makes these shingles vulnerable to uplift in heavy winds. Recommend improvement by a qualified roofing contractor.

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C. Item 8(Picture)

(6) Exposed and rusted nail heads observed at one or more flashing detail or ridge shingle. Rusted nail heads can break and cause leaks. Recommend sealing over nail head to avoid potential roof leaks.



C. Item 9(Picture)

(7) Hole observed where furnace vent pipe passes through the roof. Hole should be sealed to prevent leaks.

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C. Item 10(Picture)

D. Roof Structures and Attics

**Method used to observe attic:** Inspected from the attic pathway

**Roof Structure:** 2 X 6 Rafters, or better

**Attic Insulation:** Blown, Fiberglass, Below, R-19

**Approximate Average Depth of Insulation:** 7 inches

**Attic info:** Pull Down stairs

**Comments:**

- (1) Insulation was insufficient throughout the attic space floor. Insulation should be added to increase energy efficiency and overall comfort within the home.
- (2) Attic ventilation appears to be insufficient. Insufficient ventilation can cause moisture and an excessive amount of heat inside the attic space. This can cause damage to anything located inside of the attic space and can significantly reduce the life span of the shingles. The general rule for venting requirements is 1 vent for every 250-300 sq. ft. of attic space.
- (3) The roof's purlin and purlin bracing are not installed according to current standard. Purlin braces should be spaced no more than 4 feet on center.
- (4) One or more rafters do not fit snugly against the ridge board due to structural movement or inaccurate framing cuts. Rafters should be in full contact with the ridge board or opposing rafter. These rafters are prone to splitting.

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D. Item 1(Picture)

(5) Attic stairs are not cut to fit properly, this puts undue stress on the ladder, there should be no gaps at section ends and ladder feet are to be flush with the floor.

(6) Observed improper installation of bracing from one or more roof rafter to ceiling joist. Roof loads are not to be supported by ceiling joists. Recommend proper installation of of purlins with bracing down to load bearing walls to prevent sagging of roof and/or interior walls.

(7) Rafter ties (joists) were missing at a large span in the garage. This did not appear to have a significant impact on the overall performance of the garage structure, at the time of inspection.



D. Item 2(Picture)

E. Walls (Interior and Exterior)

**Wall Structure:** Wood

**Comments:**

(1) One or more exterior siding and/or trim boards damaged or deteriorated. Recommend repair or replace as necessary.

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I   NI   NP   D



E. Item 1(Picture)



E. Item 2(Picture)

(2) Sealant or touch up sealant (caulk) is needed at multiple exterior wall locations. This includes but is not limited to trim boards, brick expansion joints, wall penetrations and fixtures.

(3) Cement fiber (Hardie) Siding at the left gable wall appeared to be installed by individuals with poor knowledge of proper building practice and installation methods.

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E. Item 3(Picture)



E. Item 4(Picture)

(4) The damage observed at some wood siding and framing members was consistent with damage from wood destroying insects. Inspector recommends further evaluation by a licensed termite technician to advise on any necessary treatments.



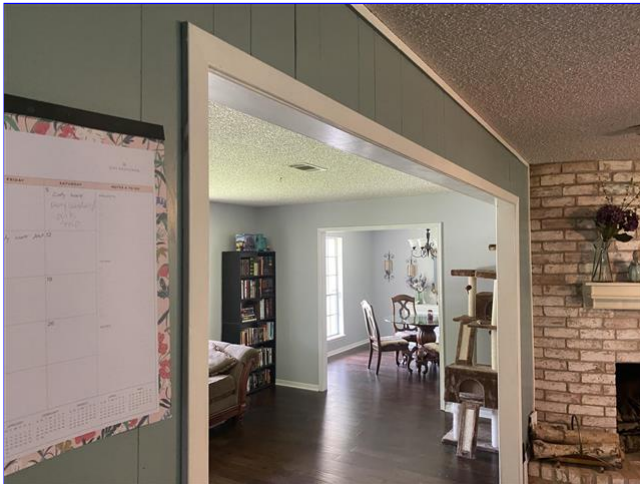
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E. Item 5(Picture) Garage, left side

(5) Living room load bearing wall may have been altered and did not appear to have a support beam above the opening. Although the inspector observed no evidence of structural distress at this area of the home. Further evaluation by a structural engineer is recommended.



E. Item 6(Picture)

(6) Sealant where bathroom fixtures or enclosure meet the wall was old or had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. Inspector recommends applying fresh sealant at these locations.

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E. Item 7(Picture)

F. Ceilings and Floors

**Floor Structure:** Slab

**Ceiling Structure:** 4" or better

**Comments:**

Stains on interior ceilings, visible at the time of the inspection, appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.

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F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)

G. Doors (Interior and Exterior)

[Comments:](#)

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I	NI	NP	D
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- (1) Door sweep was missing along the bottom of the master shower door.
- (2) Master bedroom doorknob latch bolt was not aligned with the hole in the strike plate and would not hold the door closed.

**H. Windows**

**Comments:**

- (1) Inspector observed one or more cracked or damaged window panes.



H. Item 1(Picture)



H. Item 2(Picture)

- (2) Sealant around widows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.
- (3) One or more window screens were missing, torn or damaged.
- (4) Spiral window balance rods were detached at one or more window. Window balances assist in opening/ closing and also hold the window in place when open. Recommend repairs by qualified contractor.

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I	NI	NP	D
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H. Item 3(Picture)

(5) Inspector was unable to open a rear dining area window while applying excessive force.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Chimney (exterior):** Brick

**Operable Fireplaces:** One

**Types of Fireplaces:** Vented gas logs

**Chimney Limitations:** Inspector was unable to inspect all components of the chimney due to unsafe height or limited access. Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof and fireplace. A full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard,

Comments:

(1) The exhaust flue of the fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor.



J. Item 1(Picture)

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(2) Firebrick lining the wall of the firebox of the fireplace in the was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.

(3) Severe corrosion observed on chimney cap. Cap should be replaced before leaks form.



J. Item 2(Picture)

(4) A draft damper clamp was not installed on the fireplace damper. A clamp should be installed on the damper to ensure that the damper remains open at all times. Operating the fireplace with the damper closed may allow the highly toxic, invisible products of gas combustion (carbon monoxide) to enter the living space.

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

**Comments:**

(1) Portions of the front sidewalk and driveway have sunk into the soil. This poses as a **TRIP HAZARD.**

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I   NI   NP   D



K. Item 1(Picture)



K. Item 2(Picture)

(2) The driveway had severe cracking visible at the time of the inspection. The source of cracking appeared to be soil movement.

L. Other

**Comments:**

**NOTE-** Inspector was unable to inspect multiple components of various systems. This is due to the home being occupied at the time of inspection. These components include, but are not limited to, outlets, windows, floors and walls.

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I	NI	NP	D
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L. Item 1(Picture)



L. Item 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home and should not be considered as part of a full-home thermal imaging inspection. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.



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## II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground, Aluminum

**Panel Capacity:** The Inspector was unable to determine amperage rating of the service panel due to missing or illegible label information.

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** Federal Pacific

**Comments:**

(1) The service panel was made by Federal Pacific and was the Stab-lok model. Stab-Lok breakers were fairly common when the home was originally constructed. Stab-Lok components are considered highly problematic by industry professionals and have been the subject of scrutiny by the Consumer Products Safety Commission due to their high trip failure rate, which can result in a fire or shock/electrocution.

***Recommend further evaluation by licensed electrician.***

(2) Anti-oxidizing paste is needed on the aluminum service wires. Aluminum wires in outdoor breaker boxes can over heat and corrode in the hot summer months. Aluminum wires have been known to catch fire as a result. Anti-oxidizing paste will prevent over heating and corrosion.

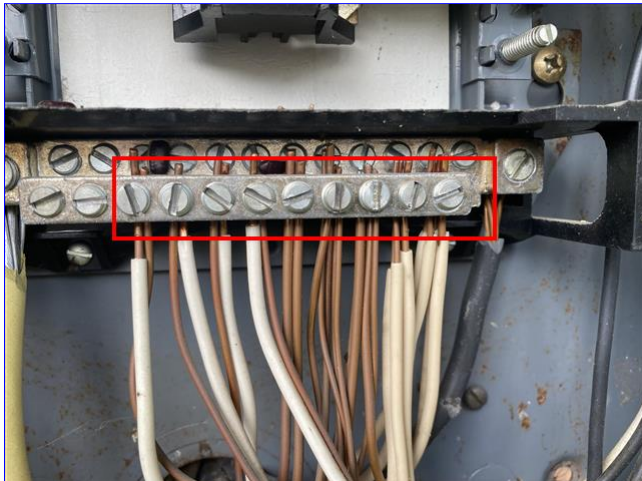


A. Item 1(Picture)

(3) One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the main panel. This is prohibited and should be corrected by a licensed electrician.

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I   NI   NP   D



A. Item 2(Picture)

(4) The electrical service panel was severely corroded.



A. Item 3(Picture)

(5) Grounding rod clamp is the incorrect type and should be an acorn clamp.

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I   NI   NP   D



A. Item 4(Picture)

(6) Arc fault breakers were not installed inside the panel. This may have been acceptable when the home was constructed. However, modern safety standards require all 15 and 20 amp receptacles not installed around water to be protected by arc fault breakers.

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

**Type of Wiring:** Romex

**Branch wire 15 and 20 amperage:** Copper

**Bonding:** Due to pipes hidden behind walls and underneath insulation. Inspector was unable to determine if all metal pipes inside the home are adequately bonded. Bonding is required on metal water and gas pipes to provide a path to ground in the rare event that electricity comes in contact with the pipes.

**Older Home:** The number of electrical receptacles in the home was inadequate by modern standards. Depending on your planned use of the home, you may wish to consult with a licensed electrician to discuss options and costs for the installation of additional receptacles.

**Comments:**

(1) No ground fault circuit interrupter (GFCI) protection of home electrical outlets was provided at all required locations. The Inspector recommends that all exterior and garage outlets and all outlets located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

All work and necessary improvements should be performed by a licensed electrician.

(2) Smoke detectors are not installed in all the required locations. Smoke detectors are required to be

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I   NI   NP   D

installed inside all bedrooms, one installed around all bedroom doors (hallway) and one on each level of the home. Recommend immediate improvement.

A carbon monoxide detector should be installed on the hallway ceiling.

**THIS IS CONSIDERED A LIFE, HEALTH AND SAFETY HAZARD.**

(3) One or more light fixtures in the home appeared to be inoperable. The bulbs may be burned out, or a problem may exist with the fixtures, wiring or switches.

If after the bulbs are replaced, these lights still fail to respond to the switch, this condition may represent a potential fire hazard, and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

(4) Inspector observed one or more unprotected and/or improperly installed electrical wires. These circuits are required to be protected inside an approved electrical conduit.

(5) One or more outlet or switch cover is cracked, damaged or missing fasteners.

(6) One or more electrical outlets were improperly secured and moved when plugs were inserted. Outlets should be secured.

(7) Unprotected wire splices observed at on or more location. All wire splices should be stored inside an approved junction box. This is considered a **FIRE HAZARD AND ELECTRIC SHOCK HAZARD.**

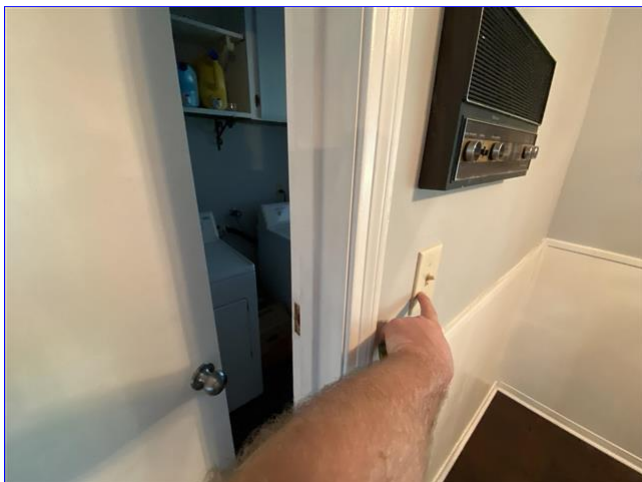


B. Item 1(Picture) Below stove

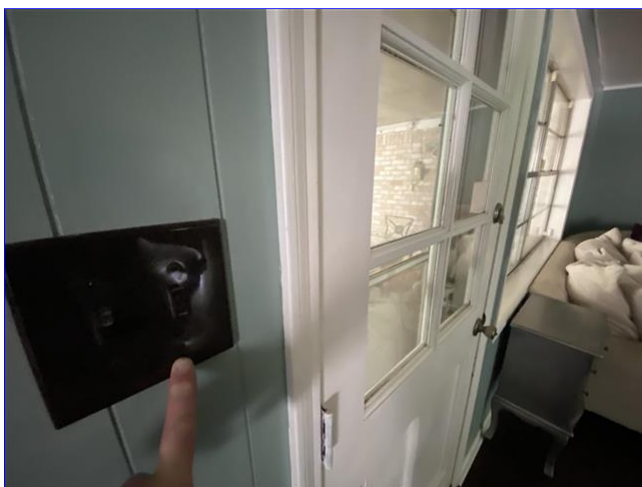
(8) Inspector was unable to determine the use and/or purpose of one or more light switch.

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

I   NI   NP   D



B. Item 2(Picture)



B. Item 3(Picture)

(9) Multiple fans would not operate on all speed settings, at the time of inspection. (Master bedroom and living room ceiling fan)

(10) Living room ceiling fan and light were controlled by the pull chains and were not installed on a wall switch.

(11) One or more light fixture covers were missing. This is considered a **FIRE HAZARD** inside of clothes closets.

(12) ***Recommend further evaluation and all necessary repairs to be performed by a licensed electrician.***

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

*Inspection of HVAC systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor*

**A. Heating Equipment**

**Type of Systems:** Forced Air

**Energy Sources:** Natural gas

**Heat System Brand:** Bryant

**Number of Heat Systems (excluding wood):** One

**Comments:**

Sediment trap was missing on the furnace gas pipe. Sediment traps should be present to trap any debris in the gas line prior to entering heating equipment.

**B. Cooling Equipment**

**Type of Systems:** Air conditioner unit

**Central Air Manufacturer:** Goodman

**Coolant Type:** R-22 (Old)

**Age of A/C Condenser & Comperssor:** 9 Years, Average life expectancy for this type of equipment is 15-20 years.

**Age of A/C Evaporator Unit:** 7 years, Average life expectancy for this type of equipment is 15-20 years.

**Temperature Differential Good:** At the time of inspection, the differences in air temperature measured at supply and return registers fell within the acceptable range of between 16 and 21 degrees F.

**Comments:**

(1) **NOTICE-** The AC unit operates on R-22 coolant. R-22 was phased out and is now illegal to sell in the U.S. as of January 1, 2020. The industry has now switched to R410a (Puron). Some units can be retrofitted to R410a and do not require complete replacement of the cooling equipment. Inspector recommends further evaluation by a licensed HVAC technician to confirm if the current system can be converted or if complete replacement is required. (This is not considered a deficiency and is purely FYI)



B. Item 1(Picture)

(2) The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in

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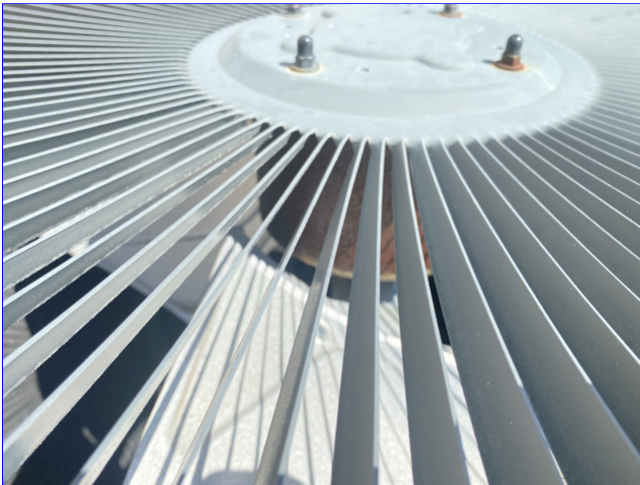
I   NI   NP   D

damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.



B. Item 2(Picture)

(3) Moderate corrosion was observed on condenser unit fan motor.



B. Item 3(Picture)

(4) There is no safe and continuous pathway provided to the HVAC equipment inside the attic. A pathway is required for access to mechanical equipment inside the attic. This pathway way should be at least 24in wide and is to have a 30x30in platform in front of the equipment for maintenance.

(5) Secondary drain pipe was missing on the evaporator unit(s). Secondary drain should installed to discharge condensate into the pan in the event that the primary drain becomes obstructed. Recommend correction by licensed HVAC Technician.

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

I   NI   NP   D



B. Item 4(Picture)

C. Duct Systems, Chases, and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Limited Access - Air Ducts:** The Inspector was unable to inspect all ducts inside attic space due to limited access and no safe pathway provided.

**Comments:**

- (1) All ducts that are stacked or touching should be separated with insulation to help prevent condensation from forming. Recommend further evaluation and repair by a licensed HVAC Technician.
- (2) One or more ducts are in direct contact with attic insulation. Ducts are required to be strapped above attic floor surface.
- (3) The air return wall cavity floor needs to be cleaned to increase the over air quality inside the home.

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The heating and cooling system of this home was inspected and reported on with the above information. The general home inspection does not include any type of HVAC system warranty or guaranty. Inspection of HVAC systems are limited to basic evaluation based on visual examination and operation using normal controls. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Report comments are limited to identification of common requirements and deficiencies. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



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## IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

**Location of water meter:** Front

**Location of main water supply valve:** Left Side, Exterior

**Static water pressure reading:** 55-65 PSI, Any reading between 40-80 PSI is acceptable

**Water Source:** Public

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** Galvanized

**Comments:**

(1) **NOTICE-** Galvanized water supply pipes observed. This is considered an outdated material and is no longer used in homes. Galvanized pipes have been know to rust and corrode which can lead to cracking and leaks. Corrosion reduces the diameter of the pipe interior and water flow will be increasingly restricted. Water can also have a disagreeable odor and/or color. Inspector recommends client to seek further evaluation by a licensed plumber to determine the overall condition of the water supply pipes.

(2) Backflow preventers were missing at one or more exterior hose bib.

(3) Valve handle was missing at the kitchen sinks cold water supply.



A. Item 1(Picture)

(4) Both toilet water tanks were loose and moved independently of the bowl. The Inspector recommends correction to avoid damage to the home from leakage. Correction usually involves tightening or replacement of plastic nuts and/or bolts at this connection.

(5) Both shower arms were loose where they passed through the wall.

(6) Refrigerator water supply pipe should be secured to the wall with straps.

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

I   NI   NP   D



A. Item 2(Picture)

B. Drains, Waste, and Vents

**Plumbing Waste:** PVC, ABS

**Comments:**

(1) A flexible accordion style drainpipe was observed at one or more sink. This is a maintenance concern as these pipes can trap debris which can lead to drain obstructions. Additionally, flexible accordion style drainpipes often are not rigid enough to resist damage and are prone to leakage. Recommend upgrading to standard ridged pipe



B. Item 1(Picture)

(2) Master shower drain opening was elevated above the the shower floor.

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

I	NI	NP	D
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B. Item 2(Picture)

- (3) One or more drain stops were missing or not operational at the time of inspection.
- (4) Slow drain observed at guest bathtub. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a licensed plumber.

C. Water Heating Equipment

**Energy Sources:** Gas (quick recovery)  
**Capacity (Water Heater):** 40 Gallon (1-2 people)  
**Water Heater Manufacturer:** Rheem  
**Water Heater Location:** Laundry room  
**Water Heater Age:** Less than 1 year, Average life expectancy for this type of equipment is 10-12 years.

- Comments:**
- (1) Sediment trap missing on water heater gas line. Sediment traps should be present to trap any debris in the gas line prior to entering heating equipment.
  - (2) Water heater vent pipe exhaust above the roof was not an approved type for this application. Inspector recommends repair by a licensed plumber to ensure safe conditions exist within ventilation.

D. Hydro-Massage Therapy Equipment

**Comments:**

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I   NI   NP   D

## V. APPLIANCES

**A. Dishwashers**

Comments:

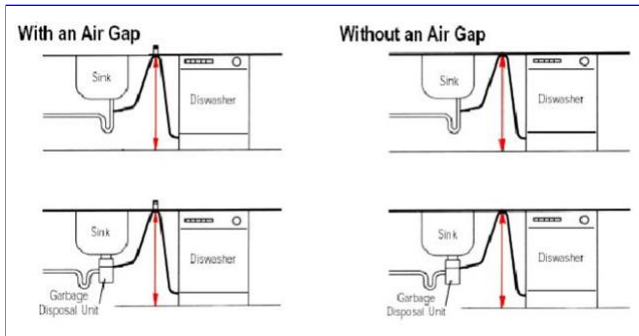
(1) The dishwasher drain appeared to be kinked and should be adjusted to prevent leaks.



A. Item 1(Picture)

(2) Inspector was unable to locate the means of disconnect for the dishwasher. Disconnect should be provided for all appliances. Disconnect should be in the form of a switch or by unplugging the unit. The plug should be accessible.

(3) No air gap or high loop was present on the dishwasher drain line. Air gaps are required to prevent back flow of dirty water back into the dishwasher. An air gap can be achieved by installing a back flow prevention device (air gap) or by creating and elevating a loop in the the drain line.



A. Item 2(Picture)

**B. Food Waste Disposers**

Comments:

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Re-circulate

Comments:

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

I	NI	NP	D
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**D. Ranges, Cooktops and Ovens**

[Comments:](#)

The stove top was not secured to the countertop and would move while applying normal force.

**E. Microwave Ovens**

[Comments:](#)

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

[Comments:](#)

**G. Garage Door Operator(s)**

[Comments:](#)

**NOTE-** The garage door was disconnected from the automatic garage door pulley, prior to the inspection. This may have been disconnected for an unsafe reason. Inspector was unable to operate the garage door motor with the door attached.

**H. Dryer Exhaust Systems**

[Comments:](#)

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



# Weston Inspection

**Weston Inspection**

**(832)766-0004**

**Customer**  
Troy Kilgore

**Address**  
2219 Rambling Brook Dr  
Spring Texas 77373

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### I. STRUCTURAL SYSTEMS

#### B. Grading and Drainage

##### **Inspected, Deficient**

(1) The top of the foundation wall had inadequate clearance from grade. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture and/or insect intrusion of the structure.

(2) The home had areas of negative, neutral or insufficient slope, this restricts drainage and runoff and will cause water to pond in close proximity to the foundation. The ground should slope away from the home a minimum of 6 inches within the first 10 feet from the foundation wall.

(3) The joint at which concrete walkways met the exterior walls was not sealed. Saturation of soil near the foundation can create a variety of problems depending on soil type. The Inspector recommends that the joint at which concrete walkways met the exterior walls should be protected by a sealant that will need to be maintained.

**C. Roof Covering Materials**

**Inspected, Deficient**

(1) *The shingles were old/worn, appeared to be well past the mid point of their long-term serviceable life expectancy and may need to be replaced soon. The inspector recommends further evaluation of the entire roof covering to determine if replacement is necessary.*

(2) Headwall flashing above the front right window appeared to be missing or was incorrectly installed. This condition will increase the chance of leakage. The Inspector recommends correction by a qualified roofing contractor.

(3) Observed one or more damaged or deteriorated soffit and/or fascia boards. Inspector recommends repair or replace as necessary.

(4) Holes observed at multiple plumbing vent lead flashing sleeves. These are active leak locations and flashing should be replaced immediately.

(5) Bottom row shingles are not bonded down at the roof eaves. This makes these shingles vulnerable to uplift in heavy winds. Recommend improvement by a qualified roofing contractor.

(6) Exposed and rusted nail heads observed at one or more flashing detail or ridge shingle. Rusted nail heads can break and cause leaks. Recommend sealing over nail head to avoid potential roof leaks.

(7) Hole observed where furnace vent pipe passes through the roof. Hole should be sealed to prevent leaks.

**D. Roof Structures and Attics**

**Inspected, Deficient**

(1) Insulation was insufficient throughout the attic space floor. Insulation should be added to increase energy efficiency and overall comfort within the home.

(2) Attic ventilation appears to be insufficient. Insufficient ventilation can cause moisture and an excessive amount of heat inside the attic space. This can cause damage to anything located inside of the attic space and can significantly reduce the life span of the shingles. The general rule for venting requirements is 1 vent for every 250-300 sq. ft. of attic space.

(3) The roof's purlin and purlin bracing are not installed according to current standard. Purlin braces should be spaced no more than 4 feet on center.

(4) One or more rafters do not fit snugly against the ridge board due to structural movement or inaccurate framing cuts. Rafters should be in full contact with the ridge board or opposing rafter. These rafters are prone to splitting.

(5) Attic stairs are not cut to fit properly, this puts undue stress on the ladder, there should be no gaps at section ends and ladder feet are to be flush with the floor.

(6) Observed improper installation of bracing from one or more roof rafter to ceiling joist. Roof loads are not to be supported by ceiling joists. Recommend proper installation of of purlins with bracing down to load bearing walls to prevent sagging of roof and/or interior walls.

(7) Rafter ties (joists) were missing at a large span in the garage. This did not appear to have a significant impact on the overall performance of the garage structure, at the time of inspection.

**E. Walls (Interior and Exterior)**

**Inspected, Deficient**

(1) One or more exterior siding and/or trim boards damaged or deteriorated. Recommend repair or replace as necessary.

(2) Sealant or touch up sealant (caulk) is needed at multiple exterior wall locations. This includes but is not limited to trim boards, brick expansion joints, wall penetrations and fixtures.

(3) Cement fiber (Hardie) Siding at the left gable wall appeared to be installed by individuals with poor knowledge of proper building practice and installation methods.

(4) The damage observed at some wood siding and framing members was consistent with damage from wood destroying insects. Inspector recommends further evaluation by a licensed termite technician to advise on any necessary treatments.

(5) Living room load bearing wall may have been altered and did not appear to have a support beam above the opening. Although the inspector observed no evidence of structural distress at this area of the home. Further evaluation by a structural engineer is recommended.

(6) Sealant where bathroom fixtures or enclosure meet the wall was old or had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly. Inspector recommends applying fresh sealant at these locations.

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

**Inspected, Deficient**

- (1) Door sweep was missing along the bottom of the master shower door.
- (2) Master bedroom doorknob latch bolt was not aligned with the hole in the strike plate and would not hold the door closed.

**H. Windows**

**Inspected, Deficient**

- (1) Inspector observed one or more cracked or damaged window panes.
- (2) Sealant around windows was old, discolored, cracked, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified contractor.
- (3) One or more window screens were missing, torn or damaged.
- (4) Spiral window balance rods were detached at one or more window. Window balances assist in opening/closing and also hold the window in place when open. Recommend repairs by qualified contractor.
- (5) Inspector was unable to open a rear dining area window while applying excessive force.

**J. Fireplaces and Chimneys**

**Inspected, Deficient**

- (1) The exhaust flue of the fireplace appeared to need cleaning. Dirty flues are potential fire hazards. The flue should be cleaned by a qualified contractor.
- (2) Firebrick lining the wall of the firebox of the fireplace in the was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. The Inspector recommends repair by a qualified contractor.
- (3) Severe corrosion observed on chimney cap. Cap should be replaced before leaks form.
- (4) A draft damper clamp was not installed on the fireplace damper. A clamp should be installed on the damper to ensure that the damper remains open at all times. Operating the fireplace with the damper closed may allow the highly toxic, invisible products of gas combustion (carbon monoxide) to enter the living space.

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

**Inspected, Deficient**

- (1) Portions of the front sidewalk and driveway have sunk into the soil. This poses as a **TRIP HAZARD**.
- (2) The driveway had severe cracking visible at the time of the inspection. The source of cracking appeared to be soil movement.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

**Inspected, Deficient**

- (1) The service panel was made by Federal Pacific and was the Stab-lok model. Stab-Lok breakers were fairly common when the home was originally constructed. Stab-Lok components are considered highly problematic by industry professionals and have been the subject of scrutiny by the Consumer Products Safety Commission due to their high trip failure rate, which can result in a fire or shock/electrocution.

***Recommend further evaluation by licensed electrician.***

- (2) Anti-oxidizing paste is needed on the aluminum service wires. Aluminum wires in outdoor breaker boxes can over heat and corrode in the hot summer months. Aluminum wires have been known to catch fire as a result. Anti-oxidizing paste will prevent over heating and corrosion.
- (3) One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the main panel. This is prohibited and should be corrected by a licensed electrician.
- (4) The electrical service panel was severely corroded.
- (5) Grounding rod clamp is the incorrect type and should be an acorn clamp.



(6) Arc fault breakers were not installed inside the panel. This may have been acceptable when the home was constructed. However, modern safety standards require all 15 and 20 amp receptacles not installed around water to be protected by arc fault breakers.

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

**Inspected, Deficient**

(1) No ground fault circuit interrupter (GFCI) protection of home electrical outlets was provided at all required locations. The Inspector recommends that all exterior and garage outlets and all outlets located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection to avoid potential electric shock or electrocution hazards.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

All work and necessary improvements should be performed by a licensed electrician.

(2) Smoke detectors are not installed in all the required locations. Smoke detectors are required to be installed inside all bedrooms, one installed around all bedroom doors (hallway) and one on each level of the home. Recommend immediate improvement.

A carbon monoxide detector should be installed on the hallway ceiling.

**THIS IS CONSIDERED A LIFE, HEALTH AND SAFETY HAZARD.**

(3) One or more light fixtures in the home appeared to be inoperable. The bulbs may be burned out, or a problem may exist with the fixtures, wiring or switches.

If after the bulbs are replaced, these lights still fail to respond to the switch, this condition may represent a potential fire hazard, and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

(4) Inspector observed one or more unprotected and/or improperly installed electrical wires. These circuits are required to be protected inside an approved electrical conduit.

(5) One or more outlet or switch cover is cracked, damaged or missing fasteners.

(6) One or more electrical outlets were improperly secured and moved when plugs were inserted. Outlets should be secured.

(7) Unprotected wire splices observed at one or more location. All wire splices should be stored inside an approved junction box. This is considered a **FIRE HAZARD AND ELECTRIC SHOCK HAZARD.**

(8) Inspector was unable to determine the use and/or purpose of one or more light switch.

(9) Multiple fans would not operate on all speed settings, at the time of inspection. (Master bedroom and living room ceiling fan)

(10) Living room ceiling fan and light were controlled by the pull chains and were not installed on a wall switch.

(11) One or more light fixture covers were missing. This is considered a **FIRE HAZARD** inside of clothes closets.

(12) ***Recommend further evaluation and all necessary repairs to be performed by a licensed electrician.***

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

**B. Cooling Equipment**

**Inspected, Deficient**

(1) **NOTICE-** The AC unit operates on R-22 coolant. R-22 was phased out and is now illegal to sell in the U.S. as of January 1, 2020. The industry has now switched to R410a (Puron). Some units can be retrofitted to R410a and do not require complete replacement of the cooling equipment. Inspector recommends further evaluation by a licensed HVAC technician to confirm if the current system can be converted or if complete replacement is required. (This is not considered a deficiency and is purely FYI)

(2) The pad supporting the air-conditioner compressor housing was not level. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can stress the refrigerant lines resulting in damage and expensive service. The Inspector recommends that the compressor housing be leveled by a qualified HVAC contractor.

(3) Moderate corrosion was observed on condenser unit fan motor.

(4) There is no safe and continuous pathway provided to the HVAC equipment inside the attic. A pathway is required for access to mechanical equipment inside the attic. This pathway way should be at least 24in wide and is to have a 30x30in platform in front of the equipment for maintenance.

(5) Secondary drain pipe was missing on the evaporator unit(s). Secondary drain should installed to discharge condensate into the pan in the event that the primary drain becomes obstructed. Recommend correction by licensed HVAC Technician.

### C. Duct Systems, Chases, and Vents

#### Inspected, Deficient

(1) All ducts that are stacked or touching should be separated with insulation to help prevent condensation from forming. Recommend further evaluation and repair by a licensed HVAC Technician.

(2) One or more ducts are in direct contact with attic insulation. Ducts are required to be strapped above attic floor surface.

(3) The air return wall cavity floor needs to be cleaned to increase the over air quality inside the home.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply Distribution Systems and Fixtures

#### Inspected, Deficient

(1) **NOTICE-** Galvanized water supply pipes observed. This is considered an outdated material and is no longer used in homes. Galvanized pipes have been know to rust and corrode which can lead to cracking and leaks. Corrosion reduces the diameter of the pipe interior and water flow will be increasingly restricted. Water can also have a disagreeable odor and/or color. Inspector recommends client to seek further evaluation by a licensed plumber to determine the overall condition of the water supply pipes.

(2) Backflow preventers were missing at one or more exterior hose bib.

(3) Valve handle was missing at the kitchen sinks cold water supply.

(4) Both toilet water tanks were loose and moved independently of the bowl. The Inspector recommends correction to avoid damage to the home from leakage. Correction usually involves tightening or replacement of plastic nuts and/or bolts at this connection.

(5) Both shower arms were loose where they passed through the wall.

(6) Refrigerator water supply pipe should be secured to the wall with straps.

### B. Drains, Waste, and Vents

#### Inspected, Deficient

(1) A flexible accordion style drainpipe was observed at one or more sink. This is a maintenance concern as these pipes can trap debris which can lead to drain obstructions. Additionally, flexible accordion style drainpipes often are not rigid enough to resist damage and are prone to leakage. Recommend upgrading to standard ridged pipe

(2) Master shower drain opening was elevated above the the shower floor.

(3) One or more drain stops were missing or not operational at the time of inspection.

(4) Slow drain observed at guest bathtub. This is typically due to a clogged trap but may also indicate a blockage of the waste pipe. You may wish to have this condition investigated by a licensed plumber.

### C. Water Heating Equipment

#### Inspected, Deficient

(1) Sediment trap missing on water heater gas line. Sediment traps should be present to trap any debris in the gas line prior to entering heating equipment.

(2) Water heater vent pipe exhaust above the roof was not an approved type for this application. Inspector recommends repair by a licensed plumber to ensure safe conditions exist within ventilation.

## V. APPLIANCES

### A. Dishwashers

#### Inspected, Deficient

(1) The dishwasher drain appeared to be kinked and should be adjusted to prevent leaks.

(2) Inspector was unable to locate the means of disconnect for the dishwasher. Disconnect should be provided for all appliances. Disconnect should be in the form of a switch or by unplugging the unit. The plug should be accessible.

(3) No air gap or high loop was present on the dishwasher drain line. Air gaps are required to prevent back flow of dirty water back into the dishwasher. An air gap can be achieved by installing a back flow prevention device (air gap) or by creating and elevating a loop in the the drain line.

### D. Ranges, Cooktops and Ovens

#### Inspected, Deficient

The stove top was not secured to the countertop and would move while applying normal force.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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