



# Weston Inspection

## Inspection Report

**Amanda Kohl**

**Property Address:**  
8610 Cedar Walk Dr  
Tomball Texas 77375



8610 Cedar Walk Dr, Tomball, Texas 77375

**Weston Inspection**

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

# PROPERTY INSPECTION REPORT

**Prepared For:** Amanda Kohl

(Name of Client)

**Concerning:** 8610 Cedar Walk Dr, Tomball, Texas 77375

(Address or Other Identification of Inspected Property)

**By:** Stephen Weston TREC #21249 / Weston Inspection 4/28/2021

(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 and Seller

**Type of Building:**

Single Family (One Story)

**Approximate age of building:**

Under 20 Years

**Temperature:**

Over 85 (F) = 29 (C)

**Weather:**

Clear, Hot and Humid

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

Unknown

<b>Date:</b> 4/28/2021	<b>Time:</b>	<b>Report ID:</b> Kohl_4282021
<b>Property:</b> 8610 Cedar Walk Dr Tomball Texas 77375	<b>Customer:</b> Amanda Kohl	<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.

**In Attendance:**

Customer and Seller

**Type of Building:**

Single Family (One Story)

**Approximate age of building:**

Under 20 Years

**Temperature:**

Over 85 (F) = 29 (C)

**Weather:**

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Dry

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Unknown

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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

**Comments:**

(1) **Cosmetic-** Break observed on one or more corners of foundation. This is referred to as a "corner pop". "Corner pops" are considered to be cosmetic and are common due to excessive pressure at these locations. Recommend monitoring location, repairs may be necessary if breaks begin to grow or widen.

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I	NI	NP	D
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A. Item 1(Picture)



A. Item 2(Picture)

**(2) 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 and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

**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

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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 a full gutter system to help protect the home structure.

**Comments:**

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.



B. Item 1(Picture)

**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:** 3-Tab fiberglass, Asphalt/Fiberglass

**Viewed from:** Walked roof

**Roof Ventilation:** Soffit Vents, Passive

**Comments:**

(1) ***The asphalt shingles appears to be nearing the end of their serviceable life expectancy. Wind***



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**damage and wide spread hail damage were observed. The inspector recommends further evaluation of the entire roof to advise on any necessary plans of repairs or replacement.**



C. Item 1(Picture) Hail Damage



C. Item 2(Picture) Hail damage



C. Item 3(Picture) Hail damage



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(2) 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.

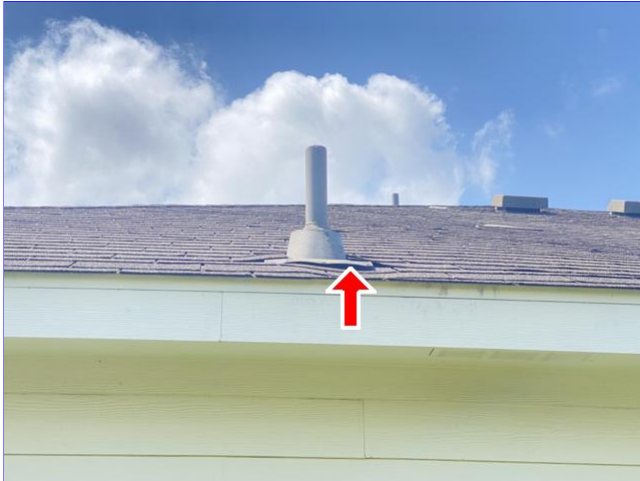


C. Item 4(Picture)

(3) Voids observed at one or more flashing detail. Recommend securing and sealing over nail heads to prevent moisture intrusion from wind driven rain.

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I   NI   NP   D



C. Item 5(Picture)



C. Item 6(Picture)

(4) Multiple buckled shingles observed on roof. This is typically caused by nails that are not completely driven into the shingles below. This condition makes the shingles vulnerable to uplift in heavy winds. Recommend repair.

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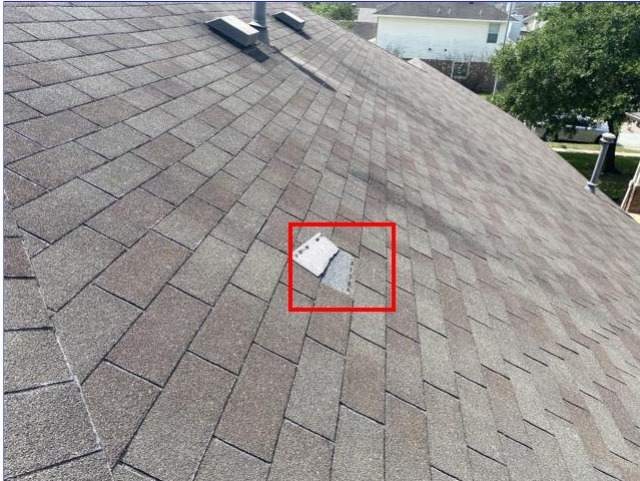
C. Item 7(Picture)

(5) The roof had creased and/or broken shingle tabs typical of wind damage. This condition often indicates a poorly-bonded roof, improper fastening methods or a combination of the two. Inspector recommends repairing locations to prevent potential roof leaks. All work should be performed by a qualified roofing contractor.



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C. Item 8(Picture)



C. Item 9(Picture)



C. Item 10(Picture)

(6) Asphalt composition shingles covering the roof of this home had fasteners installed too high on the

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shingles. This condition will result in reduced wind resistance which can result in shingles being torn off from heavy winds. Inspector recommends further evaluation by a roofing contractor.



C. Item 11(Picture) Nails driven into adhesive strip



C. Item 12(Picture) Nails driven into adhesive strip

(7) 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 13(Picture)

(8) Active roof leaks observed at multiple damaged plumbing vent roof boots. Inspector recommends repair by a qualified contractor.



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C. Item 14(Picture)



C. Item 15(Picture)



C. Item 16(Picture)

D. Roof Structures and Attics

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

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I   NI   NP   D

**Roof Structure:** 2 X 6 Rafters, Plywood, Sheathing

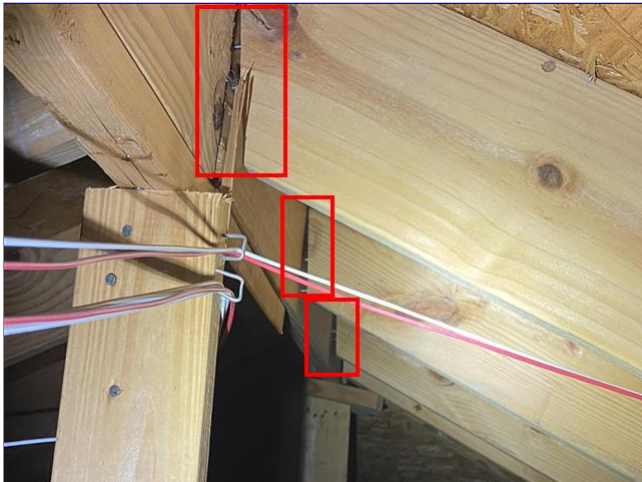
**Attic Insulation:** Blown, Fiberglass

**Approximate Average Depth of Insulation:** 8 inches

**Attic info:** Pull Down stairs

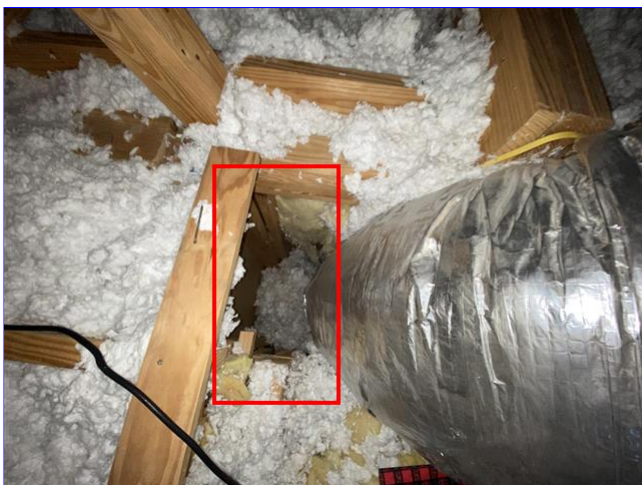
**Comments:**

- (1) Insulation was insufficient throughout the attic space floor. Insulation should be added to increase energy efficiency and overall comfort within the home.
- (2) One or more rafters do not fit snugly against the ridge board due to inaccurate framing cuts. Rafters should be in full contact with the ridge board or opposing rafter. These rafters are prone to splitting.



D. Item 1(Picture)

- (3) Fire protection (firewall) is not provided where an air duct passes through the ceiling. Fire resistant boards are required at these locations to reduce the risk of flame spread, in the event of fire.



D. Item 2(Picture)

- (4) A towel was observed next to the chimney, inside the attic space. This could indicate that a leak or prior leak at this location. Inspector was unable to inspect this area up close due to no safe pathway provided.

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D. Item 3(Picture)

E. Walls (Interior and Exterior)

**Wall Structure:** Wood

**Comments:**

- (1) 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.
- (2) One or more exterior siding and/or trim boards are 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)

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

I   NI   NP   D



E. Item 3(Picture)



E. Item 4(Picture) garage

(3) 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 5(Picture)

(4) Mortar joint at front right window should be patched.



E. Item 6(Picture)

(5) Insulation was missing at one or more attic sidewalls. Inspector recommends correction to increase energy efficiency and overall comfort within the home.



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E. Item 7(Picture) Next to attic opening

F. Ceilings and Floors

**Floor Structure:** Slab

**Ceiling Structure:** 4" or better

**Comments:**

T Moulding at master bedroom entry door was damaged and loose.



F. Item 1(Picture)

G. Doors (Interior and Exterior)

**Comments:**

- (1) Weatherstripping was damaged, worn or insufficient at one or more exterior door. Recommend improvement to prevent insect and/or moisture intrusion. This can also increase energy efficiency and overall comfort inside the home.
- (2) A guest bed doorknob latch bolt was not aligned with the hole in the strike plate and would not hold the door closed. Adjustments should be made to the hardware.
- (3) One or more doorstops were missing at the time of inspection.

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**H. Windows**

**Comments:**

(1) Multiple brick window sills were improperly sloped. Window sill should slope away from the home.



H. Item 1(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) Cracked window pane observed at master bedroom window.



H. Item 2(Picture)

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

**Comments:**

**J. Fireplaces and Chimneys**

**Chimney (exterior):** Cement Fiber

**Operable Fireplaces:** One

**Types of Fireplaces:** Vented gas logs, Natural gas

**Chimney Limitations:** Inspector was unable a 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

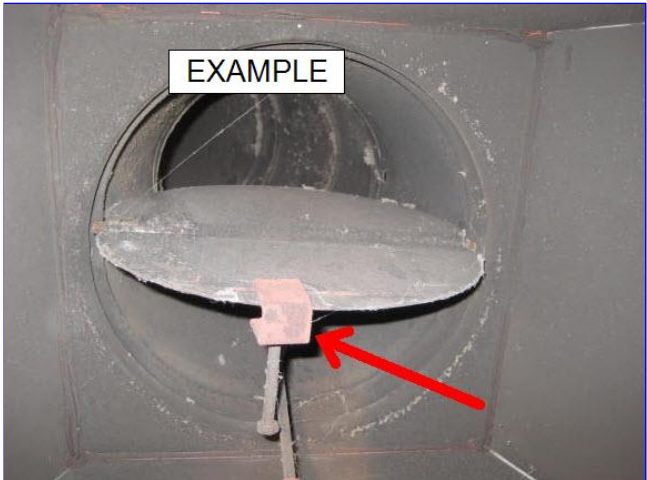
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Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof and fireplace. A full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard,

**Comments:**

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.



J. Item 1(Picture) Damper clamp

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

**Comments:**

**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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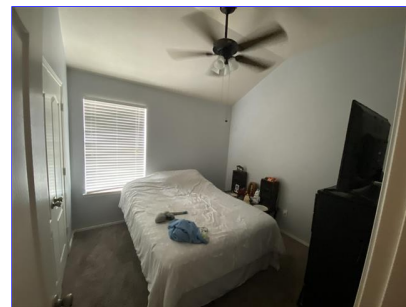
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L. Item 1(Picture)



L. Item 2(Picture)



L. Item 3(Picture)

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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:** 200 AMP, Adequate

**Panel Type:** Circuit breakers

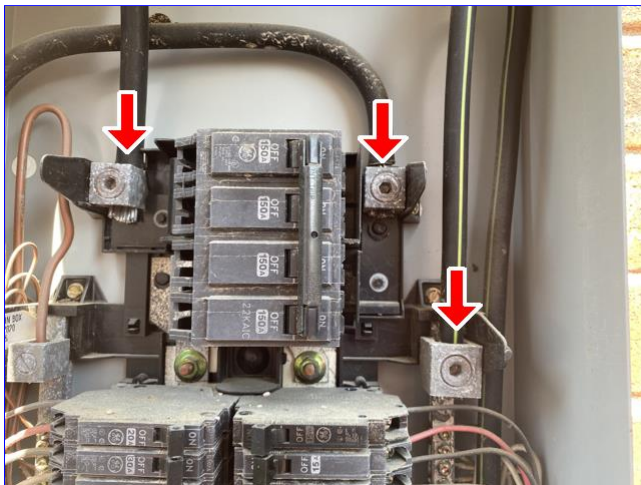
**Electric Panel Manufacturer:** General Electric

**Arc Fault Breakers:** Inspector was unable to test the Arc Fault Breakers due to the home being occupied at the time of inspection.

**Comments:**

(1) Arc fault breakers were not installed at all required locations. 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.

(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 breaker is not connected to a branch circuit. Breakers that are not in use should be labeled as "spare".

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

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A. Item 2(Picture)

B. Branch Circuits, Connected Devices, and Fixtures

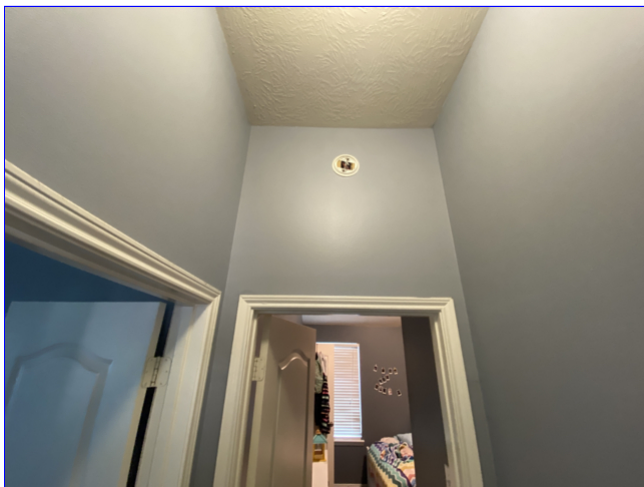
**Type of Wiring:** Romex

**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.

**Comments:**

(1) Smoke detector at master bedroom hallway was missing at the time of inspection.



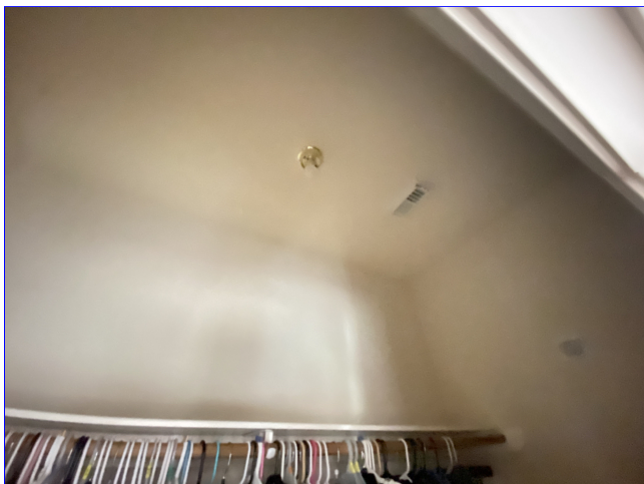
B. Item 1(Picture)

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



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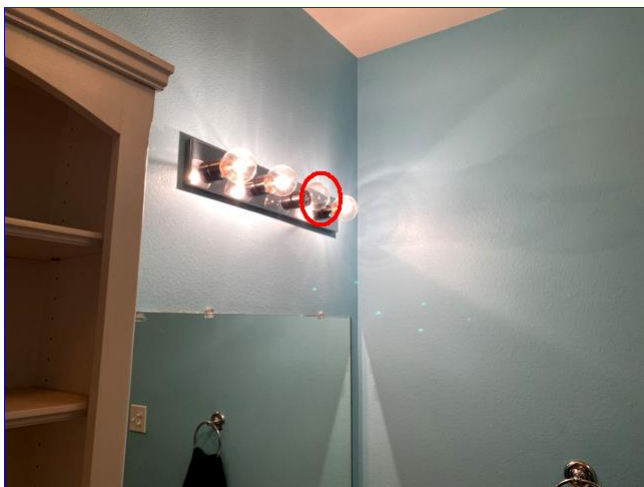


B. Item 2(Picture)

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

(4) 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.



B. Item 3(Picture)

(5) Inspector was unable to operate the switch at the front entryway. The switch was covered with tape prior to the inspection.

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I   NI   NP   D



B. Item 4(Picture)

(6) Inspector was unable to determine the use and/or purpose of a light switch located inside the garage.  
(It may be used to control the exterior flood lights)



B. Item 5(Picture)

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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.

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

I   NI   NP   D

### 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

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

**Comments:**

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

**B. Cooling Equipment**

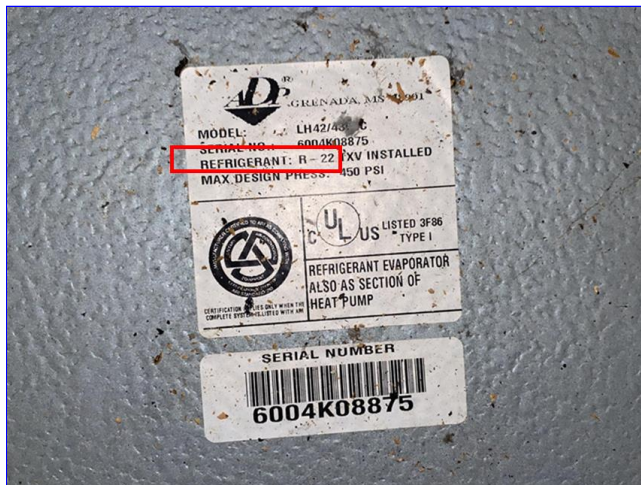
**Type of Systems:** Air conditioner unit

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

**Age of Air Conditioner:** 16 years

**Comments:**

(1) **NOTICE-** The A/C unit was manufactured to only operate 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) Temperature readings were taken at the air registers to determine if the difference in temperatures of the supply and return air were between 16 degrees and 21 degrees which indicates that the unit is cooling as intended.

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I	NI	NP	D
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When measuring, the air temperatures at supply and return registers had a difference of less than the minimum of 16 degrees F, at the time of inspection. This indicates that the unit is **not** cooling properly and further evaluation is needed by a licensed HVAC technician.

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

**Ductwork:** Insulated

**Filter Type:** Disposable

**Filter Size:** 20x25

**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:**

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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:** Front, Left Side, Exterior

**Static water pressure reading:** 65 - 75 PSI, Any reading between 40-80 PSI is acceptable

**Water Source:** Public

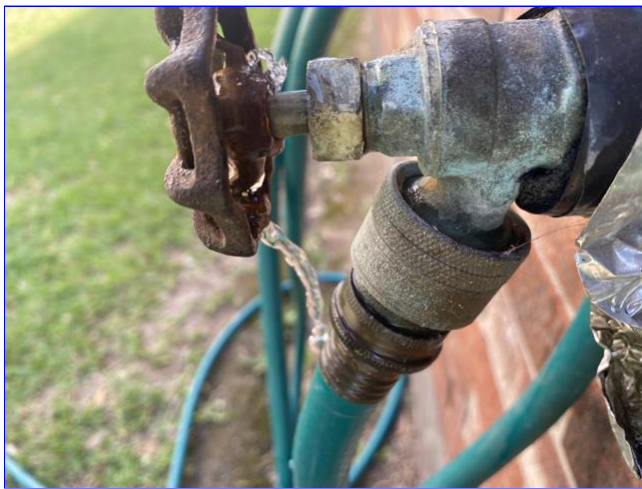
**Plumbing Water Supply (into home):** Not visible

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

**Comments:**

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

(2) Water was leaking from the front left hose bib valve, when the water was turned on.



A. Item 1(Picture)

(3) Guest bathtub faucet diverter valve inoperable did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). Water would spray out of shower head and drip out of the faucet.

(4) Water supply pipe at the rear hose bib was loose where it passed through the wall.



A. Item 2(Picture)

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I	NI	NP	D
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**B. Drains, Waste, and Vents**

**Plumbing Waste:** PVC

**Comments:**

**C. Water Heating Equipment**

**Energy Sources:** Gas (quick recovery)

**Capacity (Water Heater):** 40 Gallon (1-2 people)

**Water Heater Manufacturer:** Rheem

**Water Heater Location:** Garage

**Water Heater Age:** 4 years, Average life expectancy for this type of equipment is 10-12 years.

**Comments:**

Small gas leak was detected at the water heater. Inspector recommends immediate repair by a licensed plumber. **THIS IS A LIFE, HEALTH AND SAFETY HAZARD.**

(Due to the unsafe nature, The inspector notified the home occupant at the time of inspection.)

**D. Hydro-Massage Therapy Equipment**

**Comments:**

No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

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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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## V. APPLIANCES

**A. Dishwashers**

**Dishwasher Brand:** General Electric

**Comments:**

Multiple rusted components observed on dish rack.

**B. Food Waste Disposers**

**Disposer Brand:** Waste King

**Comments:**

**C. Range Hood and Exhaust Systems**

**Exhaust/Range hood:** Re-circulate, General Electric

**Comments:**

**D. Ranges, Cooktops and Ovens**

**Range/Oven:** General Electric

**Comments:**

The range was not fastened to the floor. A child standing on the open oven door could overturn the range. The Inspector recommends installation of an approved anti-tip device by a qualified contractor. **THIS IS CONSIDERED A LIFE AND SAFETY HAZARD.**

**E. Microwave Ovens**

**Built in Microwave:** General Electric

**Comments:**

Damage observed at microwave door.



E. Item 1(Picture)

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

**Comments:**

(1) One or more bathroom mechanical exhaust vents were not properly terminating to outside of the home. Vents should be sealed inside the roof jack, along the underside, where they pass through the roof.

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I   NI   NP   D



F. Item 1(Picture) top down view

(2) One or more bathroom exhaust vent is crushed or damaged inside the attic. This can restrict ventilation and create moist conditions inside the bathroom. Recommend repair by a qualified contractor.



F. Item 2(Picture) Laundry room vent

G. Garage Door Operator(s)

Comments:

Manual lock should be removed or permanently disabled on automatic garage doors. This is required for



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I   NI   NP   D

entering and exiting in the event of an emergency and to prevent damaging the door. Disabling can be achieved by installing a nut and bolt in the latch.



G. Item 1(Picture)

H. Dryer Exhaust Systems

**Dryer vent limitations:** The dryer vent was examined visually only. A visual examination may not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and routinely in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

**Comments:**

The dryer exhaust vent was not an approved type and was not equipped with a backdraft damper. This condition may allow pests to enter the vent, where they may create obstructions with nesting materials, creating a potential fire hazard. The Inspector recommends installation of a proper backdraft damper. All work should be performed by a qualified contractor.

Recommend replacing with an approved, dryer vent exhaust.

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I   NI   NP   D



H. Item 1(Picture) EXAMPLE



H. Item 2(Picture) Not approved



H. Item 3(Picture) Top down view

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**  
Amanda Kohl

**Address**  
8610 Cedar Walk Dr  
Tomball Texas 77375

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**

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.

#### C. Roof Covering Materials

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

**(1) *The asphalt shingles appears to be nearing the end of their serviceable life expectancy. Wind damage and wide spread hail damage were observed. The inspector recommends further evaluation of the entire roof to advise on any necessary plans of repairs or replacement.***

(2) 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.

(3) Voids observed at one or more flashing detail. Recommend securing and sealing over nail heads to prevent moisture intrusion from wind driven rain.

(4) Multiple buckled shingles observed on roof. This is typically caused by nails that are not completely driven into the shingles below. This condition makes the shingles vulnerable to uplift in heavy winds. Recommend repair.

(5) The roof had creased and/or broken shingle tabs typical of wind damage. This condition often indicates a poorly-bonded roof, improper fastening methods or a combination of the two. Inspector recommends repairing locations to prevent potential roof leaks. All work should be performed by a qualified roofing contractor.

(6) Asphalt composition shingles covering the roof of this home had fasteners installed too high on the shingles. This condition will result in reduced wind resistance which can result in shingles being torn off from heavy winds. Inspector recommends further evaluation by a roofing contractor.

(7) 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.

(8) Active roof leaks observed at multiple damaged plumbing vent roof boots. Inspector recommends repair by a qualified contractor.

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

(3) Fire protection (firewall) is not provided where an air duct passes through the ceiling. Fire resistant boards are required at these locations to reduce the risk of flame spread, in the event of fire.

(4) A towel was observed next to the chimney, inside the attic space. This could indicate that a leak or prior leak at this location. Inspector was unable to inspect this area up close due to no safe pathway provided.

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

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

(1) 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.

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

(3) 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.

(4) Mortar joint at front right window should be patched.

(5) Insulation was missing at one or more attic sidewalls. Inspector recommends correction to increase energy efficiency and overall comfort within the home.

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

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

(1) Weatherstripping was damaged, worn or insufficient at one or more exterior door. Recommend improvement to prevent insect and/or moisture intrusion. This can also increase energy efficiency and overall comfort inside the home.

(2) A guest bed doorknob latch bolt was not aligned with the hole in the strike plate and would not hold the door closed. Adjustments should be made to the hardware.

(3) One or more doorstops were missing at the time of inspection.

#### **H. Windows**

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

(1) Multiple brick window sills were improperly sloped. Window sill should slope away from the home.

(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) Cracked window pane observed at master bedroom window.

**J. Fireplaces and Chimneys**

**Inspected, Deficient**

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.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Inspected, Deficient**

(1) Arc fault breakers were not installed at all required locations. 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.

(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 breaker is not connected to a branch circuit. Breakers that are not in use should be labeled as "spare".

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

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

**Inspected, Deficient**

(1) Smoke detector at master bedroom hallway was missing at the time of inspection.

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

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

(4) 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.

(5) Inspector was unable to operate the switch at the front entryway. The switch was covered with tape prior to the inspection.

(6) Inspector was unable to determine the use and/or purpose of a light switch located inside the garage. (It may be used to control the exterior flood lights)

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

**A. Heating Equipment**

**Inspected, Deficient**

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

**B. Cooling Equipment**

**Inspected, Deficient**

(1) **NOTICE-** The A/C unit was manufactured to only operate 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) Temperature readings were taken at the air registers to determine if the difference in temperatures of the supply and return air were between 16 degrees and 21 degrees which indicates that the unit is cooling as intended.

When measuring, the air temperatures at supply and return registers had a difference of less than the minimum of 16 degrees F, at the time of inspection. This indicates that the unit is **not** cooling properly and further evaluation is needed by a licensed HVAC technician.

## IV. PLUMBING SYSTEM

### A. Plumbing Supply Distribution Systems and Fixtures

#### Inspected, Deficient

- (1) Backflow preventers were missing at one or more exterior hose bib.
- (2) Water was leaking from the front left hose bib valve, when the water was turned on.
- (3) Guest bathtub faucet diverter valve inoperable did not operate correctly (the diverter is the valve which diverts water from the tub faucet to the shower head). Water would spray out of shower head and drip out of the faucet.
- (4) Water supply pipe at the rear hose bib was loose where it passed through the wall.

### C. Water Heating Equipment

#### Inspected, Deficient

Small gas leak was detected at the water heater. Inspector recommends immediate repair by a licensed plumber. **THIS IS A LIFE, HEALTH AND SAFETY HAZARD.**

(Due to the unsafe nature, The inspector notified the home occupant at the time of inspection.)

### D. Hydro-Massage Therapy Equipment

#### Inspected, Deficient

No hatch was provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

## V. APPLIANCES

### A. Dishwashers

#### Inspected, Deficient

Multiple rusted components observed on dish rack.

### D. Ranges, Cooktops and Ovens

#### Inspected, Deficient

The range was not fastened to the floor. A child standing on the open oven door could overturn the range. The Inspector recommends installation of an approved anti-tip device by a qualified contractor. **THIS IS CONSIDERED A LIFE AND SAFETY HAZARD.**

### F. Mechanical Exhaust Vents and Bathroom Heaters

#### Inspected, Deficient

- (1) One or more bathroom mechanical exhaust vents were not properly terminating to outside of the home. Vents should be sealed inside the roof jack, along the underside, where they pass through the roof.
- (2) One or more bathroom exhaust vent is crushed or damaged inside the attic. This can restrict ventilation and create moist conditions inside the bathroom. Recommend repair by a qualified contractor.

### H. Dryer Exhaust Systems

#### Inspected, Deficient

The dryer exhaust vent was not an approved type and was not equipped with a backdraft damper. This condition may allow pests to enter the vent, where they may create obstructions with nesting materials, creating a potential fire

hazard. The Inspector recommends installation of a proper backdraft damper. All work should be performed by a qualified contractor.

Recommend replacing with an approved, dryer vent exhaust.

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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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