Weston Inspection

Inspection Report

Greg Brainerd

Property Address:
1311 Coppercrest Dr
Spring Texas 77386

1311 Coppercrest Dr, Spring, Texas 77386

Weston Inspection

Stephen Weston TREC #21249
(832)766-0004

PROPERTY INSPECTION REPORT FORM

Greg Brainerd	9/2/2025
Name of Client	*Date of Inspection*
1311 Coppercrest Dr, Spring, Texas 77386	
Address of Inspected Property	
Stephen Weston	TREC #21249
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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

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

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

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

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

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Standards of Practice:	**In Attendance:**	**Type of Building:**
TREC Texas Real Estate Commission	Inspector Only	Single Family (One Story), Occupied
Approximate age of building:	**Temperature:**	**Weather:**
Over 25 Years	Over 85 (F) = 29 (C)	Clear, Hot and Humid
Ground/Soil surface condition:	**Rain in last 3 days:**	
Dry	Unknown	

Date: 9/2/2025	**Time:** 09:05 AM	**Report ID:** Brainerd_09022025
Property: 1311 Coppercrest Dr Spring Texas 77386	**Customer:** Greg Brainerd	**Real Estate Professional:**

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 25 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 attic, 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.

Standards of Practice:	**In Attendance:**	**Type of Building:**
TREC Texas Real Estate Commission	Inspector Only	Single Family (One Story), Occupied
Approximate age of building:	**Temperature:**	**Weather:**
Over 25 Years	Over 85 (F) = 29 (C)	Clear, Hot and Humid
Ground/Soil surface condition:	**Rain in last 3 days:**	
Dry	Unknown	

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I	NI	NP	D

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 multiple corners of the 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.

A. Item 1(Picture)

(2) ***Deficiency-*** Observed one or more exposed and corroded tension cables. Prolonged moisture exposure can cause cable corrosion and breakage, potentially damaging the foundation slab. Inspector recommends cleaning, prime, and patch the affected area with approved cement. This work should be performed by a qualified contractor.

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I	NI	NP	D

A. Item 2(Picture) rear

(3) **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.

Repairs should be made to the exposed tension cables.

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**

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.

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I	NI	NP	D	
☑	☐	☐	☑	**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: Ladder at roof eaves, Walked roof

Roof Ventilation: Soffit Vents, Passive

Comments:

(1) The inspector observed more than 20 shingles with curling at the bottom corners. This condition is often caused by aging, improper installation, or a lack of proper ventilation in the attic. Shingle curling compromises the roof's ability to shed water, which can lead to moisture intrusion into the underlying structure and significant water damage. It also makes the shingles more susceptible to wind damage. It is recommended that a qualified roofing professional evaluate the condition and perform the necessary repairs or replacement to ensure the integrity of the roof system.

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

I	NI	NP	D

C. Item 1(Picture)

C. Item 2(Picture)

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

I	NI	NP	D

C. Item 3(Picture)

C. Item 4(Picture)

(2) A majority of the right side gutter was detached.

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

I	NI	NP	D

C. Item 5(Picture) left

C. Item 6(Picture)

(3) The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water away from the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eaves.

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

I	NI	NP	D

C. Item 7(Picture)

C. Item 8(Picture)

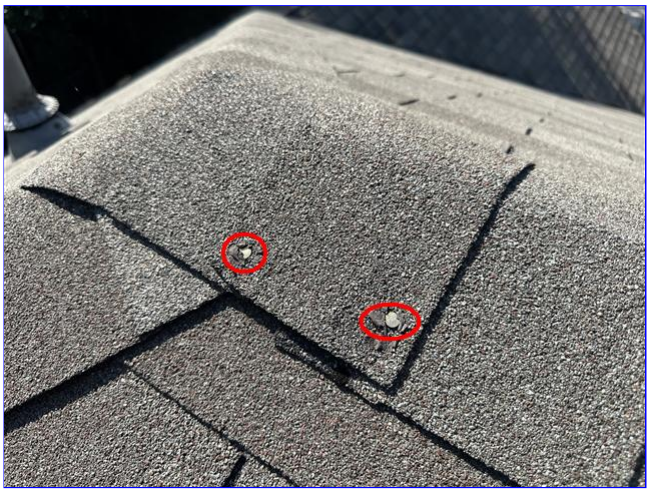
(4) Gutter along the rear roof eave was missing leaving holes in the fascia boards.

C. Item 9(Picture)

(5) Exposed nail heads were observed at one or more flashing details or ridge shingles. To prevent potential moisture intrusion, the inspector recommends either replacing any corroded nails or applying fresh sealant over the exposed nail heads.

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

I	NI	NP	D



C. Item 10(Picture)

C. Item 11(Picture)

(6) One or more roof shingles were observed to be buckled. This condition is often caused by underdriven nails, which can leave the shingles vulnerable to uplift during high winds. Inspector recommends repair or replacement as necessary by a qualified roofing contractor.

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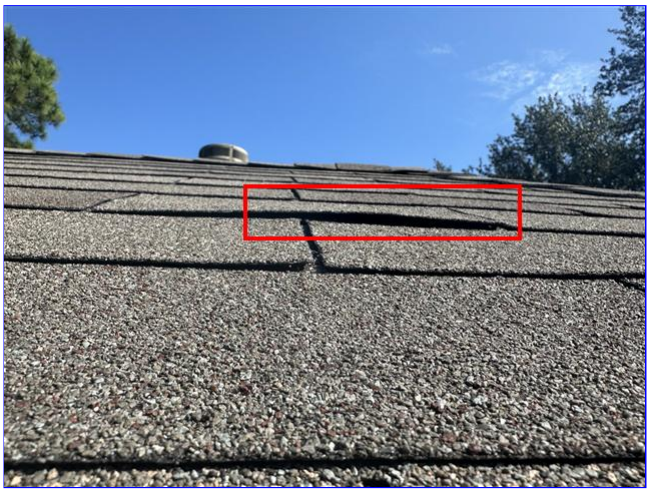
I	NI	NP	D



C. Item 12(Picture)

C. Item 13(Picture)

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

I	NI	NP	D

C. Item 14(Picture)

C. Item 15(Picture)

(7) The tree limbs that are in contact with roof or hanging near roof should be trimmed.
(8) In localized areas of the roof, when it was walked on, sheathing deflected to a greater degree than on the rest of the roof. This can be the result of a number of conditions, including wood decay, undersized wooden panels, and sheathing panels with damaged or defective sections.

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I	NI	NP	D

C. Item 16(Picture)

(9) Bond was insufficient at the first row of shingles along some areas of the roof eaves. This condition leaves these shingles vulnerable to uplift and detachment during heavy winds, which can lead to larger areas of roof damage and water intrusion. A qualified roofing contractor should repair or re-bond these shingles to ensure proper adherence and enhance wind resistance.

During roof inspections, the inspector exercises a high level of care and utilizes non-damaging techniques when evaluating shingle bond to prevent breaking or damaging the shingle's seal or integrity.

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

I	NI	NP	D

C. Item 17(Picture) left side

C. Item 18(Picture) right side

C. Item 19(Picture) left side

(10) Bond was insufficient at valley seams. This can allow water to crosswash below the seam and into the home. Inspector recommends repair by a qualified roofing contractor.

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

I	NI	NP	D

C. Item 20(Picture)

C. Item 21(Picture)

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

I	NI	NP	D

C. Item 22(Picture)

C. Item 23(Picture)

(11) One or more of the roof level plumbing vent stack flashing details were buckled downward around the plumbing stack. This condition could allow water penetration and should be repaired by a qualified roofing contractor.

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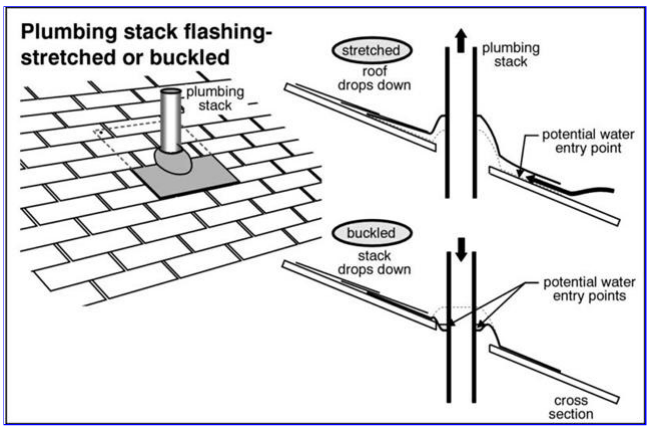
I	NI	NP	D

C. Item 24(Picture)



C. Item 25(Picture)

(12) The shingle bond at some hip and ridge shingles was insufficient, causing them to be lifting at the bottom corners. This condition can lead to premature wear, wind damage, and potential water intrusion. The inspector recommends a qualified roofing contractor re-secure or replace these shingles to ensure proper weather protection.

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

I	NI	NP	D

C. Item 26(Picture)

C. Item 27(Picture)

C. Item 28(Picture)

(13) A satellite dish was observed lying unmounted on the roof. An unmounted satellite dish presents a

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I	NI	NP	D	

hazard to the roof system, as its weight and potential for movement could cause damage to the shingles and underlying roofing materials.

C. Item 29(Picture)

(14) Torn shingle was observed at the rear roof eave.

C. Item 30(Picture)

(15) Gutters in certain areas sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation.
(16) An underdriven nail has penetrated the face surface of a shingle above the roof. Inspector recommends repair.

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

I	NI	NP	D	

C. Item 31(Picture)

(17) ***The Inspector recommends further evaluation and all necessary repairs to be performed by a qualified roofer.***

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Method used to observe attic: Inspected from the attic pathway, The inspector was unable to inspect all areas of the attic space due to limited access and the absence of a safe pathway. This limitation means that certain portions of the attic, including potentially critical structural, insulation, or mechanical components, could not be thoroughly evaluated. It is recommended that a qualified professional (e.g., a licensed contractor or attic specialist) further evaluate these inaccessible areas if concerns exist.

Roof Structure: 2 X 6 Rafters, OSB, Sheathing

Attic Insulation: Fiberglass

Approximate Average Depth of Insulation: 8 inches

Attic info: Pull Down stairs, Storage

Comments:

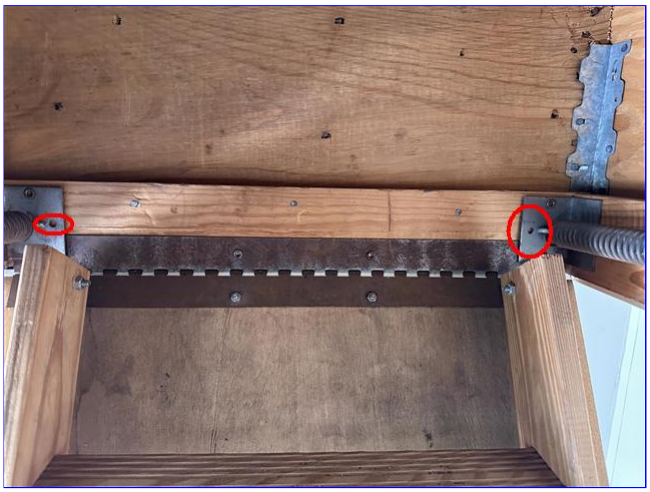
(1) Pull down attic ladder door no longer shuts tight. Adjustments should be made to the hardware to ensure an intact fire barriers exists between the garage and attic space.

Fasteners were missing at the pull down attic ladder mounting brackets

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.

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

I	NI	NP	D



D. Item 1(Picture)

D. Item 2(Picture)

(2) Insulation was insufficient throughout the attic space floor and sidewalls. Insulation should be added to increase energy efficiency and overall comfort within the home.
(3) 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.
(4) One or more rafters do not fit snugly against the ridge board due to mild structural movement or inaccurate framing cuts. Rafters should be in full contact with the ridge board or opposing rafter. This condition reduces the strength of these connections and the rafters are prone to splitting.

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

I	NI	NP	D

D. Item 3(Picture)

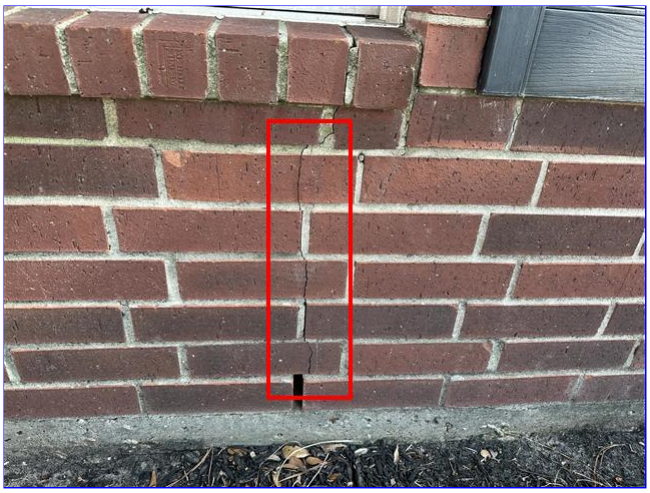
☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Wall Structure: Wood

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

Comments:

(1) One or more small cracks (roughly 1/16 of an inch wide) observed on exterior walls. Cracks appeared to be the result of long-term settling. Some settling is not unusual in a home of this age, due to their size and length, these cracks do not appear to be a significant structural concern at the time of inspection.



E. Item 1(Picture)

(2) The bearing ends of one or more steel lintel above door and/or window openings were exposed and should be embedded in mortar.

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

I	NI	NP	D

E. Item 2(Picture)

(3) Hole observed in the garage wall that divides the garage and living space. Inspector recommends sealing all gaps, voids or holes to ensure an intact fire barrier exists.

E. Item 3(Picture)

(4) Sealant or touch-up caulking is needed at various exterior wall locations. These areas include, but are not limited to, trim boards, brick expansion joints, wall penetrations for pipes or wires, and exterior-mounted fixtures. Addressing these gaps with appropriate sealant will help prevent water intrusion, air infiltration, and potential pest entry, thereby protecting the building envelope.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Floor Structure: Slab

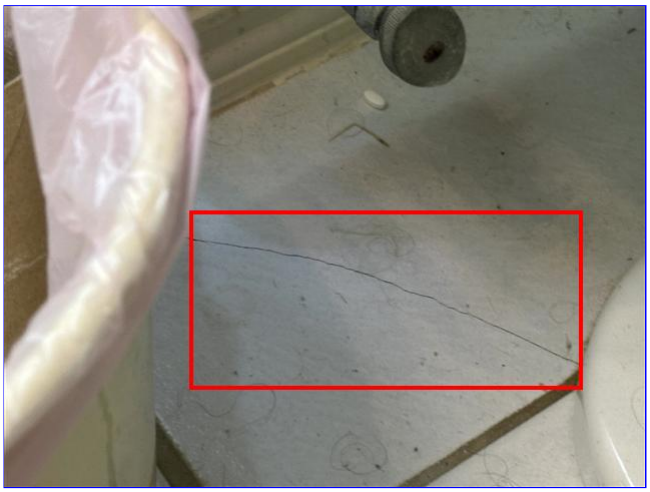
Ceiling Structure: 4" or better

Comments:

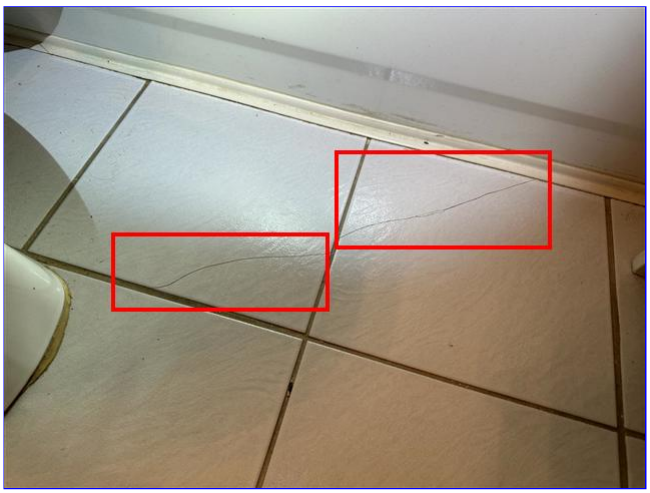
(1) Cracked floor tiles were observed in the guest bathroom.

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

I	NI	NP	D



F. Item 1(Picture)



F. Item 2(Picture)

(2) Stains on interior ceiling appeared to be the result of moisture. 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.

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

I	NI	NP	D

F. Item 3(Picture) garage

F. Item 4(Picture) master bedroom

(3) Peeling paint was observed on the master bathroom shower enclosure ceiling. This condition is typically the result of excessive moisture buildup due to poor ventilation. An ongoing lack of proper ventilation can cause damage to the ceiling materials and contribute to organic growth.

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

I	NI	NP	D	

F. Item 5(Picture)

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

Comments:

(1) The garage occupant door into the living space should have self-closing hinges.
(2) Weatherstripping was damaged, worn or insufficient at multiple exterior doors.
(3) Door stoppers were missing a multiple doors.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

(1) A front left window pane is cracked.

H. Item 1(Picture)

(2) Front left bedroom window was difficult to open when the inspector applied excessive force. This could be from lack of use.
(3) Damage at multiple interior window sills appeared to be the result of moisture, from leaks or humidity. 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.

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

I	NI	NP	D	

H. Item 2(Picture)

H. Item 3(Picture)

(4) Multiple window screens were missing, torn or damaged.

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

Comments:

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

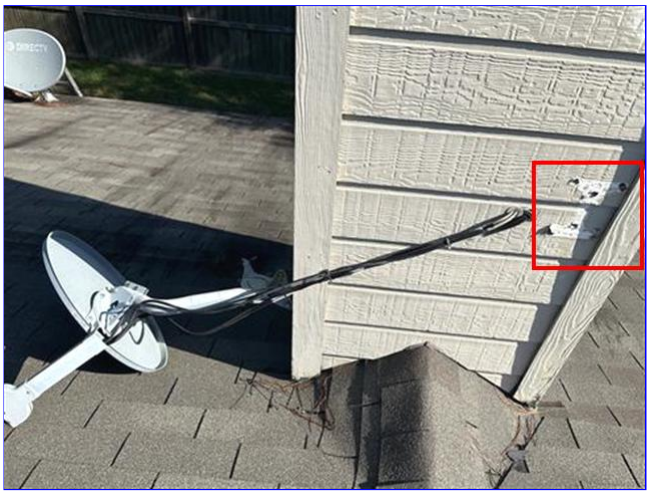
Chimney (exterior): Cement Fiber
Operable Fireplaces: One
Types of Fireplaces: Natural gas
Chimney Limitations: Inspector was unable a to inspect all components of the chimney due to unsafe height or limited access. Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. 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) Satellite dish was detached from the chimney leaving holes in the chimney siding. Repair is needed to prevent damage from water intrusion.

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

I	NI	NP	D



J. Item 1(Picture)

J. Item 2(Picture)

(2) Sealant around the chimney storm collar was warn and cracking. Inspector recommends removing and reapplying fresh sealant.

J. Item 3(Picture)

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

I	NI	NP	D	

(3) Pan flashing and fasteners at the top of the chimney were beginning to corrode.

J. Item 4(Picture)

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

Comments:

(1) The driveway had cracking that appeared to be the result of soil movement.

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

I	NI	NP	D

K. Item 1(Picture)

K. Item 2(Picture)

(2) Driveway expansion joints should be sealed.

K. Item 3(Picture)

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

I	NI	NP	D

(3) The rear deck had components in direct contact with the soil, which can lead to rapid deterioration from moisture and create a high risk of wood-destroying insects.

K. Item 4(Picture)

K. Item 5(Picture)

(4) Portions of the driveway have sunk into the ground, creating a trip hazard.

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

I	NI	NP	D

K. Item 6(Picture)

☐ ☑ ☐ ☐ **L. Other**

Comments:

Please note that this inspection was limited by the home being occupied/furnished. Moving stored items and furniture is beyond the scope of the standard home inspection. As a result, a thorough inspection of certain components, including but not limited to outlets, windows, floors, and walls, may have not been possible.

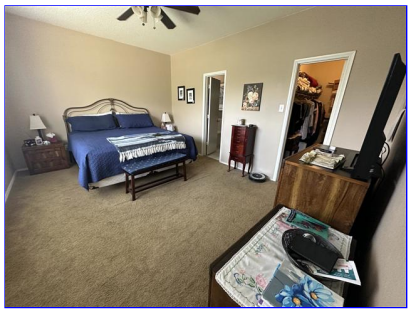
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

I	NI	NP	D

L. Item 1(Picture)

L. Item 2(Picture)

L. Item 3(Picture)



L. Item 4(Picture)

L. Item 5(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.

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

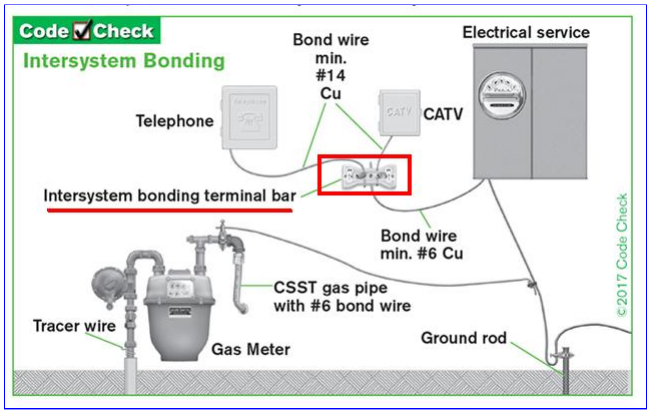
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground, Aluminum
Panel Capacity: 125 AMP, Adequate
Panel Type: Circuit breakers
Electric Panel Manufacturer: Square D
Comments:
(1) The electrical system lacks arc-fault circuit interrupter (AFCI) protection at all required locations. While this may have been acceptable when the home was originally constructed, current safety standards require AFCI protection for all 15- and 20-amp receptacles not located near water sources.
(2) Multiple ground wires were secured to a single grounding rod or ground rod clamp. Only the panel ground should be connected to the ground rod, all additional grounds should be connected to an intersystem grounding terminal.

A. Item 1(Picture)



A. Item 2(Picture)

(3) All breakers were missing labels.

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

Type of Wiring: Romex
Branch wire 15 and 20 amperage: Copper

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

I	NI	NP	D	

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.

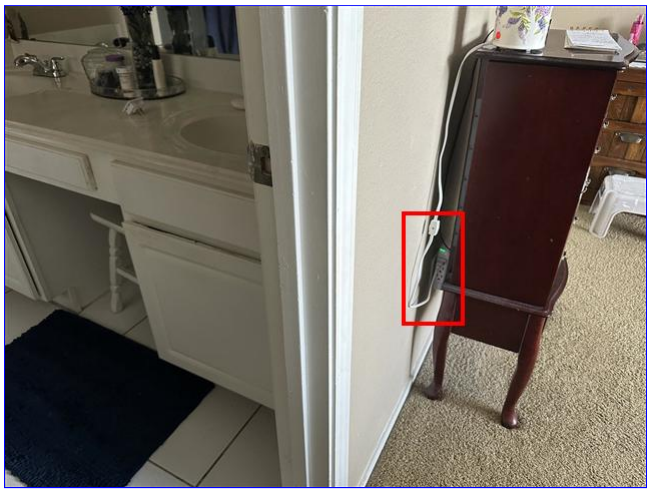
Older Home: The number of electrical receptacles in the home was inadequate by modern standards. Depending on your planned use of the home, you may wish to consult with a licensed electrician to discuss options and costs for the installation of additional receptacles.

Comments:

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

(2) Outlets throughout the home were not tamper resistant (TR). These were not required when the home was originally constructed. However, modern safety standards now require all outlets within 5ft 6in from the floor to be tamper resistant.

(3) Laundry room outlet and some outlets were located within 6ft. of a sink or tub that were not GFCI protected as required by modern safety standards. Inspector recommends correction by a licensed electrician. (This may not have been a requirement when the home was originally constructed)



B. Item 1(Picture)

(4) All smoke and carbon monoxide detectors older than 10 years should be replaced.

(5) Covers were missing at one or more ceiling light fixture. This is considered a **FIRE HAZARD** inside of clothes closets.

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

I	NI	NP	D

B. Item 2(Picture)

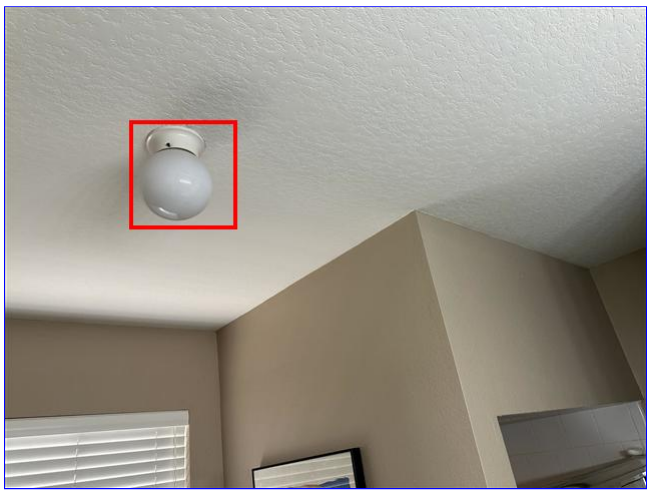
(6) One or more light fixtures in the home appeared to be inoperable or were missing bulbs. The bulbs may be burned out, or a problem may exist with the fixtures, wiring or switches.

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.

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

I	NI	NP	D

B. Item 3(Picture)



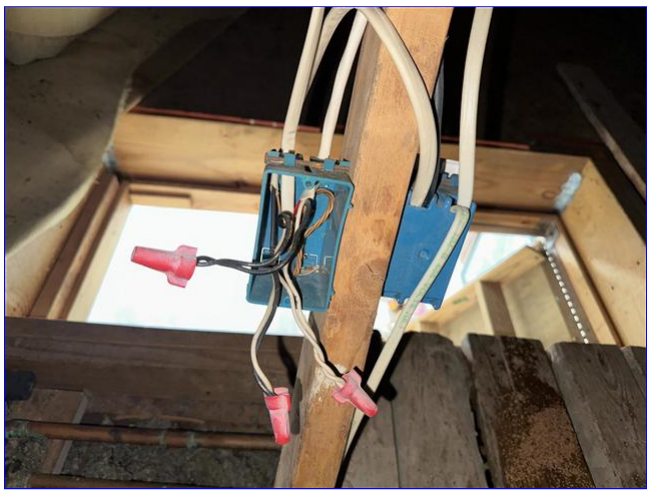
B. Item 4(Picture)

(7) Both guest bedroom ceiling fans wobbled during operation and appeared to be out of balance.
(8) Faceplates are missing at one or more switch, receptacle or junction box. This condition leaves live electrical components exposed to touch.

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

I	NI	NP	D

B. Item 5(Picture) garage



B. Item 6(Picture)

(9) Most of the smoke detectors in the home were not functioning properly, as they either did not respond to testing or the alarm was barely audible. Non-functional smoke detectors are a significant safety hazard. All smoke detectors should be replaced.

Carbon monoxide detectors should be present in guest bedroom hallway and outside the master bedroom entry door.
(10) Lamp guard (protective cover) was missing at attic light fixture(s).

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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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:

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central A/C unit
Coolant Type: R410A
Age of A/C Condenser & Comperssor: 10 Years, Average life expectancy for this type of equipment is 15-20 years.
Age of A/C Evaporator Unit: 15 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 15 and 22 degrees F.
Comments:
(1) The primary condensate drain on the evaporator unit was improperly discharging into the secondary drain pan. This method is improper as both the primary and secondary drainage systems should not be tied together into a single drain. This defeats the purpose of the secondary pan as a separate overflow warning system. Additionally, the condensation was discharging outside the home and was not draining away from the home. It is recommended that a qualified HVAC professional correct the entire condensate drainage system, ensuring the primary and secondary drains are separate.

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

I	NI	NP	D

B. Item 1(Picture) Primary condensate draining into the pan, pan drain carries water to exterior

B. Item 2(Picture)

(2) Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.

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

I	NI	NP	D

B. Item 3(Picture)

(3) 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.

B. Item 4(Picture)

(4) Evaporator unit secondary drain pan was corroded and should be repaired or replaced before leaks form.

☑ ☐ ☐ ☑ **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 or no access and no safe pathway provided.

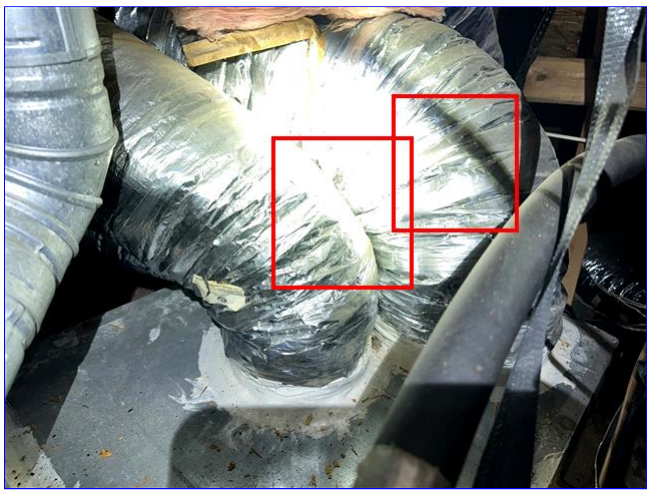
Comments:

All ducts that are stacked or touching should be separated with insulation to help prevent condensation from forming. Inspector recommends correction by a licensed HVAC technician.

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

I	NI	NP	D

C. Item 1(Picture)



C. Item 2(Picture)

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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I	NI	NP	D

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply Distribution Systems and Fixtures**

Location of water meter: Street, Front

Location of main water supply valve: Unknown (cannot locate)

Extra Info: in this neighborhood its commonly found inside the garage.

Static water pressure reading: 50-60 PSI, Any reading between 40-80 PSI is acceptable

Water Source: Public

Type of supply piping material: Copper

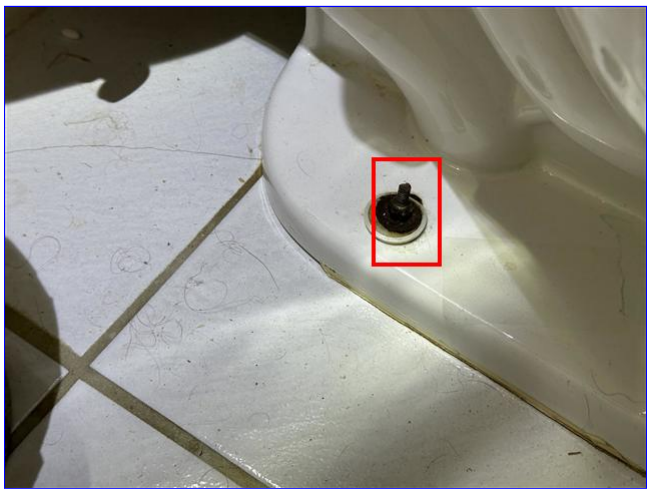
Comments:

(1) Water was leaking from the valve at the front right hose bib when the water was turned on.

A. Item 1(Picture)

(2) Both toilet water tanks were loose and moved independently of the bowl. The Inspector recommends correction to avoid damage to the home from leakage.

(3) Guest bathroom toilet mounting bolts should be capped.



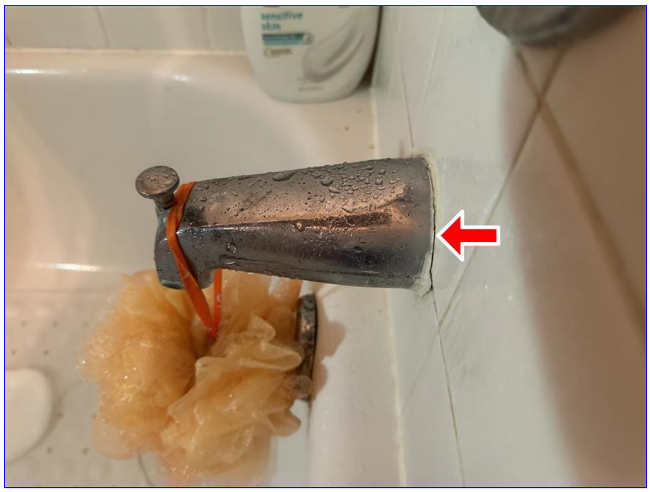
A. Item 2(Picture)

(4) One or more sink drain stop was not operational at the time of inspection.

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

I	NI	NP	D	

(5) Guest bathtub diverter valves 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 faucet.
(6) Sealant where bathroom fixtures or enclosure meet the walls or floor was old or had sections of missing sealant that may allow damage from moisture intrusion of the wall or subfloor assembly. Inspector recommends applying fresh sealant at these locations.



A. Item 3(Picture)

A. Item 4(Picture)

(7) Hot and cold water supply is reversed at the master bathtub. Hot water should be on the left hand side.

☑ ☐ ☐ ☑ **B. Drains, Waste, and Vents**

Type of drain piping material: PVC

Comments:

(1) Active leak was observed at the master bathroom sink drain. Inspector recommends repair by a licensed plumber. (Sellers disclosed to the inspector that they are aware of the leak and have already schedule a plumber to repair the leak.)

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

I	NI	NP	D

B. Item 1(Picture) very small leak

(2) All PVC vent pipes above the roof should be painted to prevent damage from UV rays.

B. Item 2(Picture)

(3) The drain stopper at the left side master bathroom left side sink was stuck in the close position. Inspector attempted to open the drain at the pivot rod below the sink but the drain wouldn't open when the inspector applied excessive force. Inspector was unable to test this drain.

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

I	NI	NP	D

B. Item 3(Picture)

(4) **NOTE-** Guest bathtub access panel was sealed shut with paint. Cutting or removing finishes is considered destructive and beyond the scope of the standard home inspection. The inspector was unable to inspect inside this panel.

B. Item 4(Picture)

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Natural Gas (quick recovery)
Capacity: 40 Gallon (1-2 people)
Water Heater Manufacturer: Bradford-White
Water Heater Location: Attic
Water Heater Age: Old
Extra Info: 28 years
Comments:
(1) Water heater unit was 28 years old and moderate corrosion was observed on exterior, fittings and exhaust opening indicating that the unit is nearing or at the end of it serviceable life expectancy.

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

I	NI	NP	D	

C. Item 1(Picture)

C. Item 2(Picture)

(2) Water heater vent pipe is not secured with metal straps where it passes through the roof.

☑ ☐ ☐ ☑ **D. Hydro-Massage Therapy Equipment**

Comments:

(1) No hatch was provided for access to the pump for the hydro-massage therapy tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment. (access was provided for the tub drain)

(2) **NOTE-** The jets in this bathtub ejected debris into the water when they were activated. This could be from lack of use. The Inspector recommends monitoring over time. The system should be serviced by a licensed plumber if debris continues to shoot out.

☑ ☑ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter: Right side, exterior

Type of gas distribution piping material: Black Steel

Comments:

(1) **NOTE-** The inspector was unable to turn on the gas supply for the fireplace because the valve was located inside a panel that was obstructed by a bookcase. Due to this limited access, the operation of the fireplace could not be verified.

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

I	NI	NP	D

E. Item 1(Picture)

(2) Sediment trap was missing at the water heater and furnace gas supply pipe. These appliances should be equipped with a sediment to trap any debris in the gas line prior to entering heating equipment.

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.

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

I	NI	NP	D	

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Dishwasher Brand: General Electric

Comments:

Mild corrosion was observed on dish racks.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: Badger

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Exhaust/Range hood: General Electric, Re-circulate

Comments:

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

Range/Oven: General Electric, Natural gas

Comments:

☑ ☐ ☐ ☑ **E. Microwave Ovens**

Built in Microwave: General Electric

Comments:

(1) The microwave's interior surface coating appears to be faded, indicating that the unit may be nearing the end of its serviceable life expectancy. This condition can lead to rust and arcing, which are potential fire hazards.

E. Item 1(Picture)

(2) Exterior trim is cracked on the microwave.

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

I	NI	NP	D	

E. Item 2(Picture)

(3) One of the underside lights was not operational.

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

Comments:

One or more bathroom exhaust vents appeared to be terminating in the attic or soffit vents. This condition is improper and may result in humid conditions, organic growth and/or damage to home materials. Exhaust vents should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.

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

Comments:

(1) Photoelectric sensors should be lowered to no more than 6 inches above the ground.

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

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

I	NI	NP	D	
☑	☐	☐	☐	**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 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.

Summary

Weston Inspection

Weston Inspection

(832)766-0004

Customer
Greg Brainerd

Address
1311 Coppercrest Dr
Spring Texas 77386

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

General Summary

A. Foundations

Inspected, Deficient

(1) ***Cosmetic-*** Break observed multiple corners of the 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.

(2) ***Deficiency-*** Observed one or more exposed and corroded tension cables. Prolonged moisture exposure can cause cable corrosion and breakage, potentially damaging the foundation slab. Inspector recommends cleaning, prime, and patch the affected area with approved cement. This work should be performed by a qualified contractor.

(3) **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.

Repairs should be made to the exposed tension cables.

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

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 inspector observed more than 20 shingles with curling at the bottom corners. This condition is often caused by aging, improper installation, or a lack of proper ventilation in the attic. Shingle curling compromises the roof's ability to shed water, which can lead to moisture intrusion into the underlying structure and significant water damage. It also makes the shingles more susceptible to wind damage. It is recommended that a qualified roofing professional evaluate the condition and perform the necessary repairs or replacement to ensure the integrity of the roof system.

(2) A majority of the right side gutter was detached.

(3) The home had no kick-out flashing installed where walls extended past roof edges. Kick-out flashing is designed and installed to divert water away from the exterior wall covering at areas of the home where a sidewall extends out past a connecting roof eaves.

(4) Gutter along the rear roof eave was missing leaving holes in the fascia boards.

(5) Exposed nail heads were observed at one or more flashing details or ridge shingles. To prevent potential moisture intrusion, the inspector recommends either replacing any corroded nails or applying fresh sealant over the exposed nail heads.

(6) One or more roof shingles were observed to be buckled. This condition is often caused by underdriven nails, which can leave the shingles vulnerable to uplift during high winds. Inspector recommends repair or replacement as necessary by a qualified roofing contractor.

(7) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

(8) In localized areas of the roof, when it was walked on, sheathing deflected to a greater degree than on the rest of the roof. This can be the result of a number of conditions, including wood decay, undersized wooden panels, and sheathing panels with damaged or defective sections.

(9) Bond was insufficient at the first row of shingles along some areas of the roof eaves. This condition leaves these shingles vulnerable to uplift and detachment during heavy winds, which can lead to larger areas of roof damage and water intrusion. A qualified roofing contractor should repair or re-bond these shingles to ensure proper adherence and enhance wind resistance.

During roof inspections, the inspector exercises a high level of care and utilizes non-damaging techniques when evaluating shingle bond to prevent breaking or damaging the shingle's seal or integrity.

(10) Bond was insufficient at valley seams. This can allow water to crosswash below the seam and into the home. Inspector recommends repair by a qualified roofing contractor.

(11) One or more of the roof level plumbing vent stack flashing details were buckled downward around the plumbing stack. This condition could allow water penetration and should be repaired by a qualified roofing contractor.

(12) The shingle bond at some hip and ridge shingles was insufficient, causing them to be lifting at the bottom corners. This condition can lead to premature wear, wind damage, and potential water intrusion. The inspector recommends a qualified roofing contractor re-secure or replace these shingles to ensure proper weather protection.

(13) A satellite dish was observed lying unmounted on the roof. An unmounted satellite dish presents a hazard to the roof system, as its weight and potential for movement could cause damage to the shingles and underlying roofing materials.

(14) Torn shingle was observed at the rear roof eave.

(15) Gutters in certain areas sloped incorrectly. This condition can result in water pooling in the gutters, which will encourage corrosion and shorten gutter lifespan. It can also result in spillage and runoff draining to the foundation.

(16) An underdriven nail has penetrated the face surface of a shingle above the roof. Inspector recommends repair.

(17) ***The Inspector recommends further evaluation and all necessary repairs to be performed by a qualified roofer.***

D. Roof Structures and Attics

Inspected, Deficient

(1) Pull down attic ladder door no longer shuts tight. Adjustments should be made to the hardware to ensure an intact fire barriers exists between the garage and attic space.

Fasteners were missing at the pull down attic ladder mounting brackets

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.

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

(3) 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.

(4) One or more rafters do not fit snugly against the ridge board due to mild structural movement or inaccurate framing cuts. Rafters should be in full contact with the ridge board or opposing rafter. This condition reduces the strength of these connections and the rafters are prone to splitting.

E. Walls (Interior and Exterior)

Inspected, Deficient

(1) One or more small cracks (roughly 1/16 of an inch wide) observed on exterior walls. Cracks appeared to be the result of long-term settling. Some settling is not unusual in a home of this age, due to their size and length, these cracks do not appear to be a significant structural concern at the time of inspection.

(2) The bearing ends of one or more steel lintel above door and/or window openings were exposed and should be embedded in mortar.

(3) Hole observed in the garage wall that divides the garage and living space. Inspector recommends sealing all gaps, voids or holes to ensure an intact fire barrier exists.

(4) Sealant or touch-up caulking is needed at various exterior wall locations. These areas include, but are not limited to, trim boards, brick expansion joints, wall penetrations for pipes or wires, and exterior-mounted fixtures. Addressing these gaps with appropriate sealant will help prevent water intrusion, air infiltration, and potential pest entry, thereby protecting the building envelope.

F. Ceilings and Floors

Inspected, Deficient

(1) Cracked floor tiles were observed in the guest bathroom.

(2) Stains on interior ceiling appeared to be the result of moisture. 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.

(3) Peeling paint was observed on the master bathroom shower enclosure ceiling. This condition is typically the result of excessive moisture buildup due to poor ventilation. An ongoing lack of proper ventilation can cause damage to the ceiling materials and contribute to organic growth.

G. Doors (Interior and Exterior)

Inspected, Deficient

(1) The garage occupant door into the living space should have self-closing hinges.

(2) Weatherstripping was damaged, worn or insufficient at multiple exterior doors.

(3) Door stoppers were missing a multiple doors.

H. Windows

Inspected, Deficient

(1) A front left window pane is cracked.

(2) Front left bedroom window was difficult to open when the inspector applied excessive force. This could be from lack of use.

(3) Damage at multiple interior window sills appeared to be the result of moisture, from leaks or humidity. 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.

(4) Multiple window screens were missing, torn or damaged.

J. Fireplaces and Chimneys

Inspected, Deficient

(1) Satellite dish was detached from the chimney leaving holes in the chimney siding. Repair is needed to prevent damage from water intrusion.

(2) Sealant around the chimney storm collar was warn and cracking. Inspector recommends removing and reapplying fresh sealant.

(3) Pan flashing and fasteners at the top of the chimney were beginning to corrode.

K. Porches, Balconies, Decks and Carports

Inspected, Deficient

(1) The driveway had cracking that appeared to be the result of soil movement.

(2) Driveway expansion joints should be sealed.

(3) The rear deck had components in direct contact with the soil, which can lead to rapid deterioration from moisture and create a high risk of wood-destroying insects.

(4) Portions of the driveway have sunk into the ground, creating a trip hazard.

II. ELECTRICAL SYSTEMS

General Summary

A. Service Entrance and Panels

Inspected, Deficient

(1) The electrical system lacks arc-fault circuit interrupter (AFCI) protection at all required locations. While this may have been acceptable when the home was originally constructed, current safety standards require AFCI protection for all 15- and 20-amp receptacles not located near water sources.

(2) Multiple ground wires were secured to a single grounding rod or ground rod clamp. Only the panel ground should be connected to the ground rod, all additional grounds should be connected to an intersystem grounding terminal.

(3) All breakers were missing labels.

B. Branch Circuits, Connected Devices, and Fixtures

Inspected, Deficient

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

(2) Outlets throughout the home were not tamper resistant (TR). These were not required when the home was originally constructed. However, modern safety standards now require all outlets within 5ft 6in from the floor to be tamper resistant.

(3) Laundry room outlet and some outlets were located within 6ft. of a sink or tub that were not GFCI protected as required by modern safety standards. Inspector recommends correction by a licensed electrician. (This may not have been a requirement when the home was originally constructed)
(4) All smoke and carbon monoxide detectors older than 10 years should be replaced.
(5) Covers were missing at one or more ceiling light fixture. This is considered a **FIRE HAZARD** inside of clothes closets.
(6) One or more light fixtures in the home appeared to be inoperable or were missing bulbs. 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.

(7) Both guest bedroom ceiling fans wobbled during operation and appeared to be out of balance.
(8) Faceplates are missing at one or more switch, receptacle or junction box. This condition leaves live electrical components exposed to touch.
(9) Most of the smoke detectors in the home were not functioning properly, as they either did not respond to testing or the alarm was barely audible. Non-functional smoke detectors are a significant safety hazard. All smoke detectors should be replaced.

Carbon monoxide detectors should be present in guest bedroom hallway and outside the master bedroom entry door.

(10) Lamp guard (protective cover) was missing at attic light fixture(s).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

General Summary

B. Cooling Equipment

Inspected, Deficient

(1) The primary condensate drain on the evaporator unit was improperly discharging into the secondary drain pan. This method is improper as both the primary and secondary drainage systems should not be tied together into a single drain. This defeats the purpose of the secondary pan as a separate overflow warning system. Additionally, the condensation was discharging outside the home and was not draining away from the home. It is recommended that a qualified HVAC professional correct the entire condensate drainage system, ensuring the primary and secondary drains are separate.
(2) Insulation on the air-conditioning suction (large, insulated) line was damaged or missing at areas and should be replaced.
(3) 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.
(4) Evaporator unit secondary drain pan was corroded and should be repaired or replaced before leaks form.

C. Duct Systems, Chases, and Vents

Inspected, Deficient

All ducts that are stacked or touching should be separated with insulation to help prevent condensation from forming. Inspector recommends correction by a licensed HVAC technician.

IV. PLUMBING SYSTEM

General Summary

A. Plumbing Supply Distribution Systems and Fixtures

Inspected, Deficient

(1) Water was leaking from the valve at the front right hose bib when the water was turned on.

(2) Both toilet water tanks were loose and moved independently of the bowl. The Inspector recommends correction to avoid damage to the home from leakage.

(3) Guest bathroom toilet mounting bolts should be capped.

(4) One or more sink drain stop was not operational at the time of inspection.

(5) Guest bathtub diverter valves 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 faucet.

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

(7) Hot and cold water supply is reversed at the master bathtub. Hot water should be on the left hand side.

B. Drains, Waste, and Vents

Inspected, Deficient

(1) Active leak was observed at the master bathroom sink drain. Inspector recommends repair by a licensed plumber. (Sellers disclosed to the inspector that they are aware of the leak and have already schedule a plumber to repair the leak.)

(2) All PVC vent pipes above the roof should be painted to prevent damage from UV rays.

(3) The drain stopper at the left side master bathroom left side sink was stuck in the close position. Inspector attempted to open the drain at the pivot rod below the sink but the drain wouldn't open when the inspector applied excessive force. Inspector was unable to test this drain.

(4) **NOTE-** Guest bathtub access panel was sealed shut with paint. Cutting or removing finishes is considered destructive and beyond the scope of the standard home inspection. The inspector was unable to inspect inside this panel.

C. Water Heating Equipment

Inspected, Deficient

(1) Water heater unit was 28 years old and moderate corrosion was observed on exterior, fittings and exhaust opening indicating that the unit is nearing or at the end of it serviceable life expectancy.

(2) Water heater vent pipe is not secured with metal straps where it passes through the roof.

D. Hydro-Massage Therapy Equipment

Inspected, Deficient

(1) No hatch was provided for access to the pump for the hydro-massage therapy tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment. (access was provided for the tub drain)

(2) **NOTE-** The jets in this bathtub ejected debris into the water when they were activated. This could be from lack of use. The Inspector recommends monitoring over time. The system should be serviced by a licensed plumber if debris continues to shoot out.

E. Gas Distribution Systems and Gas Appliances

Inspected, Not Inspected, Deficient

(1) **NOTE-** The inspector was unable to turn on the gas supply for the fireplace because the valve was located inside a panel that was obstructed by a bookcase. Due to this limited access, the operation of the fireplace could not be verified.

(2) Sediment trap was missing at the water heater and furnace gas supply pipe. These appliances should be equipped with a sediment to trap any debris in the gas line prior to entering heating equipment.

V. APPLIANCES

General Summary

A. Dishwashers

Inspected, Deficient

Mild corrosion was observed on dish racks.

E. Microwave Ovens

Inspected, Deficient

(1) The microwave's interior surface coating appears to be faded, indicating that the unit may be nearing the end of its serviceable life expectancy. This condition can lead to rust and arcing, which are potential fire hazards.

(2) Exterior trim is cracked on the microwave.
(3) One of the underside lights was not operational.

F. Mechanical Exhaust Vents and Bathroom Heaters

Inspected, Deficient

One or more bathroom exhaust vents appeared to be terminating in the attic or soffit vents. This condition is improper and may result in humid conditions, organic growth and/or damage to home materials. Exhaust vents should terminate at the home exterior. The Inspector recommends correction by a qualified contractor.

G. Garage Door Operator(s)

Inspected, Deficient

(1) Photoelectric sensors should be lowered to no more than 6 inches above the ground.
(2) Manual lock should be removed or permanently disabled on automatic garage doors. This is required for 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.

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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