

ALERT
HOME INSPECTIONS
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Your inspection report is below

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1306 Timber Ridge
Weatherford Tx. 76088
Professional Inspector
randall@alertinspector.com

Prepared for: New Home Buyer

Concerning: 157 Riverside Ave., Weatherford, Texas, 76088

By, Randall C. Wooten Professional Inspector

Date: 09/08/2026

REPAIR SUMMARY

I. Structural Systems

A. Foundations

- Exterior: PVC drain line was visible on the edge of the foundation. This should be corrected.
- Exterior: Foundation form board and grade stakes observed. These board are conducive to termite activity and should be removed.

B. Grading and Drainage

- Exterior: Depressions in the soil near the foundation are detrimental to good foundation maintenance. Recommend filling in the depressions.

C. Roof Covering Materials

- Roof: White PVC (plastic) vent pipes should be painted a dark color as the PVC will deteriorate from the sun's ultra-violet radiation if not protected.
- Roof: Metal drip edge was damaged near the front entry point.

D. Roof Structure and Attics

- Attic: If spray foam is to be applied to the roof decking. The attic vents are counterproductive. If spray foam is being applied to the ceiling joist area. The attic will need air supply. This is not a sealed attic system if applied to the ceiling joist.
- Attic: There was no soffit venting or gable vents. The attic did have roof vents present. The opening was not properly cut to allow air flow.
- Attic: Roof rafter was noted to be twisted and needs to be corrected.
- Attic: A 2x6 brace was noted in attic. This board was not attached and should be removed or secured.
- Attic: Top plate penetrations should be sealed to reduce air flow.

E. Walls (Interior and Exterior)

- All exterior siding penetrations should be sealed to prevent air loss and infiltration of moisture. The penetration should have been sealed behind the siding. These should be sealed with tape then mastic not just spray foamed over.
- Exterior: The house wrap was damaged and should taped at every seam or damaged area.
- Interior: Numerous damaged wall studs were discovered. Some not al were identified with paint.

- Interior: Excessive boring was noted on wall studs. For bearing walls, a hole should not exceed 40% of the stud
- Exterior: Damaged fascia boards were noted.
- Exterior: Several of the batten strips were not adequately attached.
- Exterior: All nails should be driven flush or removed from exterior surface. Several nails will need to be removed from interior boards prior to dry wall installation.

F. Ceilings and Floors

G. Doors (Interior and Exterior)

- Back Patio: The door swings the wrong direction per client.
- All window and door frames should be sealed with low expansion foam.

H. Windows

- Attic: The opening for this window appears to have been cut too large. The window was not attached at top edge. Improperly flashed as well.
- Exterior: The nails in the bottom flange had been driven in too far and have damaged the flange. The tape did not touch the nail flange.
- Exterior: Flashing tape was loose near windows.
- Interior: All window and door frames should be sealed with low expansion foam.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

K. Porches, Balconies, Decks, and Carports

- Front Entry: Typical cracks were visible in the front columns. One did have a damaged corner.

L. Other

II. Electrical Systems

A. Service Entrance and Panels

- Exterior: No provision had been made for exterior electric disconnect, which is now required for one- and two-family dwellings. This requirement was introduced in the 2020 edition of the National Electrical Code (NEC) under Section 230.85. The primary purpose of this regulation is to enhance safety for first responders during emergencies, allowing them to quickly disconnect power in situations such as fires or natural disasters. The disconnect must be located outdoors and readily accessible, either on the dwelling or within sight of it. This requirement became law in Texas on September 1, 2023.
 - Garage: Per Larry Reichle the Deputy Chief Electrical Inspector RPM Division (512) 779 2857 of TDLR (Texas Department of Licensing Regulation) TDLR provides the license for electricians, plumbers and HVAC techs.
Administrative rule 73.100 was adopted by the State in September 2023
Any electrician licensed through the (TDLR) must wire by the adopted State Code. Licensed electricians must wire by 2023 NEC (National Electrical Code)
 - Garage: Starting 2-1-2022 The TREC now requires the absence of arc-fault protection in the following locations: kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area; to be listed as deficient regardless of when the home was built or standards at the time of construction.
 - Garage: Starting 2-1-2022, surge protection is now required for all dwelling unit electric services. In the 2023 NEC, a Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD
-

may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced. TREC requires this to be listed as defect if not present regardless of when the home was built.

B. Branch Circuits, Connected Devices, and Fixtures

C. Smoke detectors

D. Other

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

B. Cooling Equipment

- Attic: The running P trap was not properly insulated in the attic. The P trap holds cold water from the A coil. The condensation that will form on the pipe exterior often drips onto insulation and the sheet rock below. The standards state. Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.
The condensation drain line also ran uphill. I showed this to the trade guy and he said he would correct it. I suggest you consider having the drain line insulated near the north wall, where it exits to the soffit area.
- Attic: A wet switch was not present during the inspection. I mentioned this to the trades guys who said they would install one.

C. Duct Systems, Chases, and Vents

- Attic: The ductwork is in contact with each other. Manufacturers now suggest having a minimum of 1" clearance between outer barriers to prevent condensation build up.
 - Attic: Fresh air vent system that brings fresh outdoor air inside. The duct work terminates on gable end. It would have been better to route this duct to back patio. The air intake would have been from a shaded area which would be cooler than gable end. The patio would also reduce chance of water entry.
 - Powder Room: A register was loose at the ceiling mounting position.
-



Randall Wooten
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PLEASE NOTE

This report is paid for by and prepared for the client named above. This report is not transferable

(Directional references based on the front of structure)



PROPERTY INSPECTION REPORT

Name of Client: Chris and Lori Taube

Date of Inspection: 09/08/2026

Address of Inspected Property: 157 Riverside Ave., Weatherford, Texas, 76088

Name of Inspector: Randall C. Wooten

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: Clients, Tradesmen and Inspector

Water: private well not yet attached to home

Temperature: 95

Precipitation: hot and dry

Electric: None

Gas: none

I. Structural Systems

☒ ☐ ☐ ☒ **A. Foundations**

Comments:

- Foundation Type - Slab on Grade; this includes post tension and floating slabs.

Deficiencies:

- Exterior: PVC drain line was visible on the edge of the foundation. This should be corrected.



- Exterior: Foundation form board and grade stakes observed. These board are conducive to termite activity and should be removed.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Deficiencies:

- Exterior: Depressions in the soil near the foundation are detrimental to good foundation maintenance. Recommend filling in the depressions.

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C. Roof Covering Materials

Comments:

- Roof: Covering Type - Appears to be a single layer of composition shingles over solid decking.

Deficiencies:

- Roof: White PVC (plastic) vent pipes should be painted a dark color as the PVC will deteriorate from the sun's ultra-violet radiation if not protected.



- Roof: Metal drip edge was damaged near the front entry point.



☒ ☐ ☐ ☒

D. Roof Structure and Attics

Deficiencies:

- Attic: If spray foam is to be applied to the roof decking. The attic vents are counterproductive.
If spray foam is being applied to the ceiling joist area. The attic will need supply air. This is not a sealed attic system if applied to the ceiling joist.
- Attic: There was no soffit venting or gable vents. The attic did have roof vents present. The opening was not properly cut to allow air flow.



- Attic: Roof rafter was noted to be twisted and needs to be corrected.



- Attic: A 2x6 brace was noted in attic. This board was not attached and should be removed or secured.



- Attic: Top plate penetrations should be sealed to reduce air flow.



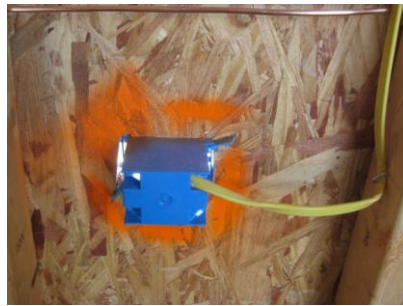
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

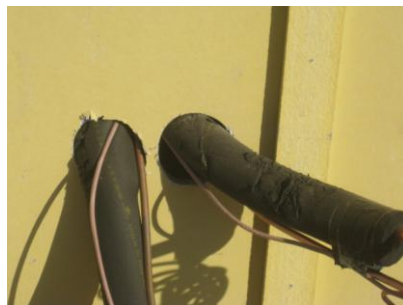
- Master bathroom: Client showed a picture of the sheathing without water proof wrap.
House wrap is generally required for fiber cement siding. It acts as a water-resistive barrier (WRB), protecting the underlying material from moisture intrusion while allowing for proper drainage and ventilation. This is important for maintaining the the siding and the wall assembly beneath it. Without house wrap, moisture can penetrate, lead to damage. Plastic liners are discouraged from being used in Texas attics due to vapor transfer.

Deficiencies:

- All exterior siding penetrations should be sealed to prevent air loss and infiltration of moisture. The penetration should have been sealed behind the siding. These should be sealed with tape then mastic not just spray foamed over.



- Exterior: The house wrap was damaged and should be taped at every seam or damaged area.



- Interior: Numerous damaged wall studs were discovered. Some not all were identified with paint.



- Interior: Excessive boring was noted on wall studs. For bearing walls, a hole should not exceed 40% of the stud



- Exterior: Damaged fascia boards were noted.



- Exterior: Several of the batten strips were not adequately attached.



- Exterior: All nails should be driven flush or removed from exterior surface. Several nails will need to be removed from interior boards prior to dry wall installation.



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

Deficiencies:

- Back Patio: The door swings the wrong direction per client.
- All window and door frames should be sealed with low expansion foam.





H. Windows

Deficiencies:

- Attic: The opening for this window appears to have been cut too large. The window was not attached at the top edge. Improperly flashed as well.



- Exterior: The nails in the bottom flange had been driven in too far and have damaged the flange. The tape did not touch the nail flange.



- Exterior: The window frames do not appear to be properly sealed/flashed or taped. I suggest all windows be taped at the flange and the tape secured. In several places the frame was not taped only covered by the house wrap. Tape was only noted on window sill not sides of most frames. Flashing tape was loose near windows, which indicates the tape had not been rolled as required by most Mfg. instructions. Flashing tape was loose near windows.



- Interior: All window and door frames should be sealed with low expansion foam.



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

Deficiencies:

- Front Entry: Typical cracks were visible in the front columns. One did have a damaged corner.

II. Electrical Systems

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

Deficiencies:

- Exterior: No provision had been made for exterior electric disconnect, which is now required for one- and two-family dwellings. This requirement was introduced in the 2020 edition of the National Electrical Code (NEC) under Section 230.85. The primary purpose of this regulation is to enhance safety for first responders during emergencies, allowing them to quickly disconnect power in situations such as fires or natural disasters
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- Garage: Starting 2-1-2022 The TREC now requires the absence of arc-fault protection in the following locations: kitchens; family rooms; dining rooms; living rooms; parlors; libraries; dens; bedrooms; sunrooms; recreation rooms; closets; hallways; and laundry area; to be listed as deficient regardless of when the home was built or standards at the time of construction.
- Garage: Starting 2-1-2022, surge protection is now required for all dwelling unit electric services. In the 2023 NEC, a Type 1 or Type 2 surge protective device (SPD) will be required for dwelling unit services. The SPD may be integral to or adjacent to the electrical service. Additionally, an SPD will be required when an existing service is replaced. TREC requires this to be listed as defect if not present regardless of when the home was built.

☒ ☐ ☐ ☐ **Smoke detectors**

Comments:

- Attic: The smoke alarm wiring was located in correct locations for modern standards. The detectors were not yet installed.

III. Heating, Ventilation and Air Conditioning Systems

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Deficiencies:

- Attic: The HVAC P trap was not properly insulated in the attic. The P trap holds cold water from the A coil. The condensation that will form on the pipe exterior often drips onto insulation and the sheet rock below. The standards state. Mechanical system piping capable of carrying fluids above 105°F or below 55°F shall be insulated to a minimum of R-3.
The condensation drain line also ran uphill. I showed this to the tradesman and he said he would correct it.
I suggest you consider having the drain line insulated near the north wall, where it exits to the soffit area.



- Attic: A wet switch was not present during the inspection. I mentioned this to the trades guys who said they would install one.

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

Comments:

- Attic: Type - Flex, with fiberglass insulation

Deficiencies:

- Attic: The ductwork is in contact with each other. Manufactures now suggest having a minimum of 1" clearance between outer barriers to prevent condensation build up.



- Attic: Fresh air vent system that brings fresh outdoor air inside. The duct work terminates on gable end. It would have been better to route this duct to back patio. The air intake would have been from a shaded area which would be cooler than gable end. The patio would also reduced chance of water entry.



- Powder Room: A register was loose at the ceiling mounting position.



IV. Plumbing Systems

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Deficiencies:

- Master bathroom: The water supply line on the north wall, should be moved further away from the exterior structural sheathing to prevent possible freezing.