



69 N. Old Cedar Circle
The Woodlands, TX 77382

PROPERTY INSPECTION REPORT

Prepared For: Erica Sprague
(Name of Client)

Concerning: 69 N. Old Cedar Circle, The Woodlands, TX 77382
(Address or Other Identification of Inspected Property)

By: Chris Stull, Lic #20945 04/03/2017
(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.

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

Highest priority items are printed in bold print

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards

Comments in italics are generally FYI (for your information) and don't require any action.

Comment Key or Definitions

Inspected (IN) = Visually observed the item or component. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = Did not inspect this item or component and made no representations of whether or not it was functioning as intended.

Not Present (NP) = The item or component was not present at the home or on the property at time of inspection.

Deficient (D) = This item or component is not functioning as intended, or needs further inspection by a qualified technician. Items or components that can be repaired to satisfactory condition may not need replacement.

Note: The photos in this report are a random sampling and should not be considered inclusive.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

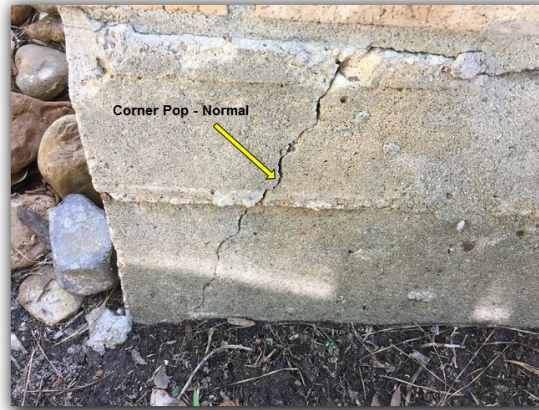
Type of Foundation(s):

Type of foundation is slab

Comments:

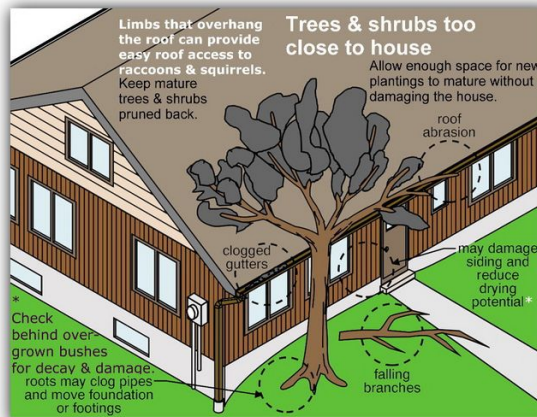
Performing intended function. No evidence suggesting significant foundation movement at time of inspection.

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.



B. Grading and Drainage

Recommend vegetation be cut back away from exterior of home to prevent damage.



Buyer's note; ensure flower bed soil does not rise above foundation to prevent water and wood destroying insect entry into house.

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I	NI	NP	D
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C. Roof Covering Materials

Types of Roof Covering:

Type of roof material observed to be composition over solid decking.

Viewed From: Drone

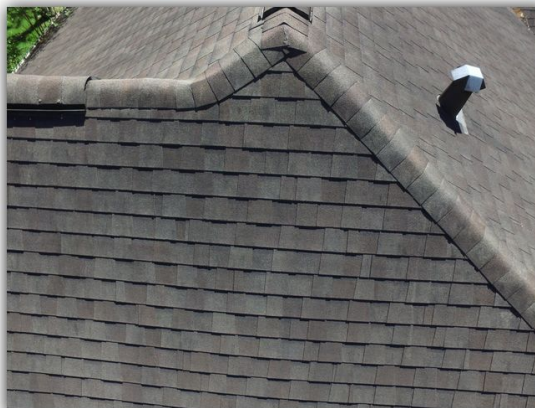
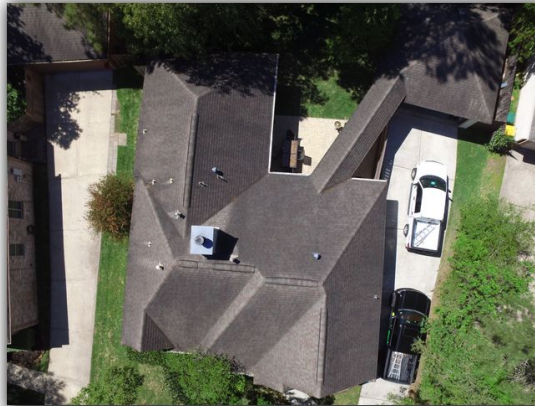
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Comments:

ROOF SURFACE:

Observed some granule loss on shingles in one or more areas.

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Observed raised shingles in one or more areas of roof. Recommend securing all shingles to prevent water penetration from wind driven rain.



Recommend cutting trees back away from roof surface to prevent damage.



Observed siding touching shingles around the chimney. Common industry practice calls for at least a two inch separation from bottom edge of siding and roof surface. The two inch separation helps prevent moisture from being trapped which can cause deterioration. Note: This is common to find after a roof has been replaced.



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VISIBLE FLASHING:

Observed bent/raised flashing in one or more areas. Recommend securing all flashing to prevent water penetration from wind driven rain.



ROOF PENETRATIONS:

No deficiencies or anomalies observed.

EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

RAIN GUTTERS & DOWNSPOUTS:

None present at time of inspection. Recommend future installation of rain gutters to keep water away from foundation.

D. Roof Structures and Attics

Viewed From: Inside accessible areas of attic

Approximate Average Depth of Insulation: 8"

Comments:

ROOF STRUCTURE AND FRAMING:

No deficiencies or anomalies observed.

Not all areas of attic were accessible to inspection.

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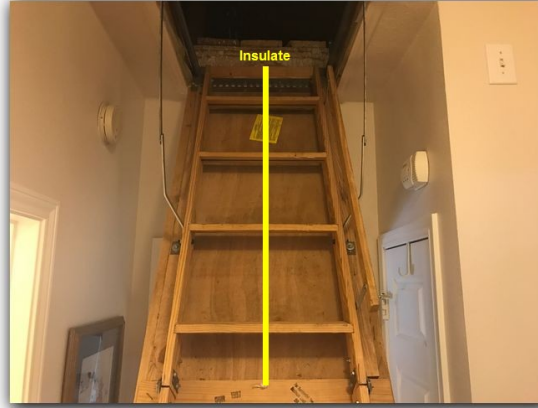
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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

For optimum energy efficiency, I recommend insulating the pull down attic access.



ATTIC INSULATION:

No deficiencies observed.

ATTIC VENTILATION & SCREENING:

No deficiencies observed.

E. Walls (Interior and Exterior)

INTERIOR:

Observed minor cosmetic issues only.

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Not able to inspect all walls in furnished homes.

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EXTERIOR:

Recommend sealing/caulking around all holes, gaps, cracks and exterior siding penetrations to prevent water entry.

Did not observe a protective sleeve installed around the gas line at exterior wall. Although this may not have been required at time of construction, current standards call for a protective sleeve to be installed anytime a gas line penetrates a masonry wall.



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F. Ceilings and Floors

CEILINGS:

Observed shrinkage cracks and nail pops in sheetrock.. Cosmetic issues only.

FLOORS:

Observed minor cosmetic issues only.

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G. Doors (Interior and Exterior)

INTERIOR:

No deficiencies or anomalies observed at time of inspection.

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EXTERIOR:

One or more exterior doors use "keyed deadbolt locks " on the inside. Although commonly used for security against intruders, this is not the best practice. For safety purposes in case of fire, all exterior locks on egress doors should be thumbblatched on the inside.



GARAGE:

No deficiencies or anomalies observed at time of inspection.

Prudent buyers replace/rekey exterior locks upon taking possession of property.

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H. Windows

WINDOWS:

Observed the tint was damaged on one or more windows in the master bedroom.



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Observed a crack in the left window in master bedroom.



I was unable to lock one lock in the right guest bedroom (right window). In need of adjustment or repair.



I. Stairways (Interior and Exterior)

INTERIOR:
Not present

EXTERIOR:
Not present

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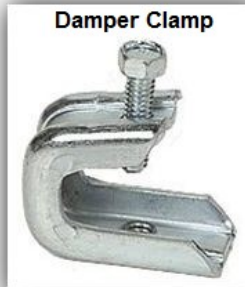
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J. Fireplaces and Chimneys

Did not observe a damper clamp installed on the damper. Current standards call for damper clamps to be installed on all gas burning fire places. The damper clamp prevents the damper from closing all the way which can prevent toxic fumes from entering the home. Recommend installation of a damper clamp.

Note: Damper clamps cost around \$5.00 and are easy to install.



Observed the chimney flue was in contact with attic insulation. Current standards call for the chimney flue to have at least a 2 inch clearance from combustibles including attic insulation. Recommend moving insulation back away from chimney flue to reduce the risk of fire.



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K. Porches, Balconies, Decks, and Carports

Cracks in walkways, driveway and/or garage concrete observed, typical.

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II. ELECTRICAL SYSTEMS

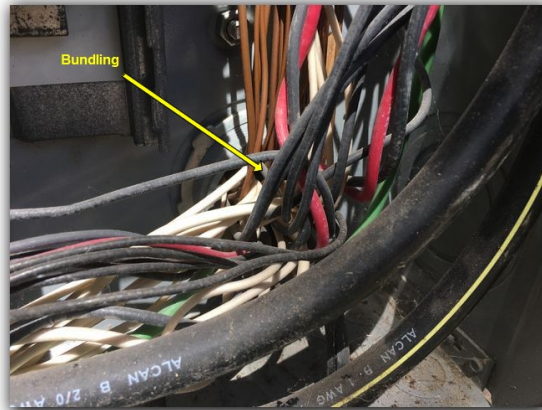
A. Service Entrance and Panels

150 AMP ELECTRICAL SERVICE PANEL

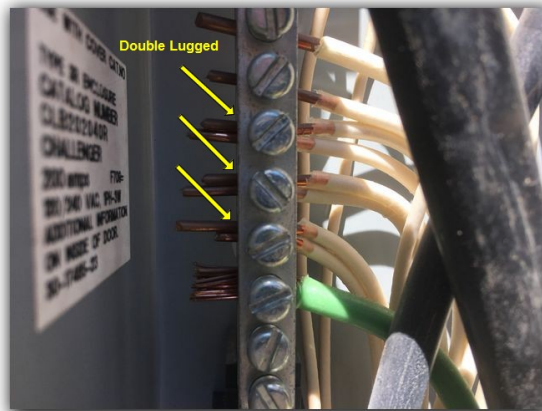
MAIN SHUTOFF LOCATED AT EXTERIOR

Most of the deficiencies found in the electrical panel are changes in code since the home was constructed. The panel was wired properly for the codes at time of construction and you are not required to bring the home up to current codes or standards.

Observed multiple wires entering the panel through the same knockout (bundling). Bundling has been common practice for many years and was allowed at time of construction, but current standards now call for wiring to be separated and secured to the panel.



Observed two conductors under one screw lug (Double Lugged). Current electric codes permit only one conductor under one screw lug.



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Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed feeder type of wiring is aluminum.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Observed type of branch wiring is copper.

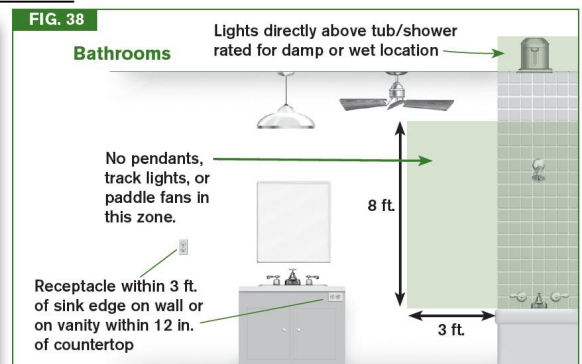
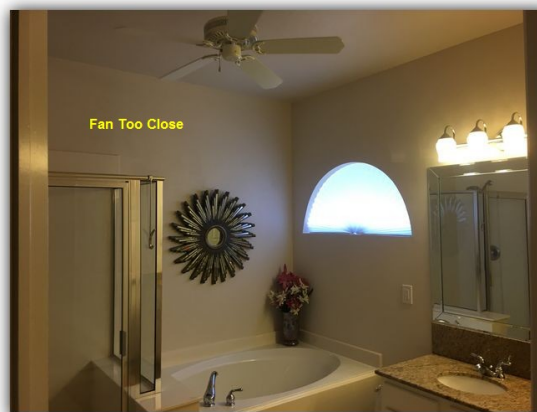
Comments:

BRANCH WIRING:

No deficiencies or anomalies observed.

FIXTURES:

Observed the ceiling fan was too close to the tub in master bathroom. Current standards call for ceiling fans to be at least 3 feet away from the bathtub.



I=Inspected

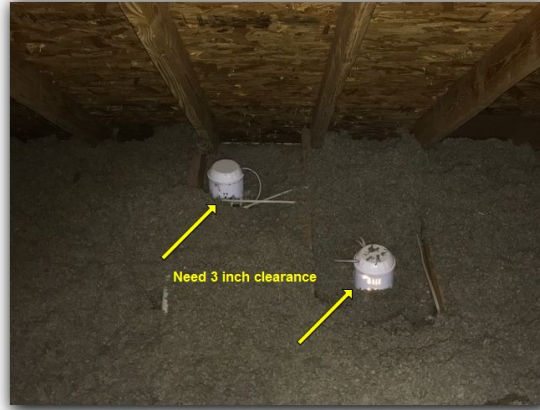
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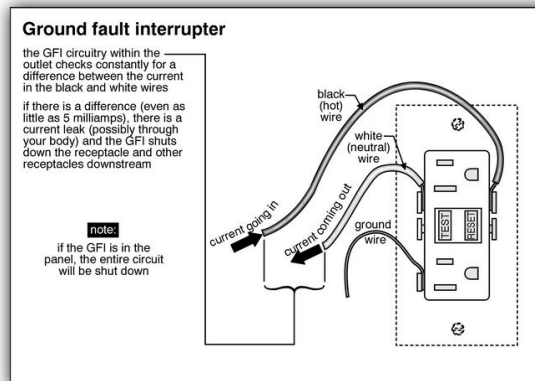
Did not observe an IC (insulation contact) rating for the can lights in the attic. Recommend moving insulation away from the can lights to reduce the risk of fire.



Photocell and landscape lighting are not inspected.

OUTLETS:

Did not observe GFCI protection for all outlets in the laundry room. This was not required at time of construction, but current standards call for all laundry room outlets to have GFCI protection.



Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

SWITCHES:

No deficiencies or anomalies observed.

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EQUIPMENT DISCONNECTS:

No deficiencies or anomalies observed.

SMOKE DETECTORS:

No deficiencies or anomalies observed.

Did not observe a carbon monoxide detector which is required in homes with gas appliances, a fireplace or an attached garage.

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuelfired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air Furnace

Energy Sources: Gas

Comments:

No deficiencies observed at time of inspection.

PERFORMED VISUAL INSPECTION ONLY. CAN NOT OPERATE HEATING UNIT WHEN OUTSIDE TEMPERATURES ARE ABOVE 70 DEGREES.

HOUSE HEATER EXHAUST VENT(S):

No deficiencies or anomalies observed.

BLOWER(S):

No deficiencies or anomalies observed.

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I NI NP D

THERMOSTAT(S):

No deficiencies or anomalies observed.

The inspection of the HVAC equipment was done without the dismantling or removal of parts, members or components.

B. Cooling Equipment

Type of Systems: Forced air, split system

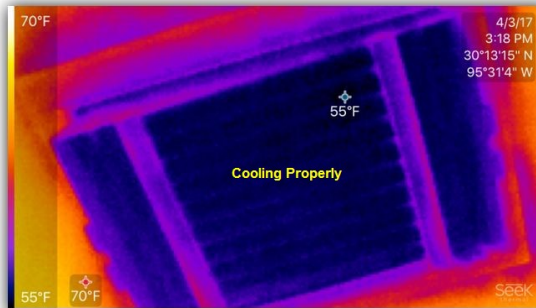
Comments:

CONDENSING UNIT # 1:

Make: Ameristar
Model #: M4AC4060C1000AA
S/N: 163610028M

No deficiencies or anomalies observed.

A thermal image of the air vents show the air conditioning unit was cooling properly at time of inspection.



TEMPERATURE DIFFERENTIAL: 18 degrees (73, 55)

The inspection of the HVAC equipment was done without the dismantling or removal of parts, members or components.

CONDENSATION DRAIN PAN / DRAIN LINES:

No deficiencies or anomalies observed.

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C. Duct Systems, Chases, and Vents

RETURN DUCTS CHASES AND VENTS:

No deficiencies or anomalies observed.

SUPPLY DUCTS CHASES AND VENTS:

No deficiencies or anomalies observed.

Not all duct work is visible for inspection.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: Not noted

Static water pressure reading: 67 PSI

Comments:

WATER SUPPLY PLUMBING:

Observed the plumbing supply piping to be made of mostly copper where visible.

Water softener, treatment and filtration type equipment is not checked / inspected.

Could not verify that all gas and water pipes are properly bonded.

COMMODES:

No deficiencies or anomalies observed.

SINKS:

No deficiencies or anomalies observed.

FAUCETS:

No deficiencies or anomalies observed.

TUB(S):

Need sealing/caulking around tub(s).

SHOWER(S):

Need sealing/caulking around shower(s).

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24 hour shower pan test specifically excluded.

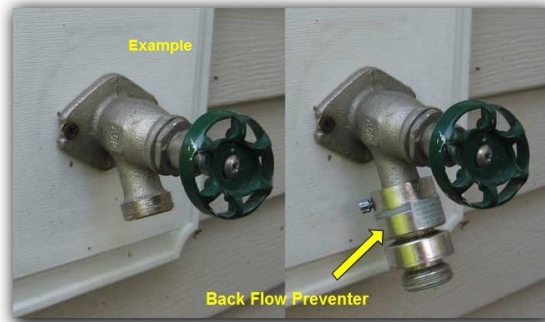
LAUNDRY CONNECTIONS:

No deficiencies or anomalies observed.

Recommend use of stainless steel wire braided "no burst" clothes washer water supply lines to reduce chance of water damage.

EXTERIOR HOSE BIBS:

Some exterior hose spigot(s) do not have code approved anti-back flow devices installed. *Note: Back flow preventers cost approximately \$5.00 and are easy to install.*



B. Drains, Wastes, and Vents

No deficiencies observed at time of inspection.

Hydrostatic pressure test of sewer lines specifically excluded.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 gallon

Comments:

WATER HEATING UNIT(S):

No deficiencies or anomalies observed.

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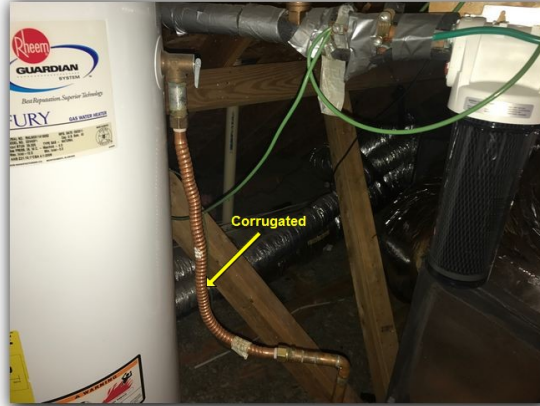
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TEMPERATURE & PRESSURE RELIEF VALVES(S):

Observed improper piping used for the TPR drain line. Although I have never observed a problem using corrugated piping on TPR drain lines, the drain line should be made of smoothed walled material only.



TPR valves over 3 years of age are not tested for risk of leaking.

Most manufactures recommend replacement of TPR valves over 3 years of age.

WATER HEATER EXHAUST VENT(S):
No deficiencies or anomalies observed.

- D. Hydro-Massage Therapy Equipment**
Not present

V. APPLIANCES

- A. Dishwashers**
No deficiencies observed at time of inspection.

- B. Food Waste Disposers**
No deficiencies observed at time of inspection.

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C. Range Hood and Exhaust Systems

No deficiencies observed at time of inspection.

D. Ranges, Cooktops, and Ovens

RANGE/COOKTOP:

No deficiencies observed at time of inspection.

OVEN:

No deficiencies or anomalies observed.

Timer and cleaning cycles not checked

E. Microwave Ovens

No deficiencies observed at time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Observed a rattling sound when operating the exhaust fan in master bathroom. Unbalanced fans can cause friction or overheat the motor which has cause home fires. Recommend replacing the exhaust fan.

G. Garage Door Operators

No deficiencies observed at time of inspection

Checked manual operation only; remote control not checked

H. Dryer Exhaust Systems

No deficiencies or anomalies observed.

Recommend periodic cleaning/removal of lint to reduce risk of fire.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

The sprinkler system was not working at time of inspection. Recommend further evaluation by a qualified technician.

Observed one sprinkler shutoff handle that was rusted and broken. In need of replacement.



Summary

The following information is a brief summary of the Inspector's findings. For more detailed information, including photos, please reference the entire report.

GRADING AND DRAINAGE

Recommend vegetation be cut back away from exterior of home to prevent damage.

ROOF COVERING MATERIALS

Observed some granule loss on shingles in one or more areas.

Observed raised shingles in one or more areas of roof. Recommend securing all shingles to prevent water penetration from wind driven rain.

Recommend cutting trees back away from roof surface to prevent damage.

Observed siding touching shingles around the chimney. Common industry practice calls for at least a two inch separation from bottom edge of siding and roof surface. The two inch separation helps prevent moisture from being trapped which can cause deterioration. Note: This is common to find after a roof has been replaced.

Observed bent/raised flashing in one or more areas. Recommend securing all flashing to prevent water penetration from wind driven rain.

WALLS (INTERIOR AND EXTERIOR)

Recommend sealing/caulking around all holes, gaps, cracks and exterior siding penetrations to prevent water entry.

Did not observe a protective sleeve installed around the gas line at exterior wall. Although this may not have been required at time of construction, current standards call for a protective sleeve to be installed anytime a gas line penetrates a masonry wall.

DOORS (INTERIOR AND EXTERIOR)

One or more exterior doors use "keyed deadbolt locks " on the inside. Although commonly used for security against intruders, this is not the best practice. For safety purposes in case of fire, all exterior locks on egress doors should be thumbblatched on the inside.

WINDOWS

Observed the tint was damaged on one or more windows in the master bedroom.

Observed a crack in the left window in master bedroom.

I was unable to lock one lock in the right guest bedroom (right window). In need of adjustment or repair.

FIREPLACES AND CHIMNEYS

Did not observe a damper clamp installed on the damper. Current standards call for damper clamps to be installed on all gas burning fire places. The damper clamp prevents the damper from closing all the way which can prevent toxic fumes from entering the home. Recommend installation of a damper clamp.

Note: Damper clamps cost around \$5.00 and are easy to install.

Observed the chimney flue was in contact with attic insulation. Current standards call for the chimney flue to have at least a 2 inch clearance from combustibles including attic insulation. Recommend moving insulation back away from chimney flue to reduce the risk of fire.

SERVICE ENTRANCE AND PANELS

Observed multiple wires entering the panel through the same knockout (bundling). Bundling has been common practice for many years and was allowed at time of construction, but current standards now call for wiring to be separated and secured to the panel.

Observed two conductors under one screw lug (Double Lugged). Current electric codes permit only one conductor under one screw lug.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed the ceiling fan was too close to the tub in master bathroom. Current standards call for ceiling fans to be at least 3 feet away from the bathtub.

Did not observe an IC (insulation contact) rating for the can lights in the attic. Recommend moving insulation away from the can lights to reduce the risk of fire.

Did not observe GFCI protection for all outlets in the laundry room. This was not required at time of construction, but current standards call for all laundry room outlets to have GFCI protection.

Did not observe a carbon monoxide detector which is required in homes with gas appliances, a fireplace or an attached garage.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Some exterior hose spigot(s) do not have code approved anti-back flow devices installed. Note: Back flow preventers cost approximately \$5.00 and are easy to install.

WATER HEATING EQUIPMENT

Observed improper piping used for the TPR drain line. Although I have never observed a problem using corrugated piping on TPR drain lines, the drain line should be made of smoothed walled material only.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Observed a rattling sound when operating the exhaust fan in master bathroom. Unbalanced fans can cause friction or overheat the motor which has cause home fires. Recommend replacing the exhaust fan.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

The sprinkler system was not working at time of inspection. Recommend further evaluation by a qualified technician.

Observed one sprinkler shutoff handle that was rusted and broken. In need of replacement.

INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues , and/or issues unnamed in this report.

This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected , but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view.

The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report. The inspector is a generalist and does not specialize in any one area. If any item is marked as deficient in the report, we recommend you have that item further evaluated by a professional, specializing in that field, prior to purchasing the home.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or

future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Stull Inspections will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact.

THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Stull Inspections within ten (10) days of the time of discovery to give Stull Inspections a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Stull Inspections and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence.

Stull Inspections does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.