

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

10 Balboa Rd

Inspected Address

Montgomery

City

77356

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

10 Balboa Rd Inspected Address Montgomery City 77356 Zip Code

1A. Stull Pest Control Name of Inspection Company 1B. 0788415 SPCS Business License Number

1C. 11461 Lake Oak Drive Address of Inspection Company Montgomery TX City State 77356 Zip 936-320-3836 Telephone No.

1D. Sean Salinas Name of Inspector (Please Print) 1E. Certified Applicator [] Technician [x] (check one)

1F. Tuesday, November 9, 2021 Inspection Date

2. Bob Peel and Rhonda Rincon Name of Person Purchasing Inspection Seller [] Agent [] Buyer [x] Management Co. [] Other []

3. Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [] Seller [] Agent [x] Buyer [x] (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Single Family Residence

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction: Foundation: Slab [x] Pier and Beam [] Pier Type: Basement [] Other: Siding: Wood [] Fiber Cement Board [] Brick [] Stone [] Stucco [x] Other: Roof: Composition [x] Wood Shingle [] Metal [] Tile [] Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: NA

If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other []

If treating for drywood termites or related insets, the treatment was: Full [] Limited []

6B. NA Date of Treatment by Inspecting Company NA Common Name of Insect NA Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes [] No [] List Insects: NA

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

7A. Sean Salinas Lic #0840957 Inspector (Technician or Certified Applicator Name and License Number)

Others Present: 7B. NA Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near: 8A. Electric Breaker Box [] Water Heater Closet [] Beneath the Kitchen Sink [x] 8B. Date Posted: November 9, 2021

9A. Were any areas of the property obstructed or inaccessible? Yes [x] No [] (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following: Attic [x] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure [] Deck [x] Sub Floors [x] Slab Joints [] Craw Space [] Soil Grade Too High [] Heavy Foliage [x] Eaves [] Weepholes [] Other [x] Specify: areas with stored items

10A. Conditions conducive to wood destroying insect infestation? Yes [x] No [] (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to: Debris under or around structure (K) [] Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) [] Planter box abutting structure (O) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) [x] Insufficient ventilation (T) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [] Other (C) [x] Specify: obstructed view of slab joint

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11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

11B. Drywood Termites

11C. Formosan Termites

11D. Carpenter Ants

11E. Other Wood Destroying Insects

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

NA

11G. Visible evidence of: NA has been observed in the following areas: NA

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection)

Yes

No

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows:

Yes

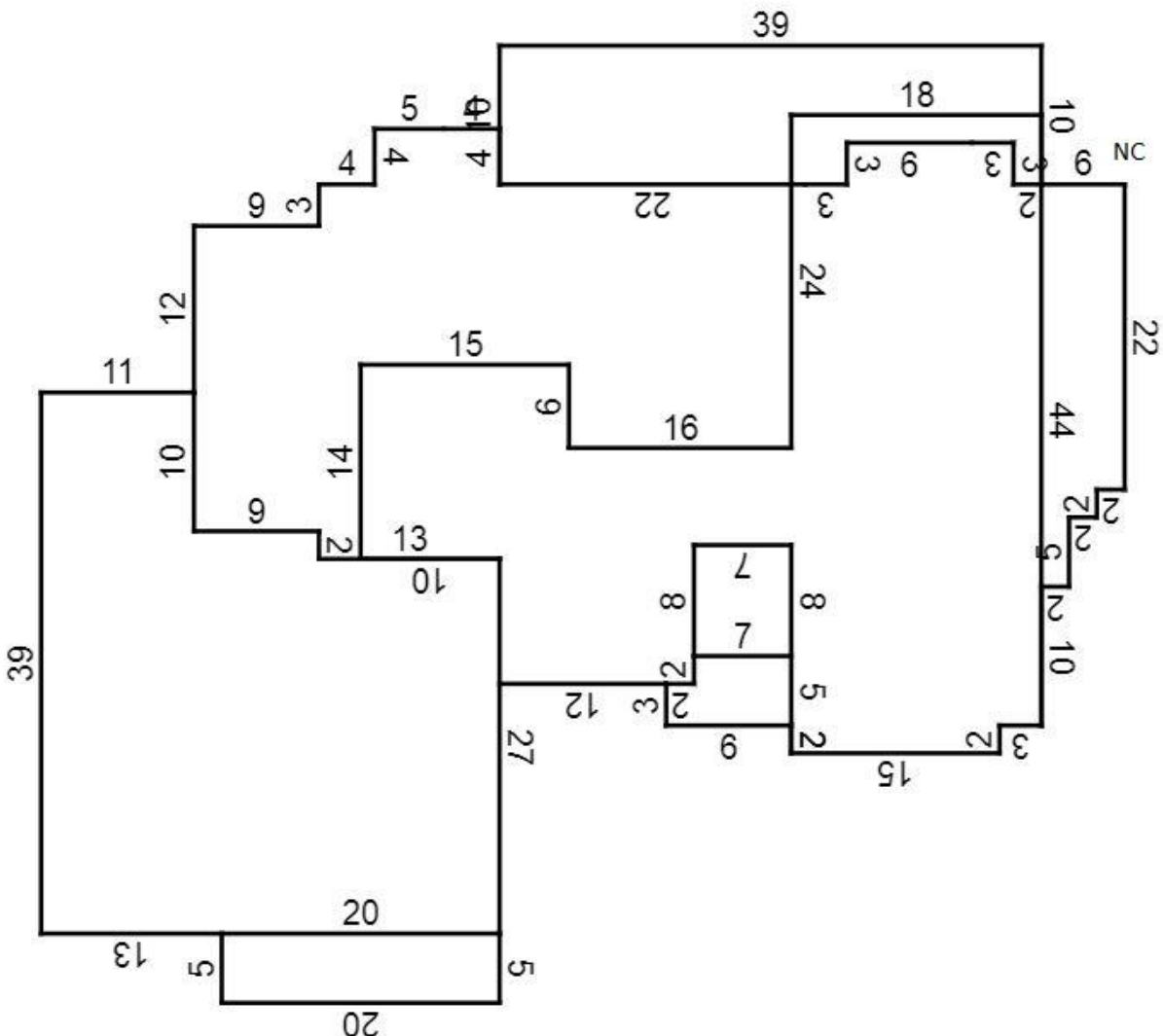
No

Specify reason: conducive conditions exist

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conductive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify



Additional Comments

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Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____

Date _____

Customer or Designee not Present **Buyers Initials** _____



10 Balboa Rd
Montgomery, TX 77356

PROPERTY INSPECTION REPORT

Prepared For: Bob Peel and Rhonda Rincon
(Name of Client)

Concerning: 10 Balboa Rd, Montgomery, TX 77356
(Address or Other Identification of Inspected Property)

By: Sean Salinas, Lic # 21192 James Pittard, Lic # 24855 11/09/2021
(Name and License Number of Inspector) (Date)

Chris Stull, Lic#20945
(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 more minor issues (not always) and general FYI (for your information).

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.

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.

I=Inspected

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

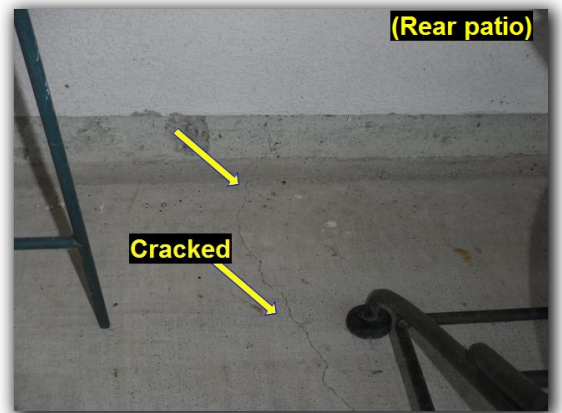
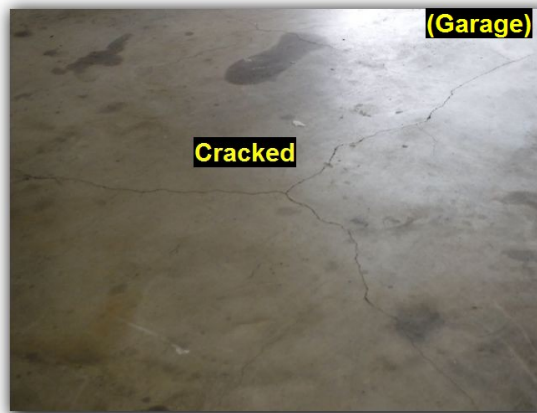
A. Foundations

Type of Foundation(s):

Type of foundation is Slab

Comments:

Observed evidence that suggests foundation movement (larger than normal cracks in garage & rear patio area). Some foundation settlement is normal, but I recommend further evaluation by a structural engineer or foundation repair professional to ensure no repairs are needed.



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.



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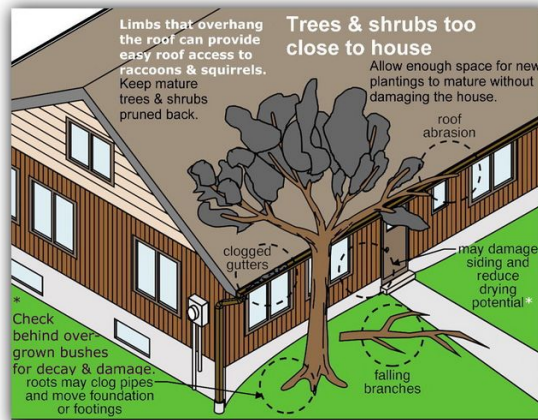
NP=Not Present

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I NI NP D

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.

C. Roof Covering Materials

Types of roof covering:

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

Viewed From: Drone



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Comments:

ROOF SURFACE:

No significant deficiencies observed

Recommend cleaning off the surface of the roof to allow proper drainage & to prevent damage to the roof.

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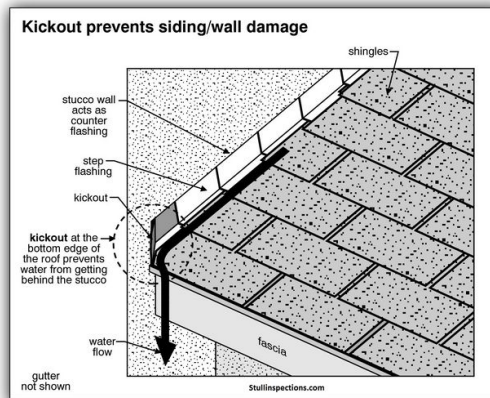
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I NI NP D



VISIBLE FLASHING:

Did not observe kick out flashing installed in one or more areas. Current standards call for kick out flashing to be installed to help prevent water from getting behind the wall which can cause damage.



ROOF PENETRATIONS:

No significant deficiencies observed

RAIN GUTTERS & DOWNSPOUTS:

No significant deficiencies observed

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D. Roof Structures and Attics

Viewed From: Inside accessible areas of attic

Approximate Average Depth of Insulation: 8" - 10"

Comments:

ROOF STRUCTURE AND FRAMING:

Observed a charred rafter in the main / right side attic where the water heater exhaust vent is in close proximity to the rafter. Recommend having a qualified contractor evaluate and repair / add support as needed (see photo on page 32).

Observed older style framing in the attic. This type of framing was common practice at time of construction, but would not be up to current framing standards.

Not all areas of attic were accessible to inspection.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Observed wiring too close to attic access opening. Wiring should be at least 6 feet away from attic opening. One reason for this code is that someone falling from the access ladder might grab onto an electrical wire. Usually securing the wiring so that it can not be grabbed will alleviate this danger.



Observed evidence of rodent / pest activity in the attic. Could not determine if it was previous or current activity. Recommend consulting a pest control company.

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ATTIC INSULATION:

Observed insulation removed/missing in one or more areas of the attic. Recommend adding or reattaching insulation for optimum energy efficiency.



ATTIC VENTILATION & SCREENING:

No significant deficiencies observed

Attic fans not tested.

-
-
-
-

E. Walls (Interior and Exterior)

INTERIOR:

Observed minor cosmetic issues / drywall cracks.

Client Advisory: We are not mold inspectors. No mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such inspections / tests. If there is any mention of organic growth in this report, it should be considered a bonus and we recommend having the home evaluated by a professional mold inspector.

Not able to inspect all walls in furnished homes.

Buyer's Note: Cosmetic issues are not within the scope of this inspection. The objective of our inspection is to discover major structural issues, ensure that all systems are functioning properly and to find any potential safety hazards. Anything reported that is cosmetic in nature is for FYI purposes only and should be considered a bonus.

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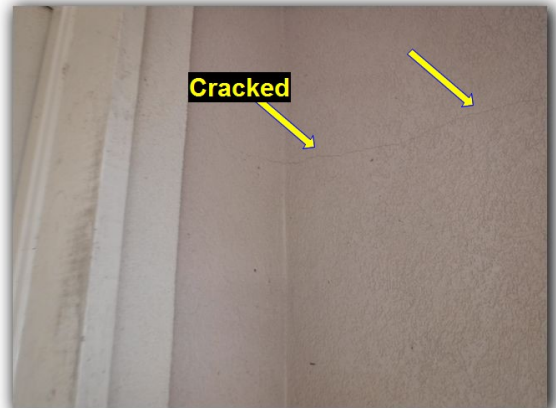
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EXTERIOR:

Observed the EIFS siding was damaged and not sealed in several areas around the exterior. Recommend further evaluation and repairs / sealing as needed by a qualified contractor. Recommend the contractor evaluate to ensure no water is trapped behind the siding which could cause damage.



Excessive storage observed in garage. Unable to visually inspect some areas.

-
-
-
-

F. Ceilings and Floors

CEILINGS:

Observed water stains on the ceiling in the garage. Moisture readings were low at time of inspection which usually indicates the stains are from previous leaks, but I could not be certain. Recommend asking the seller about previous leaks that may have been repaired or having further evaluation by a contractor.

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Observed cracks and other cosmetic issues in one or more areas.

Buyer's Note: Cosmetic issues are not within the scope of this inspection. The objective of our inspection is to discover major structural issues, ensure that all systems are functioning properly and to find any potential safety hazards. Anything reported that is cosmetic in nature is for FYI purposes only and should be considered a bonus.

Observed past repairs in one or more areas.

FLOORS:

Observed minor cosmetic issues.

G. Doors (Interior and Exterior)

INTERIOR:

Observed minor cosmetic damage to one or more doors.

Observed one or more doors in need of adjustment to open / close properly.

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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 thumbblacked on the inside.



Observed damaged doorsweep on the front entrance door. In need of repair/replacement.

Observed some dents / minor damage at the threshold at the front entrance.

Observed the front door and hardware has become weathered. Recommend re-seal with a weather resistant coating to slow the deterioration process.

GARAGE:

Observed some dents / minor damage on the garage door(s).

Observed some deteriorated wood on the garage door frame(s).

No self closing hinge observed at garage door leading to residence. Industry standards call for a self closing door between garage and residence.

Note: A self closing hinge costs approximately \$10.00 and is easy to install.

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

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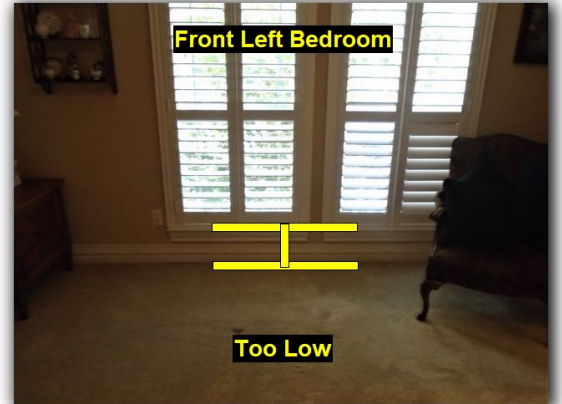
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H. Windows

WINDOWS:

Observed several windows that were too low to the floor. Although this may have been allowed at time of construction, current standards call for second story windows to be at least 24 inches from the floor. This is to prevent small children from falling. Recommend installing safety locks that will not allow the window to open more than 4 inches.



Observed breakfast room window that has a broken window spring. The windows springs hold the windows up when opened.



Observed the thermal seal was broken on one or more windows. A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness will continue to get worse until it is difficult to see out of the window.

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Note: It is sometimes difficult to determine. Recommend have further evaluation by a professional window contractor.

Observed one or more damaged window latches.

Observed multiple windows stiff or difficult to open / close. In need of adjustment.

Observed one or more damaged window trim.



Observed beeping sound when opening and closing windows in front left room. Attempted multiple times to open and close windows to stop sound but no attempts caused sound to stop.

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I. Stairways (Interior and Exterior)

INTERIOR:

Observed the guardrail on the interior stairway was loose in multiple areas and could be a safety hazard. In need of securing. Recommend having a qualified contractor evaluate and secure as needed.

Buyer's note: The handrail / guardrail is possibly climbable. Recommend using caution if children are on the stairs or near the second floor guardrail.



EXTERIOR:

Not present

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.

I=Inspected

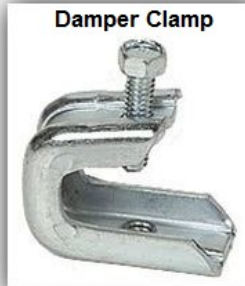
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Note: Damper clamps cost around \$5.00 and are easy to install.



Observed the gas line penetration into the firebox had not been sealed. This is recognized as a fire hazard. In need of sealing.



K. Porches, Balconies, Decks, and Carports

Observed multiple loose guardrails on the second floor balcony. Rust observed at the balcony guardrail (s). Recommend having a qualified contractor evaluate and repair / secure as needed.

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



Deteriorated wood observed at the rear deck.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

200 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED AT GARAGE

Observed breaker blanks missing from the panel cover. When a breaker is removed, breaker blanks should be installed to properly secure the panel.

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I	NI	NP	D
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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, recreations 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.

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. Note: You are not required to bring the panel up to current standards.

SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed feeder type of wiring is copper.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

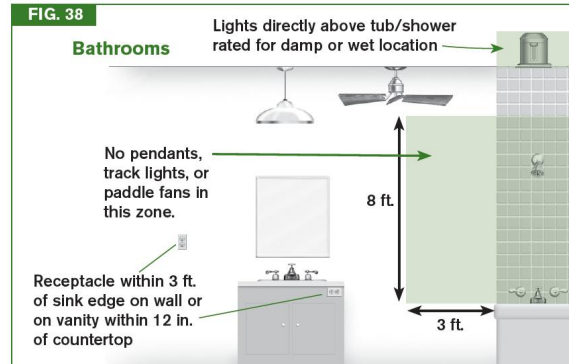
Improper termination of wiring in the counter under the cook top.



FIXTURES:

The doorbell button was missing / damaged. Recommend replace or repair as needed.

Observed an improper light fixture above the primary bathtub. Light fixtures directly over bathtubs should be rated for wet locations.



Did not observe an IC (insulation contact) rating for the can lights in the attic. Most can lights require a 3 inch clearance from all combustibles, including insulation. Recommend moving insulation away from the can lights at least 3 inches to reduce the risk of fire.

Observed one or more lights that did not turn on. Probably just burned out bulbs, but I could not determine. Recommend asking the seller to replace bulbs as needed and ensure all lights are working.

Observed an inadequate number of outlets in the office. Current standards call for for outlets to be installed approximately every four feet in the kitchen and every six feet along walls in the home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

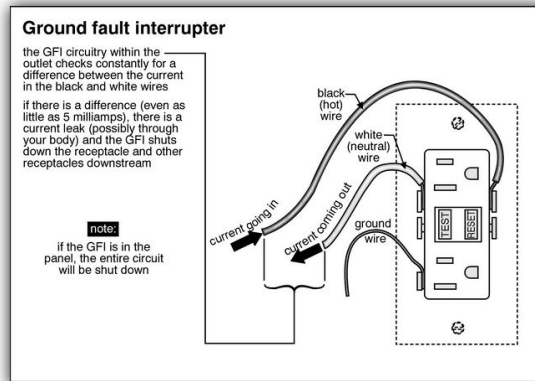
I NI NP D

Observed office ceiling fan not properly balanced (wobbly).

Photocell and landscape lighting are not inspected.

OUTLETS:

Did not observe GFCI protection for all outlets in the kitchen, laundry room, garage, exterior & living room side of the kitchen bar. Current standards call for GFCI protection for all outlets in kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This is a recognized safety hazard.



Observed one or more outlets that did not have a spark ring installed. Currents standards call for junction boxes mounted within a surface of wood or other combustible surface to be flush with the combustible material to prevent a fire hazard.



I=Inspected

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D=Deficient

I NI NP D

Observed the dryer outlet has a metal cover plate. Recommend replacing with a plastic cover plate as a safety precaution.

Observed damaged and/or missing outlet covers.

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

Observed one or more loose outlets.

SWITCHES:

Observed dimmer switch installed upside down in the front dining room. Switch was warm and registered approximately 106 degrees when viewed with a FLIR Infrared camera. A warm dimmer switch was also noted in the foyer. Recommend having a licensed electrician evaluate and repair as needed.



Observed one or more mystery switches (could not determine what they operate).

Observed missing screw from second floor left bathroom switch cover.

Observed damaged and/or missing switch covers.

EQUIPMENT DISCONNECTS:

No significant deficiencies observed

SMOKE DETECTORS:

Did not observe installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

This inspection does not include testing units with actual smoke.

Smoke detectors connected to an alarm system are not tested.

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: Natural Gas

Comments:

Observed the furnace for the second floor was not operational at the time of inspection. Recommend further evaluation by a licensed HVAC technician.

A thermal image of the air vents show the first floor furnace was heating properly at time of inspection.



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

I NI NP D

HOUSE HEATER EXHAUST VENT(S):

No significant deficiencies observed.

BLOWER(S):

No significant deficiencies observed.

THERMOSTAT(S):

No significant deficiencies observed.

Client Advisory: The inspection of the HVAC equipment was performed without the dismantling or removal of parts, access panels, members or components. This inspection is a performance based inspection and visual inspection of the exterior of the units only. For an internal inspection of the equipment, we recommend consulting a professional HVAC company.

B. Cooling Equipment

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT(S): TRANE (2005), LENNOX (1998)



Based on the age of the Lennox condensing unit, I recommend evaluation and servicing by a licensed a licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed the suction line is missing insulation. For optimum energy efficiency I recommend re-insulating the suction line.



Bent / damaged fins observed. Recommend straightening bent / damaged fins to promote proper air flow.



I=Inspected

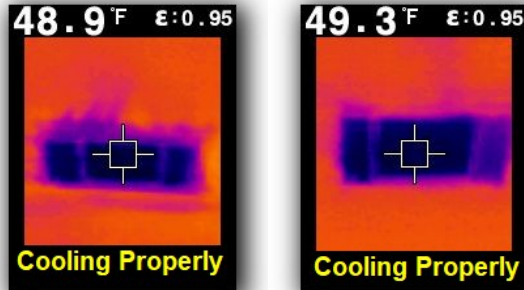
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A thermal image of the air vents show the air conditioning unit(s) was / were cooling properly at time of inspection.



TEMPERATURE DIFFERENTIALS: 18 degrees (67, 49) **GOOD**
19 degrees (68, 49) **GOOD**

Client Advisory: The inspection of the HVAC equipment was performed without the dismantling or removal of parts, access panels, members or components. This inspection is a performance based inspection and visual inspection of the exterior of the units only. For an internal inspection of the equipment, we recommend consulting a professional HVAC company.

CONDENSATION DRAIN PAN / DRAIN LINES:

Observed the condensate line was missing insulation in the attic. Condensate lines will sweat and can drip condensation. Recommend insulating exposed areas of condensate line.



According to the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE). The average life expectancy for a split system air conditioning system is 15 years. For more information visit: www.ashrae.org.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

DUCTS CHASES AND VENTS:

Observed ducts touching in one or more areas in the attic. This can allow condensation to form between the ducts which can drip onto the attic floor or ceilings below. Recommend separating the ducts or placing a piece of insulation between the ducts to prevent condensation from forming.



For optimum efficiency duct work should be suspended from the attic floor. Recommend consulting an HVAC technician for more information.



An open chase was observed in the attic that was not properly firestopped. Current standards call for all open chases to be properly firestopped with an approved material to slow the spread of flames in the event of a fire (drywall is commonly used). Recommend having a qualified contractor add firestopping materials as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Observed one kitchen register (vent) that did produce proper warm / cold temperatures when tested. Possibly setup as a return register but I could not determine. Recommend further evaluation by a licensed HVAC contractor.



Not all duct work is visible for inspection.

Client Advisory: This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Stull Inspections recommends contacting a qualified professional of your choice for further information / investigation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: Exterior

Static water pressure reading: 68 PSI

Comments:

WATER SUPPLY PLUMBING:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed the plumbing supply piping to be made of mostly PEX 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:

Observed the toilets in all bathrooms loose from the floor. In need of tightening.

SINKS:

One or more drain stoppers needs adjusting.

FAUCETS:

Hot / cold water is reversed at the primary tub & also at the kitchen sink. Recommend having a licensed plumber repair as needed.

Observed the faucet at the kitchen sink loose and a slow leak from the countertop. In need of repair.



Observed the faucet handle at the second floor left bathroom shower loose. In need of tightening.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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TUB(S):

Need sealing/caulking around tub(s).

Observed one or more stopper missing or in need of adjustment.

SHOWER(S):

Need sealing/caulking around shower(s).

Observed in the second floor left bathroom the shower doors stiff or difficult to open / close. In need of adjustment.

24 hour shower pan test specifically excluded.

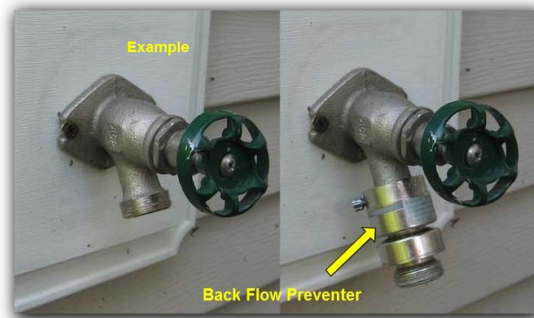
LAUNDRY CONNECTIONS:

No significant deficiencies 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.



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

I NI NP D

B. Drains, Wastes, and Vents

No significant deficiencies observed.

Client Advisory: Underground sewer lines and other drains that are not visible are not inspected. No cameras or hydrostatic pressure testing is performed. This type of testing is rare and should only be performed by a qualified plumbing specialist. Any home that has been vacant for an extended period (30 days or more) can occasionally have issues with main drain line clogs after our inspection. This is due to debris inside the drain drying out and then breaking loose when water is run to inspect the drains. If you experience drainage issues after moving in, please contact a licensed plumber. Normally the main drain line needs to be snaked to correct the issue. If you need a plumbing referral, please contact our office.

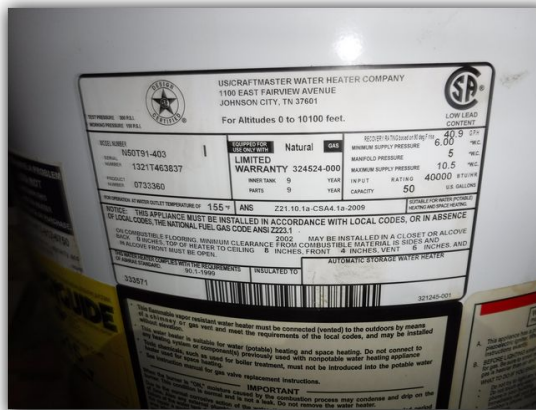
C. Water Heating Equipment

Energy Sources: Natural Gas

Capacity: 50 Gallon X2

Comments:

WATER HEATING UNIT(S): Whirlpool (2013), 2 units



No significant deficiencies observed

I=Inspected

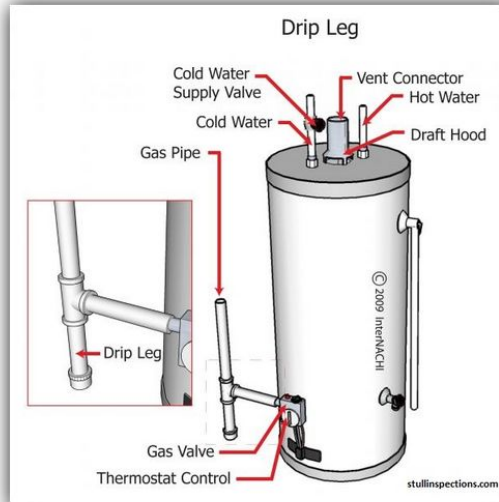
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Did not observe a drip leg (sediment trap) for gas line at water heater(s). Sediment traps are necessary to protect appliance gas controls from the dirt, soil, pipe chips and other debris that can enter the piping during installation or repair and cause damage to the unit. As inspectors we are not required to report this as a deficiency, but you might consider installing drip legs if you every have repair work performed or replace the water heater(s).



TEMPERATURE & PRESSURE RELIEF VALVES(S):

No significant deficiencies observed

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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WATER HEATER EXHAUST VENT(S):

Observed the exhaust duct for the water heater was too close to combustibles. Current standards call for at least a one inch separation from combustibles. This is a fire hazard. In need of repair.



D. Hydro-Massage Therapy Equipment

Observed hydro-massage therapy tub working properly at the time of inspection.



Was not able to access motor for visual inspection. Current standards call for hydro massage bathtub electrical equipment to be accessible without damaging the building structure or building finish.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

No significant deficiencies observed.

B. Food Waste Disposers

No significant deficiencies observed

C. Range Hood and Exhaust Systems

Observed a gap that needs to be sealed at the air duct for the countertop range. In need of repair. Current standards call for the duct must be made from galvanized steel, stainless steel or copper. It must have a smooth interior, and be air tight.



D. Ranges, Cooktops, and Ovens

RANGE / COOKTOP:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No significant deficiencies observed.

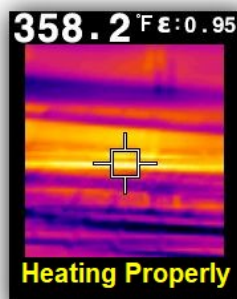


Multiple knobs were damaged/melted but were able to operate the cooktop.



OVEN:

No significant deficiencies observed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Timer and cleaning cycles not checked

-

E. Microwave Ovens

No significant deficiencies observed.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Observed the bathroom exhaust vents were terminating into the soffit vents. Although I have never observed a problem with this setup, current standards call for the exhausts vents to terminate through the roof or side wall.

-

G. Garage Door Operators

No significant deficiencies observed

Checked manual operation only; remote control not checked.

Recommend disabling the manual garage door lock(s) when a garage door opener is present to prevent damage to the door(s).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

No significant deficiencies observed.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Observed zone 4 was not operational at the time of inspection. Leaky sprinkler head observed in Zone 7. Backflow preventer not located. Recommend further evaluation by a qualified landscape irrigation contractor.

Summary

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

FOUNDATIONS

Observed evidence that suggests foundation movement (larger than normal cracks in garage & rear patio area). Some foundation settlement is normal, but I recommend further evaluation by a structural engineer or foundation repair professional to ensure no repairs are needed.

ROOF COVERING MATERIALS

Recommend cleaning off the surface of the roof to allow proper drainage & to prevent damage to the roof.

Did not observe kick out flashing installed in one or more areas. Current standards call for kick out flashing to be installed to help prevent water from getting behind the wall which can cause damage.

ROOF STRUCTURES AND ATTICS

Observed a charred rafter in the main / right side attic where the water heater exhaust vent is in close proximity to the rafter. Recommend having a qualified contractor evaluate and repair / add support as needed (see photo on page 32).

Observed wiring too close to attic access opening. Wiring should be at least 6 feet away from attic opening. One reason for this code is that someone falling from the access ladder might grab onto an electrical wire. Usually securing the wiring so that it can not be grabbed will alleviate this danger.

Observed evidence of rodent / pest activity in the attic. Could not determine if it was previous or current activity. Recommend consulting a pest control company.

Observed insulation removed/missing in one or more areas of the attic. Recommend adding or reattaching insulation for optimum energy efficiency.

WALLS (INTERIOR AND EXTERIOR)

Observed the EIFS siding was damaged and not sealed in several areas around the exterior. Recommend further evaluation and repairs / sealing as needed by a qualified contractor. Recommend the contractor evaluate to ensure no water is trapped behind the siding which could cause damage.

CEILING AND FLOORS

Observed water stains on the ceiling in the garage. Moisture readings were low at time of inspection which usually indicates the stains are from previous leaks, but I could not be certain. Recommend asking the seller about previous leaks that may have been repaired or having further evaluation by a contractor.

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 thumbblactched on the inside.

Observed damaged doorsweep on the front entrance door. In need of repair/replacement.

WINDOWS

Observed several windows that were too low to the floor. Although this may have been allowed at time of construction, current standards call for second story windows to be at least 24 inches from the floor. This is to prevent small children from falling. Recommend installing safety locks that will not allow the window to open more than 4 inches.

Observed breakfast room window that has a broken window spring. The windows springs hold the windows up when opened.

Observed the thermal seal was broken on one or more windows. A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness will continue to get worse until it is difficult to see out of the window.

Observed beeping sound when opening and closing windows in front left room. Attempted multiple times to open and close windows to stop sound but no attempts caused sound to stop.

STAIRWAYS (INTERIOR AND EXTERIOR)

Observed the guardrail on the interior stairway was loose in multiple areas and could be a safety hazard. In need of securing. Recommend having a qualified contractor evaluate and secure as needed.

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.

Observed the gas line penetration into the firebox had not been sealed. This is recognized as a fire hazard. In need of sealing.

PORCHES, BALCONIES, DECKS, AND CARPORTS

Observed multiple loose guardrails on the second floor balcony. Rust observed at the balcony guardrail (s). Recommend having a qualified contractor evaluate and repair / secure as needed.

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

SERVICE ENTRANCE AND PANELS

Observed breaker blanks missing from the panel cover. When a breaker is removed, breaker blanks should be installed to properly secure the panel.

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, recreations 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.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Improper termination of wiring in the counter under the cook top.

The doorbell button was missing / damaged. Recommend replace or repair as needed.

Observed an improper light fixture above the primary bathtub. Light fixtures directly over bathtubs should be rated for wet locations.

Did not observe an IC (insulation contact) rating for the can lights in the attic. Most can lights require a 3 inch clearance from all combustibles, including insulation. Recommend moving insulation away from the can lights at least 3 inches to reduce the risk of fire.

Observed one or more lights that did not turn on. Probably just burned out bulbs, but I could not determine. Recommend asking the seller to replace bulbs as needed and ensure all lights are working.

Observed an inadequate number of outlets in the office. Current standards call for for outlets to be installed approximately every four feet in the kitchen and every six feet along walls in the home.

Did not observe GFCI protection for all outlets in the kitchen, laundry room, garage, exterior & living room side of the kitchen bar. Current standards call for GFCI protection for all outlets in kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This is a recognized safety hazard.

Observed one or more outlets that did not have a spark ring installed. Currents standards call for junction boxes mounted within a surface of wood or other combustible surface to be flush with the combustible material to prevent a fire hazard.

Observed dimmer switch installed upside down in the front dining room. Switch was warm and registered approximately 106 degrees when viewed with a FLIR Infrared camera. A warm dimmer switch was also noted in the foyer. Recommend having a licensed electrician evaluate and repair as needed.

Did not observe installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage.

HEATING EQUIPMENT

Observed the furnace for the second floor was not operational at the time of inspection. Recommend further evaluation by a licensed HVAC technician.

COOLING EQUIPMENT

Based on the age of the Lennox condensing unit, I recommend evaluation and servicing by a licensed a licensed HVAC technician.

Observed the suction line is missing insulation. For optimum energy efficiency I recommend re-insulating the suction line.

Bent / damaged fins observed. Recommend straightening bent / damaged fins to promote proper air flow.

Observed the condensate line was missing insulation in the attic. Condensate lines will sweat and can drip condensation. Recommend insulating exposed areas of condensate line.

DUCT SYSTEMS, CHASES, AND VENTS

Observed ducts touching in one or more areas in the attic. This can allow condensation to form between the ducts which can drip onto the attic floor or ceilings below. Recommend separating the ducts or placing a piece of insulation between the ducts to prevent condensation from forming.

For optimum efficiency duct work should be suspended from the attic floor. Recommend consulting an HVAC technician for more information.

An open chase was observed in the attic that was not properly firestopped. Current standards call for all open chases to be properly firestopped with an approved material to slow the spread of flames in the event of a fire (drywall is commonly used). Recommend having a qualified contractor add firestopping materials as needed.

Observed one kitchen register (vent) that did produce proper warm / cold temperatures when tested. Possibly setup as a return register but I could not determine. Recommend further evaluation by a licensed HVAC contractor.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Hot / cold water is reversed at the primary tub & also at the kitchen sink. Recommend having a licensed plumber repair as needed.

Observed the faucet at the kitchen sink loose and a slow leak from the countertop. In need of repair.

Observed the faucet handle at the second floor left bathroom shower loose. In need of tightening.

WATER HEATING EQUIPMENT

Observed the exhaust duct for the water heater was too close to combustibles. Current standards call for at least a one inch separation from combustibles. This is a fire hazard. In need of repair.

RANGE HOOD AND EXHAUST SYSTEMS

Observed a gap that needs to be sealed at the air duct for the countertop range. In need of repair. Current standards call for the duct must be made from galvanized steel, stainless steel or copper. It must have a smooth interior, and be air tight.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Observed zone 4 was not operational at the time of inspection. Leaky sprinkler head observed in Zone 7. Backflow preventer not located. Recommend further evaluation by a qualified landscape irrigation contractor.

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.