



12702 Copper Mill Dr  
Houston, TX 77070

## PROPERTY INSPECTION REPORT

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**Prepared For:** Diana Gonzalez  
(Name of Client)

**Concerning:** 12702 Copper Mill Dr, Houston, TX 77070  
(Address or Other Identification of Inspected Property)

**By:** Sean Salinas, Lic # 21192 James Pittard, Lic # 24855 08/05/2021  
(Name and License Number of Inspector) (Date)

Chris Stull, Lic #20945  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum 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.

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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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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s):

Type of foundation is slab

Comments:

Observed evidence that suggests there has been some settlement of the foundation, but in my professional opinion the foundation appears to be performing the intended function of adequately supporting the structure.

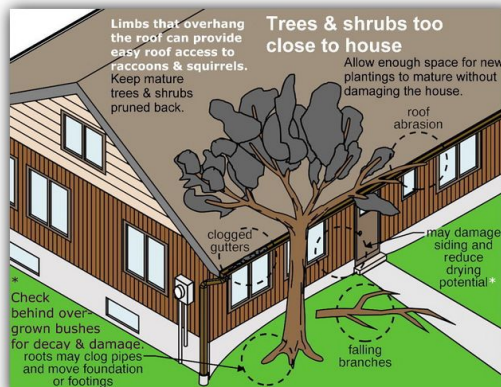
Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.



Portions of the foundation were not visible due to high soil.

### B. Grading and Drainage

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



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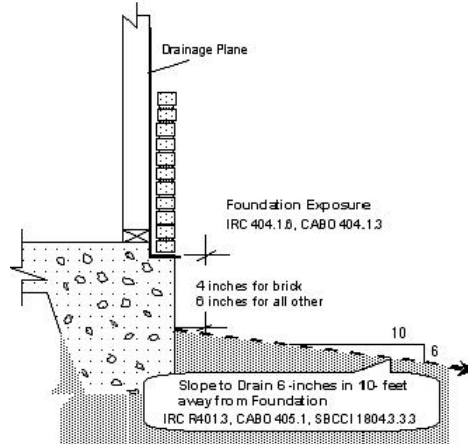
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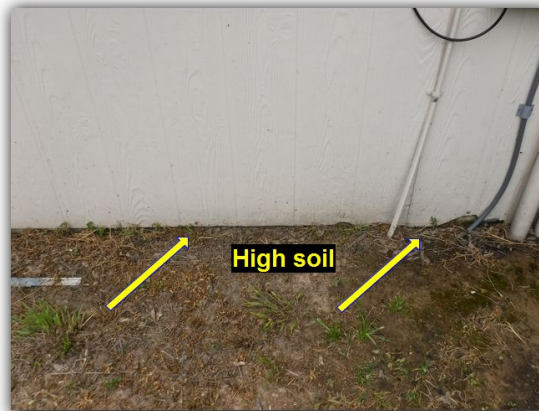
I	NI	NP	D
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*Buyer's note; ensure flower bed soil does not rise above foundation to prevent water and wood destroying insect entry into house.*

Observed the grading did not slope away from the home in one or more areas around the exterior. Current standards call for the grading to slope away from the home at least 6 inches per 10 feet. This is to prevent water from pooling close to the foundation which can cause damage. Remedies may include adding rain gutters, French drains or re-grading around the home.



Observed soil levels too high around the foundation in one or more areas. High soil levels are considered a conducive condition to termite activity and water penetration.



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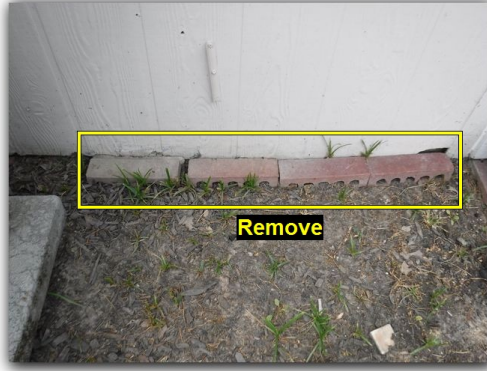
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Bricks, stone, etc. should not be stored near house or garage, can hide evidence of wood destroying insect activity, recommend relocating away from house / garage.



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



Observed siding touching shingles in one or more areas of roof. 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.



*Observed some sagging in one or more areas of the roof & roof overhang.*

*Observed deflection in one or more areas of the roof.*



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**VISIBLE FLASHING:**

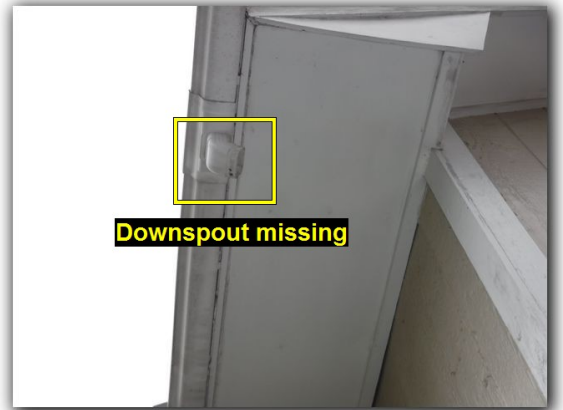
*No significant deficiencies or anomalies observed.*

**ROOF PENETRATIONS:**

*No significant deficiencies or anomalies observed.*

**RAIN GUTTERS & DOWNSPOUTS:**

Observed missing downspouts & leaning / separated gutters. Recommend repair as needed for proper drainage.



One or more splash blocks missing. Recommend adding splash blocks to divert water away from the foundation.

*Recommend cleaning out rain gutters to allow proper drainage.*

**D. Roof Structures and Attics**

*Viewed From: Inside accessible areas of attic*

*Approximate Average Depth of Insulation: 10"*

*Comments:*

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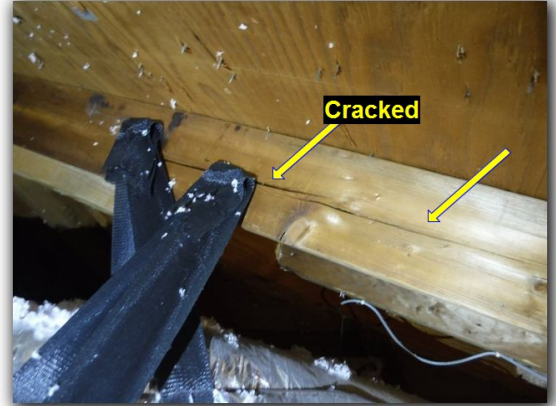
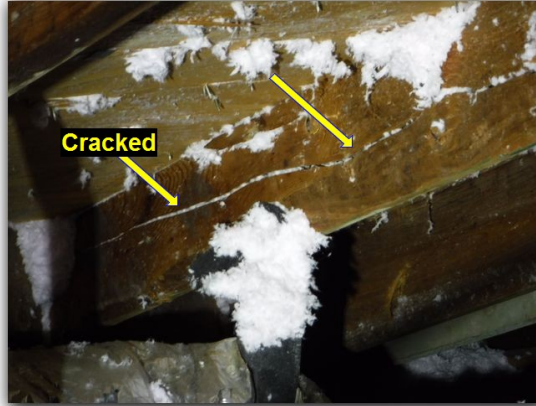
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**ROOF STRUCTURE AND FRAMING:**

*Observed some cracked rafters near the attic access & behind the furnace. Recommend having a qualified contractor evaluate the roof structure and repair / add support as needed.*



*Observed water stains to the roof decking in one or more areas in the attic. Moisture readings were low at time of inspection which usually indicates the stains are from a previous leak, but I could not be certain. Recommend asking the seller about a previous leak that may have been repaired or having further evaluation by a contractor.*



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

*Not all areas of attic were accessible to inspection.*

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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 one or more nails/screws missing from attic access ladder frame. Recommend installing a 16d nail or 1/4 inch diameter lag screw to properly secure stairway frame to ceiling.



*Observed loose hardware on the attic access ladder. Recommend tightening as needed.*

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



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

**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 or anomalies observed.*

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E. Walls (Interior and Exterior)

INTERIOR:

*Drywall damage observed in one or more areas.*



*Observed some water stains on the wall near the air registers in the living room. Area tested dry at the time of the inspection. Water stains near air registers are commonly caused by condensation on ductwork.*

*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 evaluations / studies. 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.*

*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.*

*Repaired drywall observed.*

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EXTERIOR:

Damaged / deteriorated siding & trim observed at one or more locations.



Observed some water stains / water damage to the soffits in multiple areas. This type of damage is commonly caused by gutters that need to be cleaned out of are damaged / sagging / not draining properly. Recommend having a qualified contractor repair as needed.



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Observed cracks in the brick and/or mortar around the exterior in one or more areas. Recommend sealing/caulking around all holes, gaps, cracks and exterior siding penetrations to prevent water & pest entry. Repaired areas observed on brick siding.



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



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

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**F. Ceilings and Floors**

**CEILINGS:**

Observed minor cosmetic issues.

*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.*

*Fresh paint observed, fresh paint can conceal water stains & drywall cracks.*

**FLOORS:**

Observed areas of carpet that needs stretching.

Observed minor cosmetic issues.



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

INTERIOR:

*Observed door stops missing from one or more doors. Recommend adding door stops to protect walls from being damaged.*

*One or more doors are in need of adjustment to stay open. Recommend adjusting as needed.*

*The laundry room doors were not installed at the time of the inspection.*

*Missing door latch noted at the double doors in the front middle bedroom.*

EXTERIOR:

*The sliding glass door screen was not installed at the time of the inspection.*

*No significant deficiencies or anomalies observed.*

GARAGE:

*Some minor damage / dents were observed on the garage door.*

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.*

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

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

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**H. Windows**

WINDOWS:

*Observed water stains at one or more window sills. Commonly caused by condensation or leaving the window open during rain. Areas tested dry at the time of the inspection.*

*Loose window screen(s) noted.*

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

INTERIOR:

*Not present at time of inspection.*

EXTERIOR:

*Not present at time of inspection.*

**J. Fireplaces and Chimneys**

*No significant deficiencies or anomalies observed.*

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

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



**L. Other**

FENCE:

Observed leaning, damaged and/or deteriorated pickets on the fence in one or more areas.



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I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

125 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED AT GARAGE

*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.*

*Improper clearance to electrical panel, minimum clearance should be 36" in front and 30" from side to side.*



*Did not observe labeling for all breakers in the panel.*

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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:

*No significant deficiencies or anomalies observed.*

FIXTURES:

Observed open incandescent type light fixtures in one or more closets which is considered a potential fire hazard by current standards.

*Photocell and landscape lighting are not inspected.*

OUTLETS:

I=Inspected

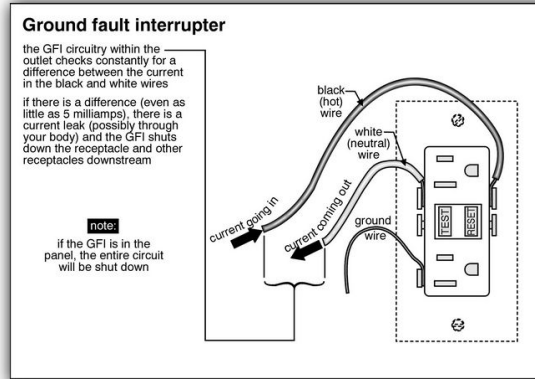
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Did not observe GFCI protection for all outlets in required locations, including but not limited to; kitchen. Current standards call for GFCI protection for all outlets in the kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This condition is a recognized safety hazard.



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

Observed an outlet in the living room that was wired incorrectly as open ground (ungrounded). Recommend having a licensed electrician repair as needed.



Observed an outlet in the front middle bedroom that has a broken prong stuck in the top portion of the outlet. Recommend having a licensed electrician repair as needed.

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

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SWITCHES:

*No significant deficiencies or anomalies observed.*

EQUIPMENT DISCONNECTS:

*No significant deficiencies or anomalies observed.*

SMOKE DETECTORS:

Not all smoke detectors were sounding when tested. Recommend replacing the batteries and retesting. Note: Smoke detectors have a life expectancy of 10 years on average.

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

Smoke detectors are not interconnected. The actuation of one alarm will not actuate all alarms in the house.

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

*Smoke detectors connected to an alarm system are not tested.*

*Recommend replacing all smoke detectors that are over ten years old which is the average life expectancy of smoke alarms.*

*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 fuel-fired 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).*

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

#### A. Heating Equipment

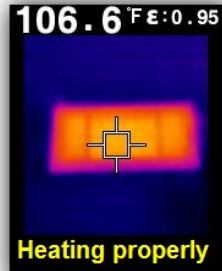
*Type of Systems: Forced Air Furnace*

*Energy Sources: Electric*

*Comments:*

*No significant deficiencies or anomalies observed.*

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



HOUSE HEATER EXHAUST VENT(S):

*Not present.*

BLOWER(S):

*No significant deficiencies or anomalies observed.*

THERMOSTAT(S):

*No significant deficiencies or anomalies 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.*



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**B. Cooling Equipment**

Type of Systems: Forced air, split system

Comments:

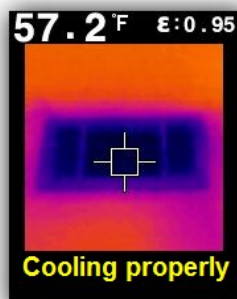
CONDENSING UNIT:

Make: GOODMAN (2010)



No significant deficiencies or anomalies observed.

A thermal image of the air vents show the air conditioning units were cooling properly at time of inspection.



TEMPERATURE DIFFERENTIAL: 18 degrees (75, 57) = **GOOD**

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*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. The sizing of condensing units, evaporators etc. is not within the scope of this inspection. For an internal inspection of the equipment and/or a more thorough evaluation of the HVAC systems, we recommend consulting a professional HVAC company.*

**CONDENSATION DRAIN PAN / DRAIN LINES:**

The secondary drain pan is filled with some water which is an indication that the primary drain is becoming clogged. Recommend further evaluation by qualified HVAC company.



*The primary drain line does not appear to be trapped. Current standards call for the primary drain line to be trapped (it is possible the trap is buried in insulation).*

*Recommend installed Safe-T Switches on all condensate drain lines. This is not required, but highly recommended to help prevent flooding if the condensate drain line becomes clogged.*



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

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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.*



*Observed organic growth on one or more air vent covers. This is common to find and is usually caused by condensation forming on the the vent covers. Recommend cleaning.*

*Whole house media filter(s) are present at the HVAC systems in the attic. Recommend changing the filter(s) every 3 months or per manufacturer recommendation.*

*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.*

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I NI NP D

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front of property

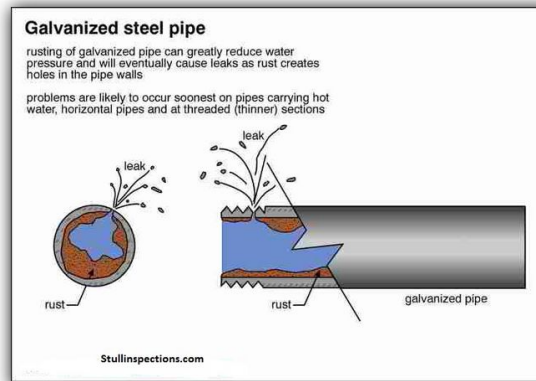
*Location of main water supply valve:* Not located

*Static water pressure reading:* 64 PSI

*Comments:*

WATER SUPPLY PLUMBING:

*Observed the plumbing supply piping to be made of a mix of copper & galvanized where visible.*



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

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

The shutoff valve handles were missing under the sink in the hallway bathroom. Recommend having a licensed plumber repair as needed.

COMMODES:

*No significant deficiencies or anomalies observed.*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**SINKS:**

*One or more drain stoppers needs adjusting.*

*Observed some cracked grout near the kitchen sink that needs to be sealed.*

**FAUCETS:**

*No significant deficiencies or anomalies observed.*

**TUB(S):**

*Need sealing/caulking around tub(s).*

*The towel bar was missing at the tub.*

*Observed some peeled paint at the tub in the hallway bathroom. Observed some loose tile that needs to be sealed / secured.*

**SHOWER(S):**

*Need sealing/caulking around shower(s).*

*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.*

I=Inspected

NI=Not Inspected

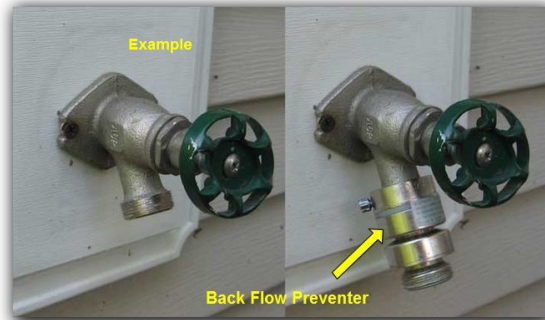
NP=Not Present

D=Deficient

I	NI	NP	D
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**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.*



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**B. Drains, Wastes, and Vents**

*No significant deficiencies or anomalies 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.*

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**C. Water Heating Equipment**

*Energy Sources: Electric  
Capacity: 40 gallon  
Comments:*

WATER HEATING UNIT(S): MOR FLO (1997)

*Based on the age of the water heater(s), I recommend evaluation and servicing by a licensed plumber.*

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



*Rust / corrosion observed at connections on top of water heater, corrosion can eventually lead to leaks.*



*The water heater was not elevated 18" off of the garage floor. Current standards call for all water heaters to be elevated 18" from the garage floor. Recommend having a licensed plumber raise as needed.*

**TEMPERATURE & PRESSURE RELIEF VALVES(S):**

Observed the drain line for TPR valve was sloping upward. Current standards call for TPR drain lines to use gravity flow. The drain line should never slope upward.

*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

WATER HEATER EXHAUST VENT(S):

*Not present.*

**D. Hydro-Massage Therapy Equipment**

*Not present at time of inspection.*

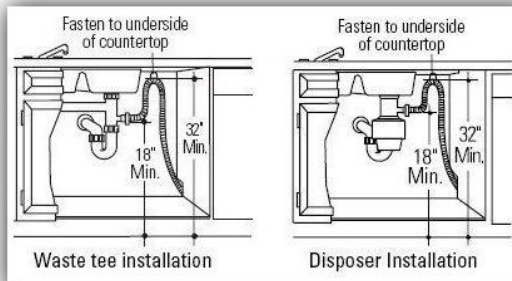
**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

Did not observe a high loop or air gap installed for the dishwasher. The high loop or air gap prevents gray (dirty) water from backing into the dishwasher if the disposal or drain becomes clogged.



*The dishwasher was not secured properly in the cabinet.*

**B. Food Waste Disposers**

*No significant deficiencies or anomalies observed.*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Range Hood and Exhaust Systems**

*No significant deficiencies or anomalies observed.*

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

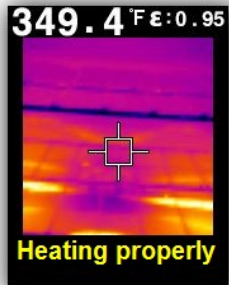
RANGE/COOKTOP:

*No significant deficiencies or anomalies observed.*

*Observed some deteriorated finish on one or more burners due to typical wear & tear.*

OVEN:

*No significant deficiencies or anomalies observed.*



*Timer and cleaning cycles not checked*

**E. Microwave Ovens**

*No significant deficiencies or anomalies observed. Not a built-in unit.*

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

*No significant deficiencies or anomalies observed.*

**G. Garage Door Operators**

*No significant deficiencies or anomalies observed.*

*Checked manual operation only; remote control not checked*

**H. Dryer Exhaust Systems**

*No significant deficiencies or anomalies observed.*

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

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**I. Other**

WASHER / DRYER:

*Not inspected.*

*Recommend adding a drain pan under the washing machine to help prevent damage to the baseboards / walls if a water leak occurred.*

REFRIGERATOR:

*Not inspected.*

## 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

Observed the grading did not slope away from the home in one or more areas around the exterior. Current standards call for the grading to slope away from the home at least 6 inches per 10 feet. This is to prevent water from pooling close to the foundation which can cause damage. Remedies may include adding rain gutters, French drains or re-grading around the home.

Observed soil levels too high around the foundation in one or more areas. High soil levels are considered a conducive condition to termite activity and water penetration.

Bricks, stone, etc. should not be stored near house or garage, can hide evidence of wood destroying insect activity, recommend relocating away from house / garage.

### ROOF COVERING MATERIALS

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

Observed siding touching shingles in one or more areas of roof. 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.

Observed missing downspouts & leaning / separated gutters. Recommend repair as needed for proper drainage.

One or more splash blocks missing. Recommend adding splash blocks to divert water away from the foundation.

### ROOF STRUCTURES AND ATTICS

*Observed some cracked rafters near the attic access & behind the furnace. Recommend having a qualified contractor evaluate the roof structure and repair / add support as needed.*

*Observed water stains to the roof decking in one or more areas in the attic. Moisture readings were low at time of inspection which usually indicates the stains are from a previous leak, but I could not be certain. Recommend asking the seller about a previous leak that may have been repaired or having further evaluation by a contractor.*

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 one or more nails/screws missing from attic access ladder frame. Recommend installing a 16d nail or 1/4 inch diameter lag screw to properly secure stairway frame to ceiling.

*Observed evidence of rodent activity in the attic. Could not determine if it was previous of 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)

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Damaged / deteriorated siding & trim observed at one or more locations.

Observed some water stains / water damage to the soffits in multiple areas. This type of damage is commonly caused by gutters that need to be cleaned out of are damaged / sagging / not draining properly. Recommend having a qualified contractor repair as needed.

Observed cracks in the brick and/or mortar around the exterior in one or more areas. Recommend sealing/caulking around all holes, gaps, cracks and exterior siding penetrations to prevent water & pest entry. Repaired areas observed on brick siding.

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

## DOORS (INTERIOR AND EXTERIOR)

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

## PORCHES, BALCONIES, DECKS, AND CARPORTS

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

## OTHER

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Observed leaning, damaged and/or deteriorated pickets on the fence in one or more areas.

## SERVICE ENTRANCE AND PANELS

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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.*

*Did not observe labeling for all breakers in the panel.*

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed open incandescent type light fixtures in one or more closets which is considered a potential fire hazard by current standards.

Did not observe GFCI protection for all outlets in required locations, including but not limited to; kitchen. Current standards call for GFCI protection for all outlets in the kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This condition is a recognized safety hazard.

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

Observed an outlet in the living room that was wired incorrectly as open ground (ungrounded). Recommend having a licensed electrician repair as needed.

Observed an outlet in the front middle bedroom that has a broken prong stuck in the top portion of the outlet. Recommend having a licensed electrician repair as needed.

Not all smoke detectors were sounding when tested. Recommend replacing the batteries and retesting. Note: Smoke detectors have a life expectancy of 10 years on average.

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

Smoke detectors are not interconnected. The actuation of one alarm will not actuate all alarms in the house.

## COOLING EQUIPMENT

The secondary drain pan is filled with some water which is an indication that the primary drain is becoming clogged. Recommend further evaluation by qualified HVAC company.

*Recommend installed Safe-T Switches on all condensate drain lines. This is not required, but highly recommended to help prevent flooding if the condensate drain line becomes clogged.*

## 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.*

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The shutoff valve handles were missing under the sink in the hallway bathroom. Recommend having a licensed plumber repair as needed.

*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

*Based on the age of the water heater(s), I recommend evaluation and servicing by a licensed plumber.*

*The water heater was not elevated 18" off of the garage floor. Current standards call for all water heaters to be elevated 18" from the garage floor. Recommend having a licensed plumber raise as needed.*

Observed the drain line for TPR valve was sloping upward. Current standards call for TPR drain lines to use gravity flow. The drain line should never slope upward.

## DISHWASHERS

Did not observe a high loop or air gap installed for the dishwasher. The high loop or air gap prevents gray (dirty) water from backing into the dishwasher if the disposal or drain becomes clogged.

*The dishwasher was not secured properly in the cabinet.*

***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.