



1 Southgate Dr  
Spring, TX 77380



# PROPERTY INSPECTION REPORT FORM

<u>Libby Chisholm</u> <i>Name of Client</i>	<u>02/07/2023</u> <i>Date of Inspection</i>
<u>1 Southgate Dr, Spring, TX 77380</u> <i>Address of Inspected Property</i>	
<u>Justin Hale, Hunter Lamb</u> <i>Name of Inspector</i>	<u>22124, 24864</u> <i>TREC License #</i>
<u>Chris Stull</u> <i>Name of Sponsor (if applicable)</i>	<u>20945</u> <i>TREC License #</i>

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

### RESPONSIBILITY OF THE CLIENT

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

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

### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

---

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

### A. Foundations

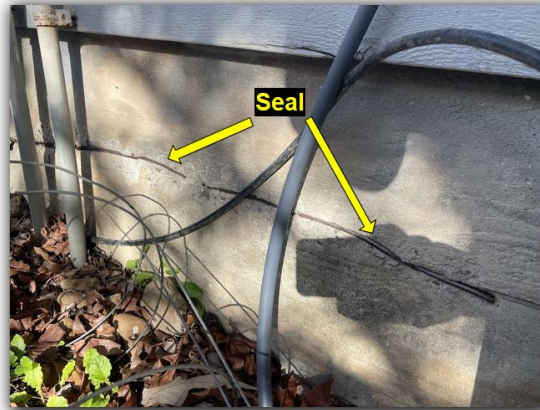
Type of Foundation(s):

Type of foundation is slab

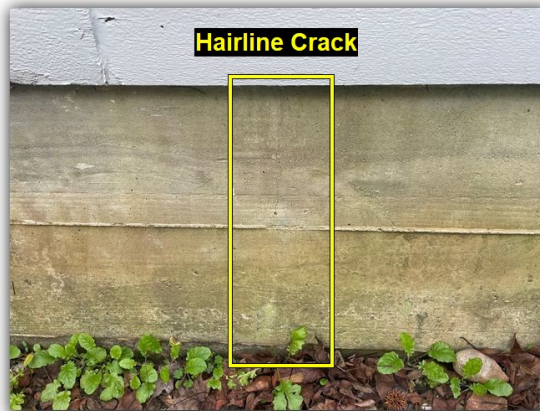
Comments:

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

Observed rebar in one or more areas around the foundation. Metal rebar will expand when rusted and can cause spalling (chipping, flaking) of the foundation. Recommend sealing these areas with parging mix or other material to slow the rusting process.



Observed hairline cracks on one or more areas of the foundation. Hairline cracks are common to find and does not appear to have any structural integrity issues at the time of inspection.



I=Inspected

NI=Not Inspected

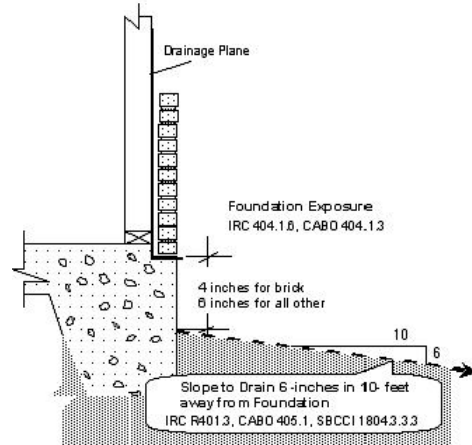
NP=Not Present

D=Deficient

I NI NP D

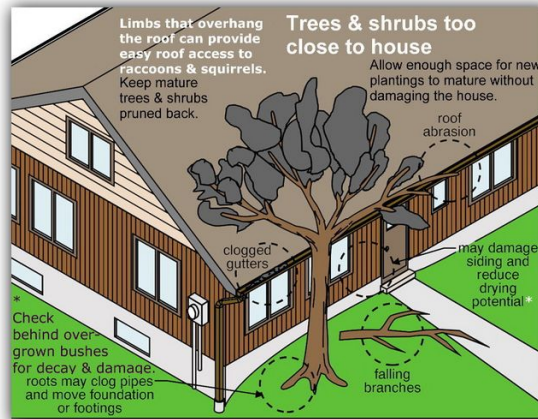
**B. Grading and Drainage**

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.

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



*Underground yard drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

*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**

*The roof was inspected by a professional roofing contractor. Refer to their report for findings.*

**D. Roof Structures and Attics**

*Viewed From: Inside accessible areas of attic*

*Approximate Average Depth of Insulation: 6" - 8"*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

*Observed water stains on the roof decking and framing in the attic in one or more areas. 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.*



*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.*

*Limited visual inspection of roof decking due to radiant barrier which may obscure water stains.*

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

I=Inspected

NI=Not Inspected

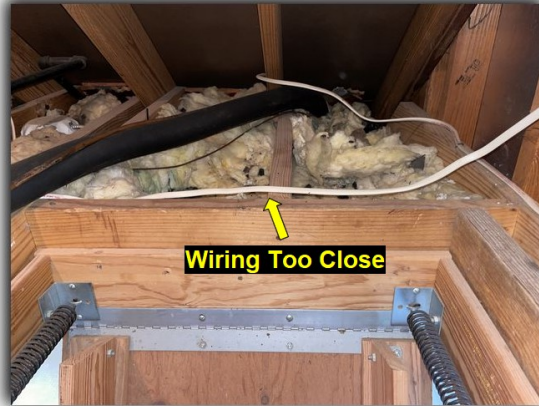
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**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 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.





I=Inspected

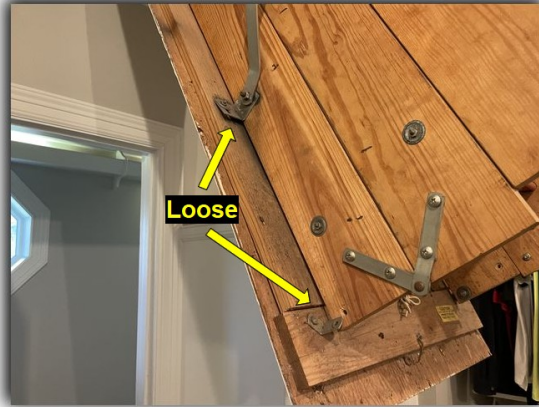
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed the attic access ladder in the primary closet was loose and missing hardware in multiple areas. Recommend securing the ladder to prevent damage and personal injury.



Observed the attic access in the primary bedroom closet did not shut all the way at the time of inspection.



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

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

ATTIC INSULATION:

*No significant deficiencies observed.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*For optimum energy efficiency, I recommend adding additional insulation.*

ATTIC VENTILATION & SCREENING:

*No significant deficiencies observed.*

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

INTERIOR:

*Observed minor cosmetic issues.*

*Observed previous repairs in one or more areas.*

*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.*

EXTERIOR:

Observed deteriorated siding and trim in one or more areas of the exterior. Multiple areas appear to be painted over deterioration. Recommend further evaluation by a qualified contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed paint was bubbling and peeling from the exterior siding in multiple areas.



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

- 
- 
- 
- 

**F. Ceilings and Floors**

**CEILINGS:**

*Observed water stains on the ceiling in one or more areas. 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.*



*Observed skylights installed on the roof. Skylights are notorious for leaking. Recommend having them periodically inspected to ensure they are properly sealed.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

*Observed previous repairs 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.*

**FLOORS:**

*Observed multiple carpet stains throughout the home.*

*Observed one or more areas of uneven or unlevel flooring.*

*Observed multiple areas of loose carpeting.*

*Observed pet scratches on the flooring in multiple areas.*

*Observed minor cosmetic issues.*

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

**INTERIOR:**

*Observed minor cosmetic damage to one or more doors.*

*Observed multiple doors in need of adjustment to open / close properly.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

EXTERIOR:

Observed damage and deterioration to one or more exterior doors. Recommend further evaluation by a qualified contractor.



Observed damage and deterioration to one or more exterior door frames. Recommend further evaluation by a qualified contractor.

*Observed the front exterior door was in need of adjustment to open / close properly.*

GARAGE:

Did not observe a proper door in garage leading to residence. Current standards call for garage doors leading to residence to be solid at least 1 3/8 inches thick or fire rated to withstand fire for at least 20 minutes.

Observed the garage entrance door was cracked in one or more areas.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Did not observe weather stripping for the door to the garage. Recommend adding weather stripping for optimum energy efficiency.



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.

Recommend lubricating the wheels and tracks on the overhead garage door(s).

- 
- 
- 
- 

**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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed deteriorated window trim in multiple areas around the home.



Observed a chipped window on the side view window near the front door.



Observed screens missing from one or more windows

Not all windows were accessible for inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

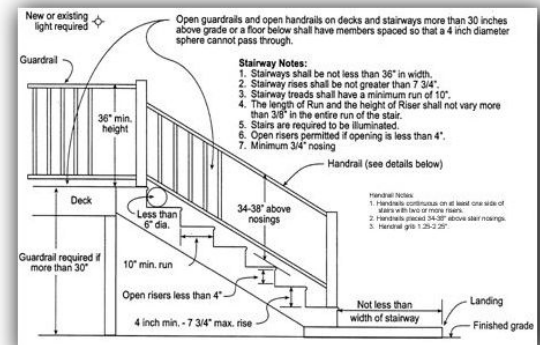
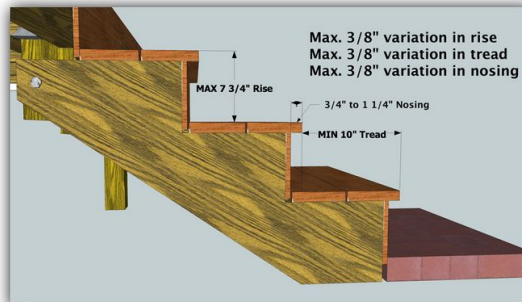
D=Deficient

I NI NP D

I. Stairways (Interior and Exterior)

INTERIOR:

Observed the stairs were not up to current standards with deficiencies that may include, but are not limited to; riser height, riser variance, improper handrail, headroom height and baluster spacing. Note: Standards for stairs have changed significantly since time of construction.



Observed one or more guardrails that are slightly loose. Recommend consulting a contractor on a way to secure the guardrail.

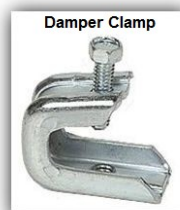
EXTERIOR:

*Not present.*

J. Fireplaces and Chimneys

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

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Observed the fireplace in the primary bedroom was not able to be tested. The owners dry walled over the valve port.

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

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

**L. Other**

**COUNTERTOPS:**

Observed the kitchen countertops were in need of securing in one or more areas.

**FENCE:**

Observed rust and damage to the metal fence in multiple areas.



## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

200 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED IN PRIMARY CLOSET

Observed two conductors attached to a single breaker (Double Tap). Current electric codes permit only one conductor to be attached to a single breaker.

Did not observe GFCI breakers installed for all pool equipment. Current standards call for all pool pumps to have GFCI protection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed the electrical panel was located in a clothes closet. This was allowed at time of construction, but current standards do not allow electrical panels to be located inside clothes closets or bathrooms. Recommend not storing clothing or other combustible material close to the panel.

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

*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.*

*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 a surge protection device installed for the electrical panel. This was not required at time of construction, but current standards call for surge protection to be installed for the electrical system.*

*Observed protective grommets missing from the panel. The grommets protect the electrical wiring from being damaged by the metal panel.*

**SERVICE WIRING:**

*Observed type of service wiring is underground.*

**FEEDER WIRING:**

*Observed feeder type of wiring is copper.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

*Type of Wiring:*

*Observed type of branch wiring is copper.*

*Comments:*

**BRANCH WIRING:**

*No significant deficiencies observed.*

**FIXTURES:**

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.

*Photocell and landscape lighting are not inspected.*



I=Inspected

NI=Not Inspected

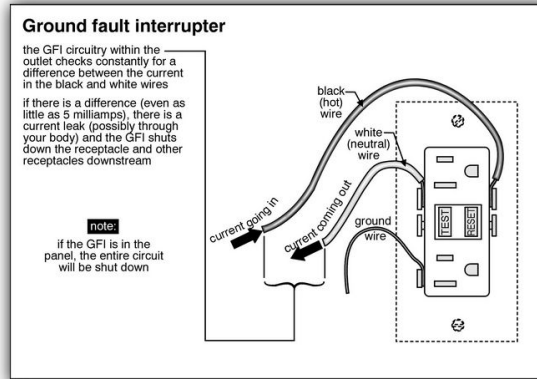
NP=Not Present

D=Deficient

I NI NP D

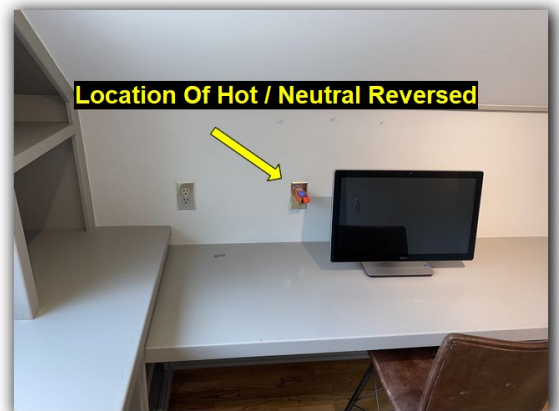
OUTLETS:

Did not observe GFCI protection for all outlets in required locations including, but not limited to: all laundry, kitchen, bathroom, wet bar, garage and exterior areas. 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 an inadequate number of outlets throughout the home. Current standards call for outlets to be installed approximately every four feet in the kitchen and every six feet along walls in the home.

Observed a hot / neutral reversed outlet in the office area behind the media room. Recommend further evaluation by a licensed electrician.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed an outlet that was not wired properly in the garage. The outlet has an open ground. Recommend further evaluation by a licensed electrician.



Observed multiple loose outlets on the exterior. Recommend securing the outlets to prevent damage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed the weather proof cover missing / damaged on one or more exterior outlets. In need of repair.



*Observed damaged and/or missing outlet covers.*

*Observed a 3 prong outlet for dryer. Current standards call for 4 prong outlets to be used for dryers as they have a better grounding system.*

*Observed one or more loose outlets.*

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

**SWITCHES:**

Observed loose switches in the third story upper attic. Recommend securing and covering the switches to prevent damage and access to the live wiring.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

**EQUIPMENT DISCONNECTS:**

*No significant deficiencies observed.*

**SMOKE DETECTORS:**

Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

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

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

*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).*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

#### A. Heating Equipment

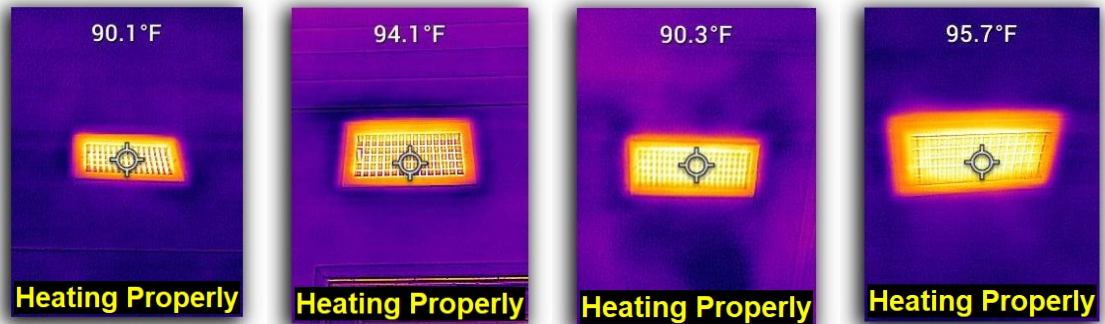
Type of Systems: Forced Air Furnace

Energy Sources: Gas

Comments:

Observed the furnace for the third 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 other furnace(s) were heating properly at time of inspection.*



#### HOUSE HEATER EXHAUST VENT(S):

Observed the exhaust duct for multiple furnaces was in contact with combustibles. Current standards call for at least a one inch separation from all combustibles including insulation. This is a fire hazard. In need of repair.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**BLOWER(S):**

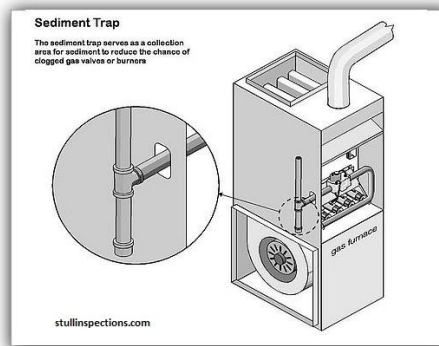
*No significant deficiencies observed.*

**THERMOSTAT(S):**

*No significant deficiencies observed.*

**GAS LINE:**

*Did not observe a drip leg (sediment trap) for gas line at furnace(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 ever have repair work performed or replace the furnace(s).*



*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.*



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

I NI NP D

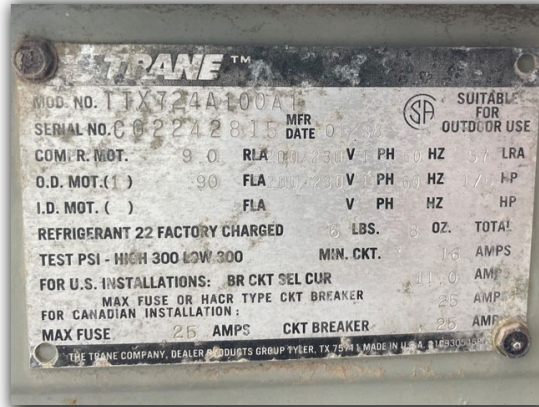
**B. Cooling Equipment**

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT(S): Trane - 1988

Trane - 2008



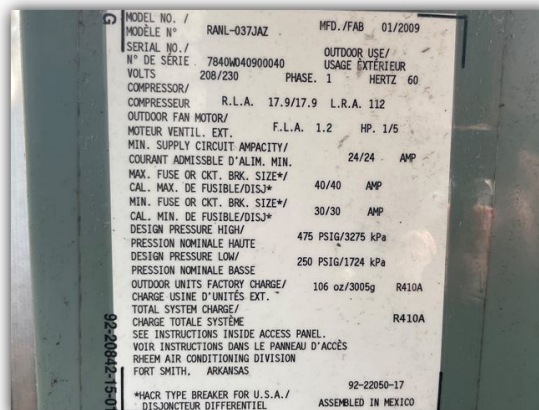
Trane - 2018



Trane - 2020



Rheem - 2009





I=Inspected

NI=Not Inspected

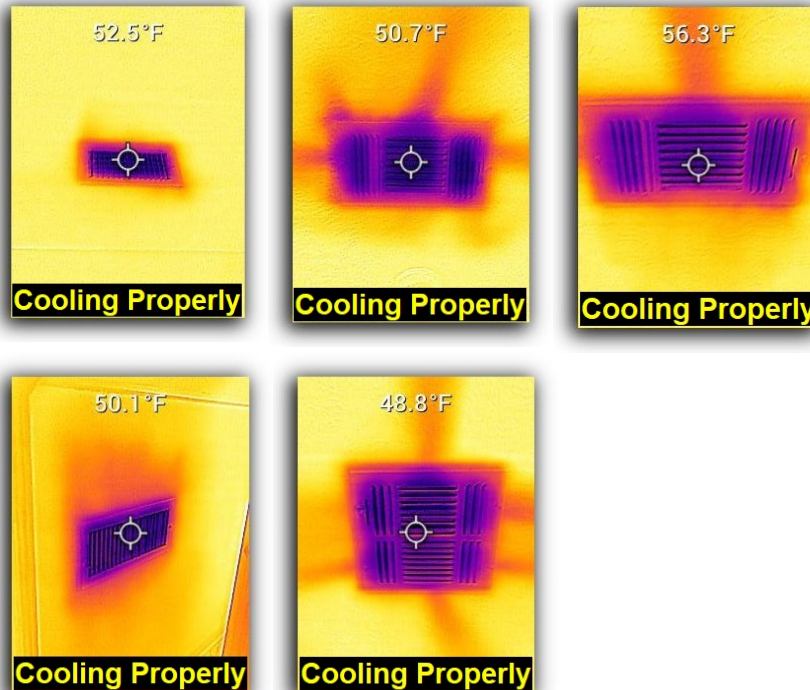
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Based on the age of the 1988 Trane HVAC system, I recommend evaluation and servicing by a licensed a licensed HVAC technician.

A thermal image of the air vents show the air conditioning unit(s) were cooling properly at time of inspection.



TEMPERATURE DIFFERENTIAL: 18 degrees (70, 52) **GOOD**, 18 degrees (68, 50) **GOOD**  
17 degrees (73, 56) **GOOD**, 19 degrees (69, 50) **GOOD**, 20 degrees (68, 48) **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:**

*Did not observe a drain line installed for the secondary drain on the air conditioner(s). A drain line should be installed to allow water to drain into the emergency pan. This prevents the AC unit from rusting out if the internal pan overflows with water.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

*Recommend installing 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.*



*Observed deteriorated insulation around the suction line at condensing unit. For optimum energy efficiency, I recommend insulating exposed areas of suction 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](http://www.ashrae.org).*

**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.*

*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.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

WHOLE HOME FILTER:

Observed one AC / Heating system is equipped with a whole home filter system. Recommend changing the filter as directed by the manufacturers recommendations.  
Filter Size(s): 20 X 25



IV. PLUMBING SYSTEMS

- 
- 
- 
- 

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: Front Exterior

Static water pressure reading: 60 PSI

Comments:

WATER SUPPLY PLUMBING:

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

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed a leak from the plumbing connection under the second floor right bathroom right sink. Recommend further evaluation by a licensed plumber.



COMMODES:

Observed the toilet in the first floor right bathroom is loose from the floor. In need of tightening.

SINKS:

*One or more drain stoppers missing / needs adjusting.*

FAUCETS:

Observed a leak from the cold handle on the tub in the primary bathroom. Recommend further evaluation by a licensed plumber.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Observed the outdoor sink faucet was damaged and leaking when the water is turned on. Recommend further evaluation by a licensed plumber.



TUB(S):

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

SHOWER(S):

Observed the first floor right bathroom and primary bathroom door were in need of adjustment.

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

*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.*



I=Inspected

NI=Not Inspected

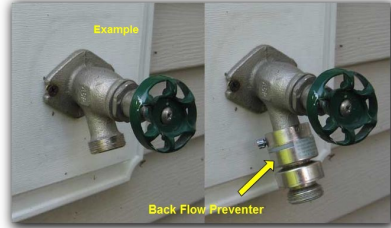
NP=Not Present

D=Deficient

I NI NP D

EXTERIOR HOSE BIBS:

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



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

*Type of drain piping material: PVC where visible*

Observed a plumbing vent in the attic above the primary closet was capped with tape. Current standards call for all plumbing vents to vent to the exterior. Recommend further evaluation by a licensed plumber.



*Observed flexible/corrugated piping being used under one or more sinks. Although I have never observed a problem with this setup, flexible or corrugated piping is not an approved material for drains.*

*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.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

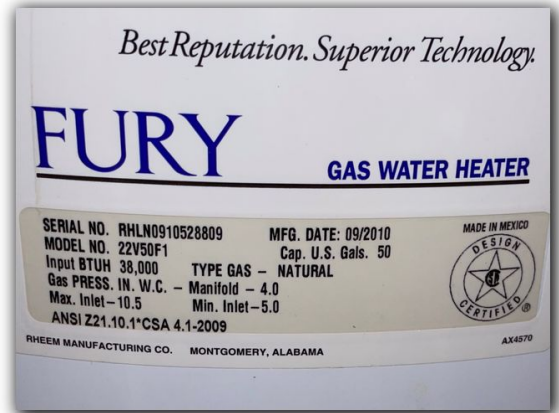
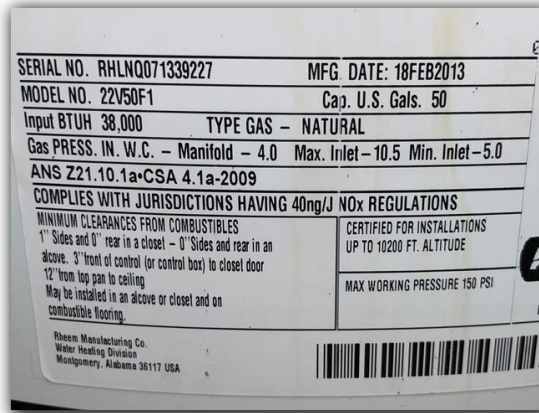
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallon

Comments:

WATER HEATING UNIT(S): Rheem - 2013 and 2010



No significant deficiencies observed.

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.

WATER HEATER EXHAUST VENT(S):

No significant deficiencies observed.

I=Inspected

NI=Not Inspected

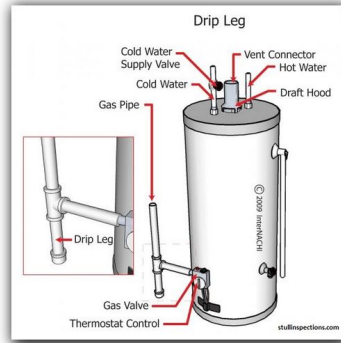
NP=Not Present

D=Deficient

I NI NP D

**GAS LINE:**

*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).*



- 

**D. Hydro-Massage Therapy Equipment**

*Not present.*

- 

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

*Location of gas meter: Right Exterior*

*Type of gas distribution piping material: Black Iron*

*Comments:*

*Could not verify that all gas lines are properly bonded.*

*Not all gas piping was visible for inspection.*

**V. APPLIANCES**

- 

**A. Dishwashers**

Observed rust on the racks in the dishwasher. Recommend repairing with a dishwasher rust repair kit.

Observed the dishwasher door springs did not hold the door up when opened.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**B. Food Waste Disposers**

*No significant deficiencies observed.*

**C. Range Hood and Exhaust Systems**

*No significant deficiencies observed.*

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

RANGE / COOKTOP:

*No significant deficiencies observed.*



OVEN:

*No significant deficiencies observed.*



*Timer and cleaning cycles not checked.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**E. Microwave Ovens**

*No significant deficiencies observed.*

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

Observed the exhaust fans in the first floor right and second floor left guest bathrooms did not operate when tested.

**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).*

**H. Dryer Exhaust Systems**

Observed the exterior dryer vent cover is damaged and pulled away from the wall. Recommend securing and sealing the cover to prevent further damage and water penetration.



*Observed damage to the exterior dryer vent cover. Recommend*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

I. Other

OUTDOOR KITCHEN:

Observed the outdoor griddle and burner were not igniting at time of inspection. Recommend further evaluation by a qualified contractor.

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Observed zone 8 was not operational at the time of inspection. Recommend further evaluation by a qualified landscape irrigation contractor.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

*The pool was inspected by a professional pool contractor. Refer to their report for findings.*

## 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.

### ROOF STRUCTURES AND ATTICS

---

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 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 the attic access ladder in the primary closet was loose and missing hardware in multiple areas. Recommend securing the ladder to prevent damage and personal injury.

Observed the attic access in the primary bedroom closet did not shut all the way at the time of inspection.

### WALLS (INTERIOR AND EXTERIOR)

---

Observed deteriorated siding and trim in one or more areas of the exterior. Multiple areas appear to be painted over deterioration. Recommend further evaluation by a qualified contractor.

Observed paint was bubbling and peeling from the exterior siding in multiple areas.

### DOORS (INTERIOR AND EXTERIOR)

---

Observed damage and deterioration to one or more exterior doors. Recommend further evaluation by a qualified contractor.

Observed damage and deterioration to one or more exterior door frames. Recommend further evaluation by a qualified contractor.

*Observed the front exterior door was in need of adjustment to open / close properly.*

Did not observe a proper door in garage leading to residence. Current standards call for garage doors leading to residence to be solid at least 1 3/8 inches thick or fire rated to withstand fire for at least 20 minutes.

Observed the garage entrance door was cracked in one or more areas.

Did not observe weather stripping for the door to the garage. Recommend adding weather stripping for optimum energy efficiency.

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

## 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 deteriorated window trim in multiple areas around the home.

Observed a chipped window on the side view window near the front door.

*Observed screens missing from one or more windows*

## STAIRWAYS (INTERIOR AND EXTERIOR)

---

Observed the stairs were not up to current standards with deficiencies that may include, but are not limited to; riser height, riser variance, improper handrail, headroom height and baluster spacing. Note: Standards for stairs have changed significantly since time of construction.

Observed one or more guardrails that are slightly loose. Recommend consulting a contractor on a way to secure the guardrail.

## FIREPLACES AND CHIMNEYS

---

Did not observe a damper clamp installed on the dampers. 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 fireplace in the primary bedroom was not able to be tested. The owners dry walled over the valve port.

## OTHER

Observed the kitchen countertops were in need of securing in one or more areas.

Observed rust and damage to the metal fence in multiple areas.

## SERVICE ENTRANCE AND PANELS

Observed two conductors attached to a single breaker (Double Tap). Current electric codes permit only one conductor to be attached to a single breaker.

Did not observe GFCI breakers installed for all pool equipment. Current standards call for all pool pumps to have GFCI protection.

Observed the electrical panel was located in a clothes closet. This was allowed at time of construction, but current standards do not allow electrical panels to be located inside clothes closets or bathrooms. Recommend not storing clothing or other combustible material close to the panel.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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.

Did not observe GFCI protection for all outlets in required locations including, but not limited to: all laundry, kitchen, bathroom, wet bar, garage and exterior areas. 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 an inadequate number of outlets throughout the home. Current standards call for outlets to be installed approximately every four feet in the kitchen and every six feet along walls in the home.

Observed a hot / neutral reversed outlet in the office area behind the media room. Recommend further evaluation by a licensed electrician.

Observed an outlet that was not wired properly in the garage. The outlet has an open ground. Recommend further evaluation by a licensed electrician.

Observed multiple loose outlets on the exterior. Recommend securing the outlets to prevent damage.

Observed the weather proof cover missing / damaged on one or more exterior outlets. In need of repair.

Observed loose switches in the third story upper attic. Recommend securing and covering the switches to prevent damage and access to the live wiring.

Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

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

## HEATING EQUIPMENT

---

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

Observed the exhaust duct for multiple furnaces was in contact with combustibles. Current standards call for at least a one inch separation from all combustibles including insulation. This is a fire hazard. In need of repair.

## COOLING EQUIPMENT

---

Based on the age of the 1988 Trane HVAC system, I recommend evaluation and servicing by a licensed a licensed HVAC technician.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

---

Observed a leak from the plumbing connection under the second floor right bathroom right sink. Recommend further evaluation by a licensed plumber.

Observed the toilet in the first floor right bathroom is loose from the floor. In need of tightening.

Observed a leak from the cold handle on the tub in the primary bathroom. Recommend further evaluation by a licensed plumber.

Observed the outdoor sink faucet was damaged and leaking when the water is turned on. Recommend further evaluation by a licensed plumber.

Observed the first floor right bathroom and primary bathroom door were in need of adjustment.

## DRAINS, WASTES, AND VENTS

---

Observed a plumbing vent in the attic above the primary closet was capped with tape. Current standards call for all plumbing vents to vent to the exterior. Recommend further evaluation by a licensed plumber.



## DISHWASHERS

Observed rust on the racks in the dishwasher. Recommend repairing with a dishwasher rust repair kit.

Observed the dishwasher door springs did not hold the door up when opened.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Observed the exhaust fans in the first floor right and second floor left guest bathrooms did not operate when tested.

## DRYER EXHAUST SYSTEMS

Observed the exterior dryer vent cover is damaged and pulled away from the wall. Recommend securing and sealing the cover to prevent further damage and water penetration.

## OTHER

Observed the outdoor griddle and burner were not igniting at time of inspection. Recommend further evaluation by a qualified contractor.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Observed zone 8 was not operational at the time of inspection. 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.