



30410 Beyette Rd  
Magnolia, TX 77355

## PROPERTY INSPECTION REPORT

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**Prepared For:** Arleen Weise  
(Name of Client)

**Concerning:** 30410 Beyette Rd, Magnolia, TX 77355  
(Address or Other Identification of Inspected Property)

**By:** Joe Budzinski, Lic #23245, 08/12/2020  
(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.**

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I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s):

Type of foundation is slab and Block & Beam

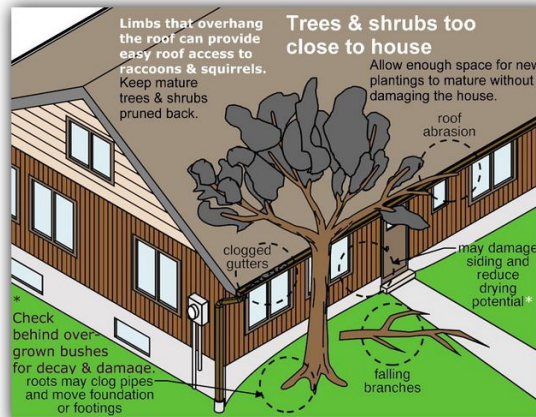
Comments:

Observed evidence that suggests some movement. Unlevel flooring, soft flooring and improperly joined floor joists observed. Some movement is normal, but I recommend further evaluation by a structural engineer or foundation repair professional to determine if repairs are needed.

*A large majority of the slab foundation was not visible for inspection.*

### B. Grading and Drainage

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



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



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

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**C. Roof Covering Materials**

*Types of roof covering:*

*Type of roof covering observed to be composition over solid decking - Corrugated Metal over solid decking.*

*Viewed From: Drone*



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Comments:

ROOF SURFACE:

Observed damaged shingles on the surface of the well house roof. Recommend further evaluation by a qualified roofing contractor.



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



Observed one or more exposed nail heads that need to be caulked.



*Observed a slight depression (dipping) on the roofs surface. Dipping in the roofs surface can be caused by uneven stresses between the plies or warped roof decking and normally does not affect the roof's ability to perform. Recommend consulting a professional roofer for more information on depressions on a roof's surface.*





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Observed raised shingles in multiple 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 damage to the metal roofing in multiple areas Recommend further evaluation by a professional roofing contractor.



*Observed some granule loss on the shingles. Granule loss is a normal part of the aging process of a roof.*

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**VISIBLE FLASHING:**

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



Observed multiple areas of rusted flashing. Recommend painting with rust resistant paint to slow the process or replacing roof vents.



**ROOF PENETRATIONS:**

Observed one or more roof penetrations missing the top cap. Recommend further evaluation by a professional roofing contractor.



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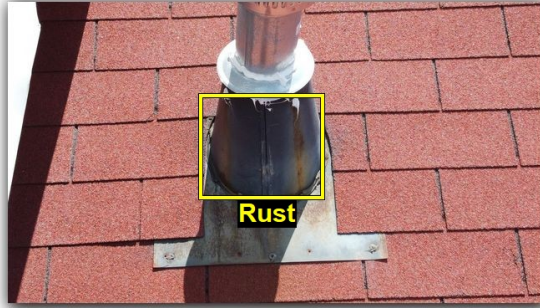
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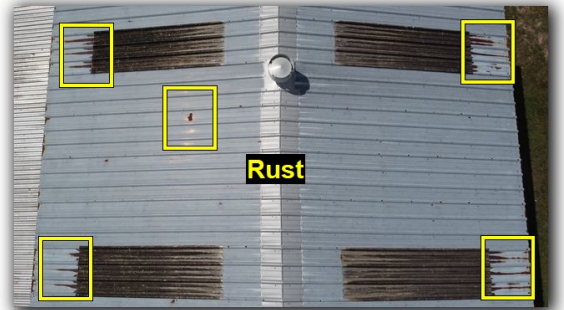
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Observed multiple roof penetrations that have rusted. Recommend painting with rust resistant paint to slow the process or replacing roof vents.



Observed multiple rusted metal roof coverings. Recommend re-coating with a rust resistant coating to slow the oxidation process.



*Client Advisory: Metal roof fasteners will periodically need re-sealed and rubber gaskets replaced.*

#### RAIN GUTTERS & DOWNSPOUTS:

*Not all areas present at time of inspection. Recommend future installation of rain gutters to keep water away from foundation.*

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



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*Recommend adding splash blocks to assist in diverting water away from the foundation and slowing the erosion process.*

**D. Roof Structures and Attics**

*Viewed From: Inside accessible areas of attic*

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

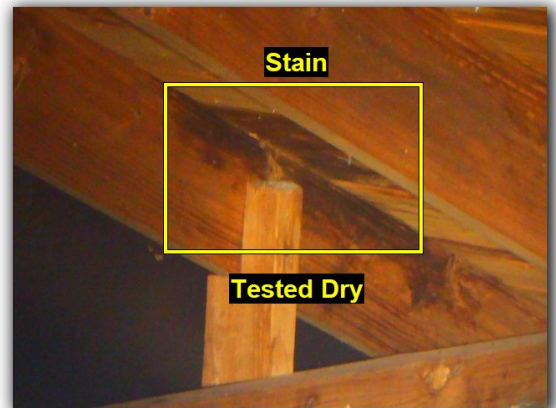
*Comments:*

**ROOF STRUCTURE AND FRAMING:**

Observed water stains on the roof decking in the garage. Moisture readings were high at time of inspection. Recommend further evaluation by a professional roofing contractor.



*Observed water stains on the roof decking in the attic and garage in multiple 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.*



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

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

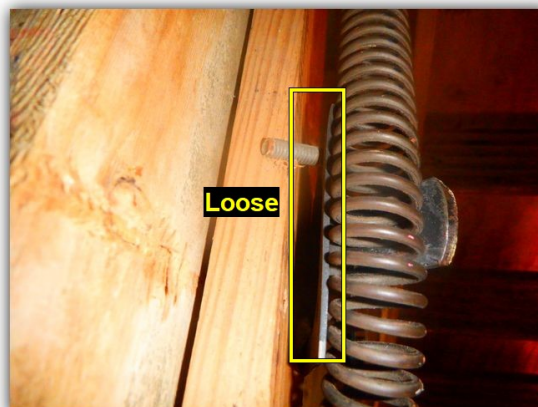
**ATTIC ACCESS, LADDERS AND SERVICE WALKS:**

Observed inadequate service walks for moving around the attic safely. Current standards call for at least 24 inch wide solid decking to be installed for servicing attic equipment.

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 multiple loose fasteners. In need of tightening.



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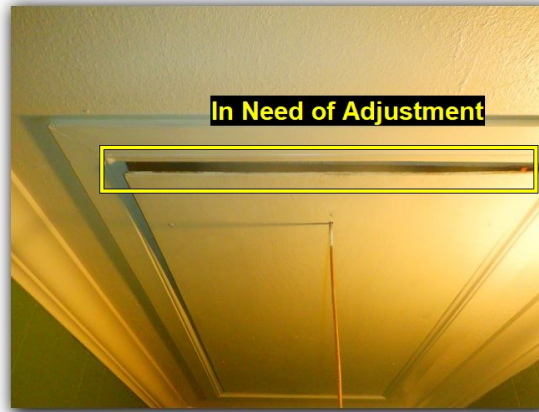
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*For optimum energy efficiency, I recommend insulating the pull down attic access.*



*Observed the pull down attic access is in need of adjustment to fully close.*



#### ATTIC INSULATION:

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

*For optimum energy efficiency, I recommend adding additional insulation. Significant deficiencies or anomalies observed.*

#### ATTIC VENTILATION & SCREENING:

*Recommend installing baffles to prevent insulation from blocking the soffit vents. This will allow your attic to vent properly. Soffit baffles cost approximately \$2.00 each and are easy to install.*

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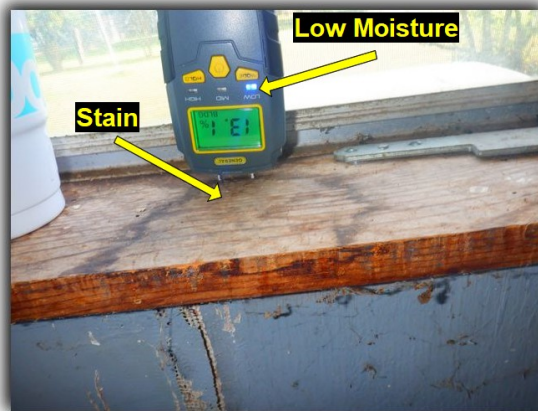
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E. Walls (Interior and Exterior)

INTERIOR:

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



*Observed minor cosmetic issues.*

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

*Not able to inspect all walls in furnished homes.*

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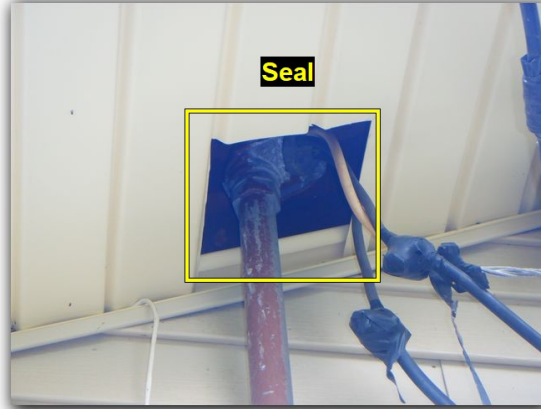
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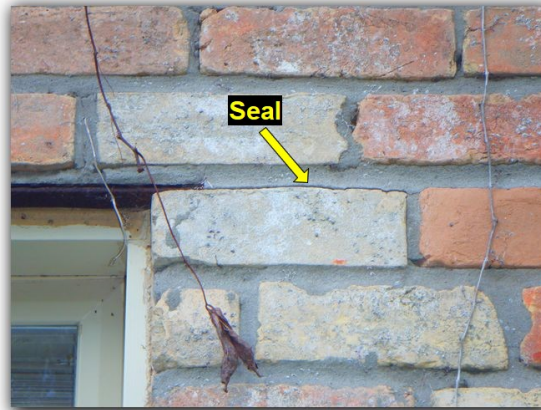
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EXTERIOR:

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



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



Observed wood deterioration to multiple areas of the fascia boards. Recommend coating with a weather resistant paint to slow the deterioration process.



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*Recommend coating steel lintels over doors and windows with rust resistant paint or other material to slow the rusting process and preserve the integrity of the lintel.*



*Observed minor damage to exterior siding in one or more areas.*



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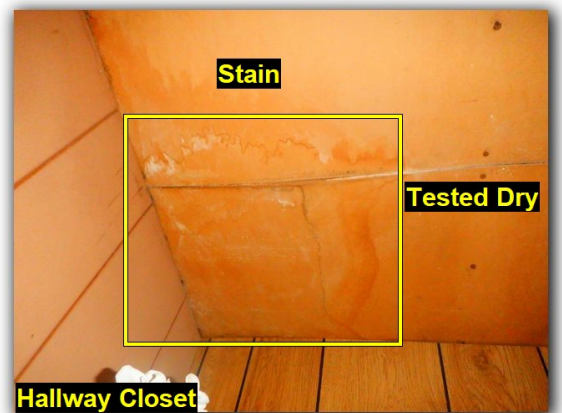
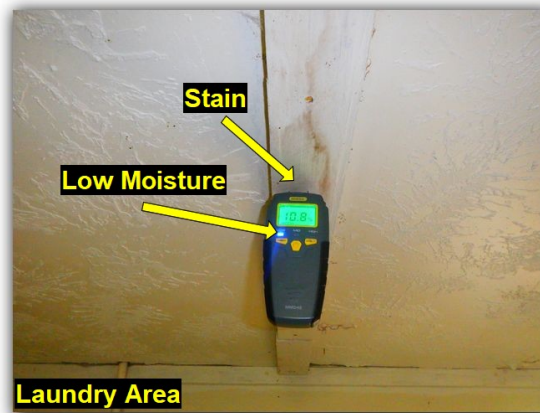
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**F. Ceilings and Floors**

**CEILINGS:**

*Observed water stains on the ceiling in the, including but not limited to: Laundry area, right rear bedroom and hallway hall closet. 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 cracks, nail pops and other cosmetic issues in one or more areas.*

**FLOORS:**

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

*Observed loose "squeaky" flooring in one or more areas on the second story. Recommend securing the loose boards if/when you ever replace the carpet.*

*Observed one or more areas of soft / loose flooring.*

*Observed multiple carpet stains throughout the home.*

*Observed minor cosmetic issues.*

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**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.*

EXTERIOR:

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

*Observed the laundry area door is missing hardware to secure properly.*

*Observed surface rust on multiple exterior doors. Recommend coating with a rust resistant coating to slow the oxidation process.*

GARAGE:

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

**H. Windows**

WINDOWS:

Observed multiple damaged or missing screens.

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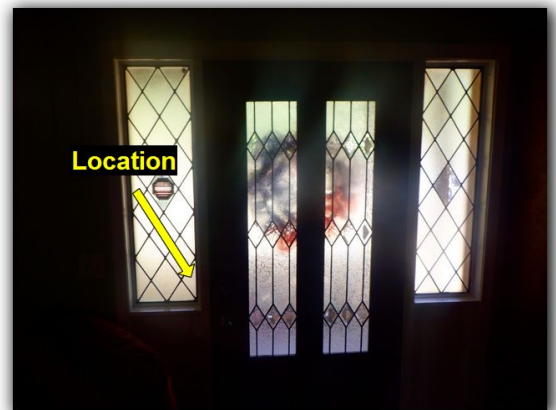
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Observed the thermal seal was broken on five or more windows, including but not limited to: Den and right rear bedroom. A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness will continue to get worse until it is difficult to see out of the window.



*Note: It is sometimes difficult to determine if a seal is broken. For an exact number of broken seals, I recommend consulting a window professional.*

Observed one or more broken window panes.



I=Inspected

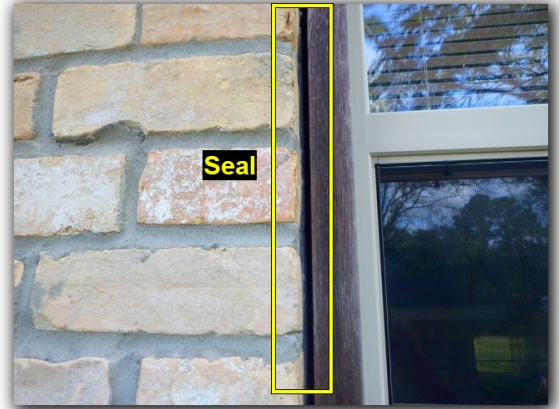
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Recommend sealing the exterior of windows.



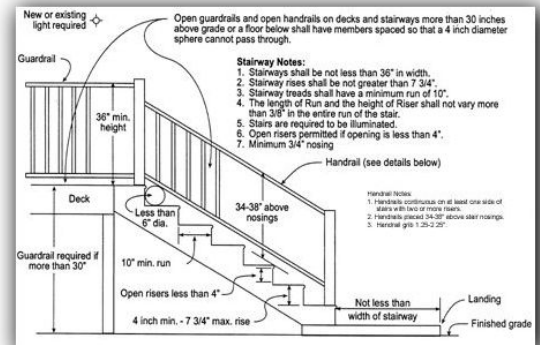
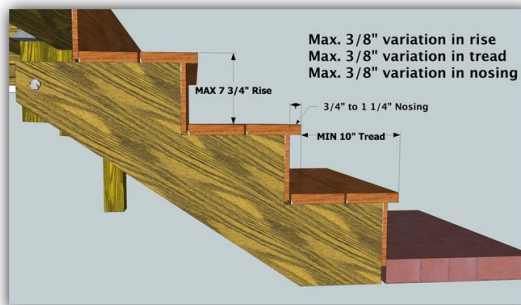
Not all windows were accessible for testing / inspection.

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I. Stairways (Interior and Exterior)

INTERIOR:

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



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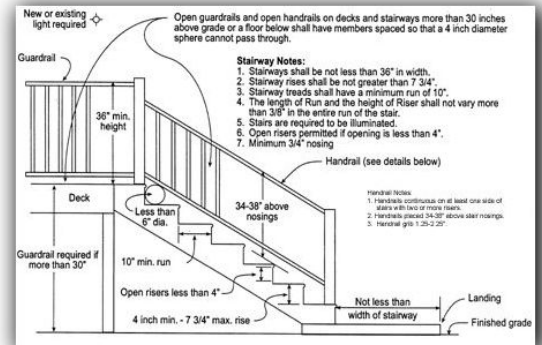
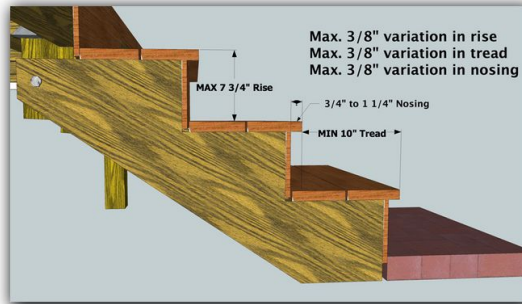
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EXTERIOR:

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 and baluster spacing. Note: Standards for stairs have changed significantly since time of construction.



Did not observe a handrail for all exterior stairs. Current standards call for a handrail to be in place whenever there are 4 or more risers.



Observed minor damage one or more steps at the front porch.

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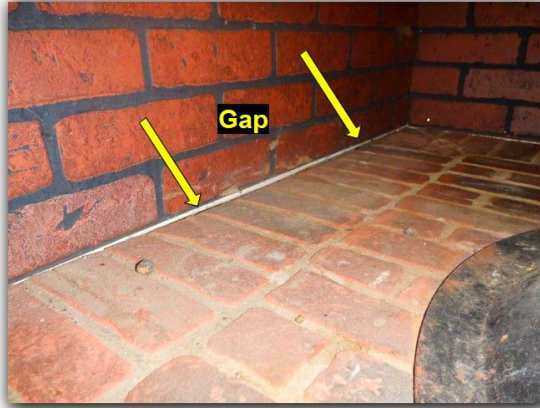
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**J. Fireplaces and Chimneys**

Observed the wood burning stove has gaps between the fire shield (wall) and the hearth (floor). In need of repair.



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

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

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

200 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED AT GARAGE

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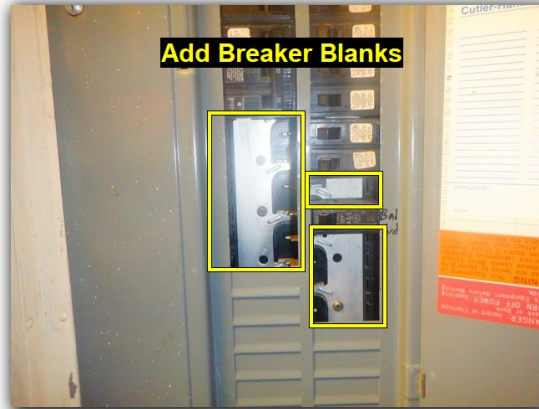
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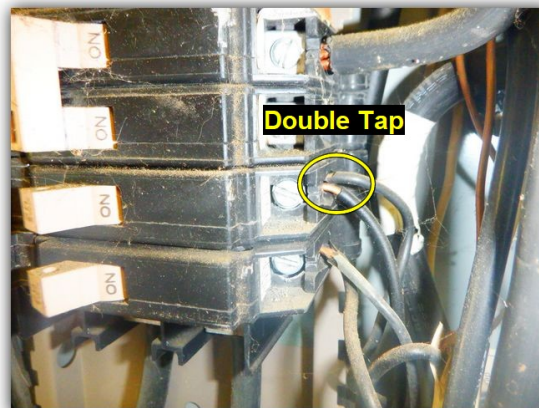
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Observed breaker blanks missing from the panel cover. When a breaker is removed, breaker blanks should be installed to properly secure the panel.



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





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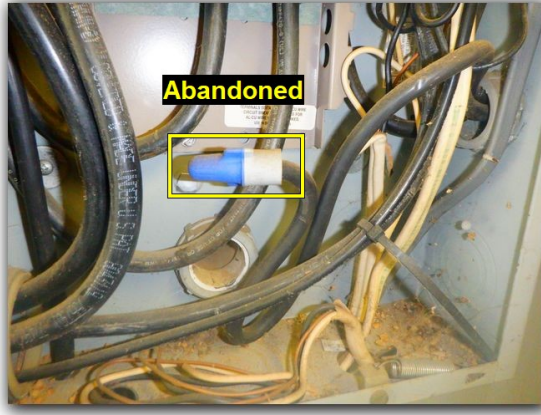
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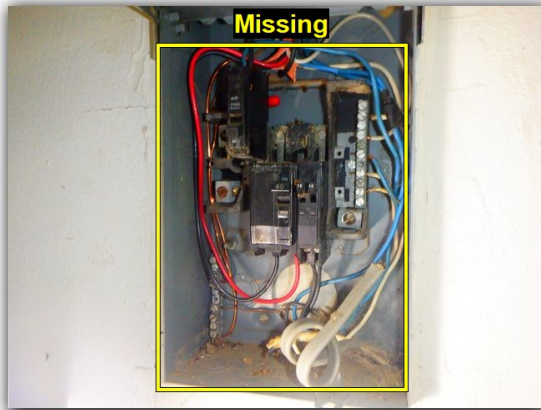
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Observed multiple abandoned large electrical conductors in the main service panel and sub panels. Recommend further evaluation by a licensed electrical contractor for further evaluation.



Observed one or more sub panels missing the dead front cover. In need of replacement.



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

*Observed a bonding screw/strap installed inside one or more sub panels. Current standards call for bonding screws/straps to be removed in all sub panels.*

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*Observed ground and neutral conductors on the same bus bar in one or more sub panels. Current standards call for ground and neutrals to be on separate bus bars in sub panels.*

*One or more screws are missing from the panel cover(s).*

*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.*

**SERVICE WIRING:**

*Observed type of service wiring is overhead.*

**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:*

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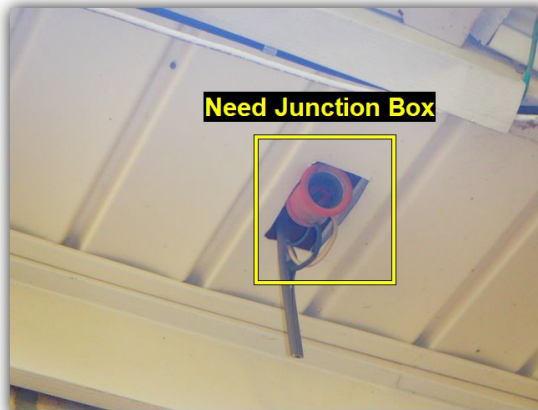
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BRANCH WIRING:

Observed electrical wiring not properly supported in the garage. Current standards call for all electrical wiring to be supported at a 4.5 foot maximum span.



Observed one or more splices in wiring that were not properly secured inside a junction box.



*Observed multiple unprotected electrical wiring in the garage. Recommend adding protection to prevent of mechanical damage.*

FIXTURES:

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.

*A switch could not be located to activate the light fixture above the master bathroom sink.*

I=Inspected

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D=Deficient

I NI NP D

*Recommend asking the sellers as to the location of the switch.*

*Observed multiple loose light fixtures. In need of securing.*

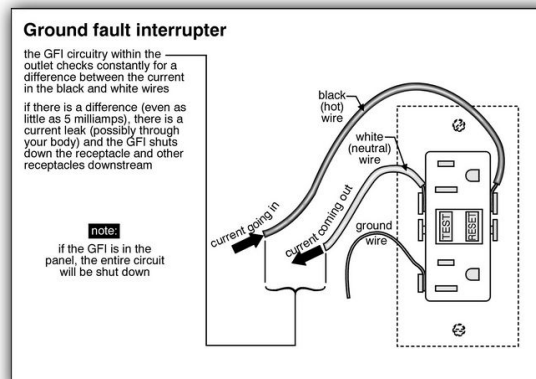


*Observed one or more ceiling fans not properly balanced (wobbly).*

*Photocell and landscape lighting are not inspected.*

#### OUTLETS:

Did not observe GFCI protection for all outlets in required locations including, but not limited to; all kitchen, laundry area, garage, all bathrooms and exterior. 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 the GFCI outlet at the master bathroom sink would not trip when tested. In need of repair.

**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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Observed multiple outlets not wired properly. The hot and neutral wires are reversed. Recommend further evaluation by a licensed electrical contractor.



Observed multiple outlets not wired properly. There is an open grounds. Recommend further evaluation by a licensed electrical contractor.

*Observed damaged and/or missing outlet covers.*

*Did not observed enough exterior outlets. Current standards call for one receptacle at the front and rear of the house and at a maximum height of 6 feet 6 inches above grade (ground level).*

*Observed one or more loose outlets.*



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I NI NP D

Observed multiple exterior outlet missing the weatherproof cover. In need of repair.



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

**SWITCHES:**

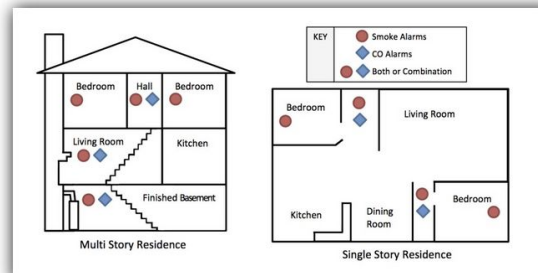
*Observed damaged and/or missing switch covers.*

**EQUIPMENT DISCONNECTS:**

*No significant deficiencies or anomalies 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.



I=Inspected

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I NI NP D

Not all smoke detectors were sounding when tested. Recommend replacing the batteries and retesting before replacement.

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 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).*

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

#### A. Heating Equipment

*Type of Systems: Forced Air Furnace*

*Energy Sources: Gas / Electric Heat Pump (addition)*

*Comments:*

PERFORMED VISUAL INSPECTION ONLY. HEAT PUMPS CANNOT BE OPERATED WHEN OUTSIDE TEMPERATURES ARE ABOVE 75 DEGREES WITHOUT RISK OF DAMAGING THE UNIT(S).

I=Inspected

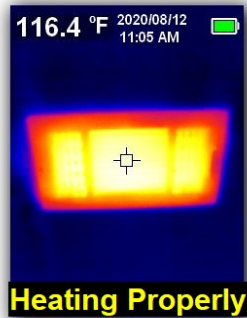
NI=Not Inspected

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D=Deficient

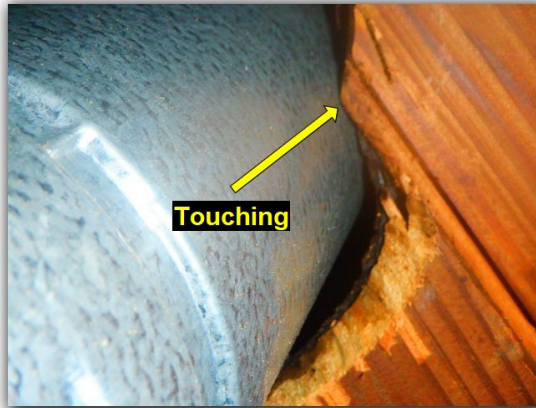
I NI NP D

*A thermal image of the air vents show the furnace(s) was / were heating properly at time of inspection.*



HOUSE HEATER EXHAUST VENT(S):

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



BLOWER(S):

*No significant deficiencies or anomalies observed.*

THERMOSTAT(S):

*No significant deficiencies or anomalies observed.*



I=Inspected

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D=Deficient

I NI NP D

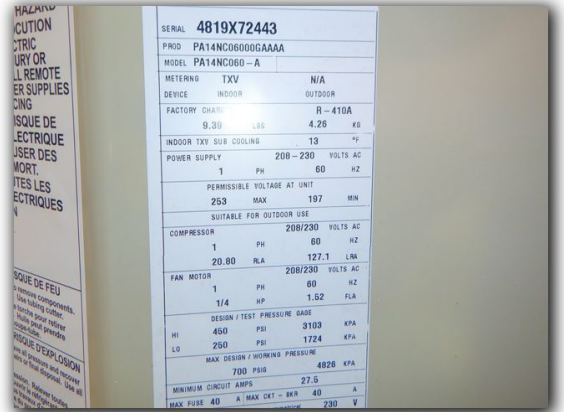
*Client Advisory: The inspection of the HVAC equipment was performed without the dismantling or removal of parts, access panels, members or components. This inspection is a performance based inspection and visual inspection of the exterior of the units only. For an internal inspection of the equipment,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

**B. Cooling Equipment**

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT(S): Goodman 2014, Payne - 2019



Observed the cold air return for one of the HVAC units is located in a closet. This is a unconventional installation. Recommend consulting a licensed HVAC technician for further evaluation.

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



I=Inspected

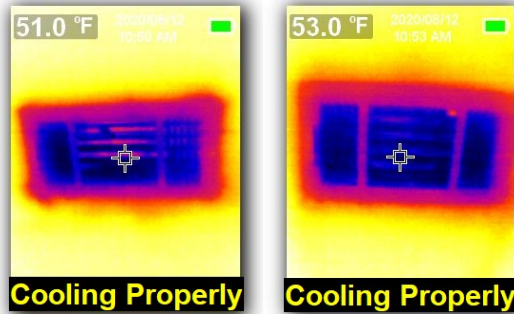
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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



TEMPERATURE DIFFERENTIAL: 18 degrees (69, 51) **GOOD**  
TEMPERATURE DIFFERENTIAL: 17 degrees (70, 53) **GOOD**

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

CONDENSATION DRAIN PAN / DRAIN LINES:

Observed rusting of the drain pan. This can eventually lead to cracking

Observed water in the drain pan of the ac unit above the laundry area.. This usually means the primary line has become clogged or blocked. Recommend consulting a licensed HVAC technician.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Observed the condensate line for the air conditioner was terminating too close to the home. Recommend adding an extension so the condensation does not drip close to the foundation.



*Did to observe a drain line installed for the emergency drain pan under the HVAC unit. Recommend a pan drain line be installed to prevent flooding of the below ceiling.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*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.*



*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 multiple damaged ducts in the attic. Recommend further evaluation by a licensed HVAC technician.



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

*Not all duct work is visible for inspection.*

I=Inspected

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D=Deficient

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

#### IV. PLUMBING SYSTEMS

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

*Location of water meter: Front of property*

*Location of main water supply valve: Well House*

*Static water pressure reading: 40 PSI*

*Comments:*

**WATER SUPPLY PLUMBING:**

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

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

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

**COMMODES:**

*Observed the toilets in the master bathroom and left guest bathroom loose from the floor. In need of tightening.*

**SINKS:**

*One or more drain stoppers needs adjusting.*

**FAUCETS:**

*No significant deficiencies or anomalies observed.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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TUB(S):

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

SHOWER(S):

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

*24 hour shower pan test specifically excluded.*

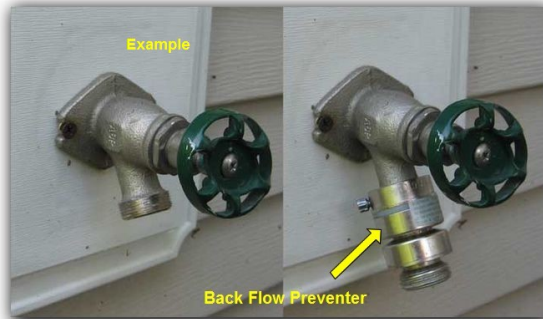
LAUNDRY CONNECTIONS:

*No significant deficiencies or anomalies observed.*

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

EXTERIOR HOSE BIBS:

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Drains, Wastes, and Vents**

Observed an unconventional standpipe drain for the washing machine. Recommend consulting a licensed plumbing contractor for further evaluation.



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

**C. Water Heating Equipment**

*Energy Sources:* Electric / Gas

*Capacity:* 50 Gallon & Tankless

*Comments:*

I=Inspected

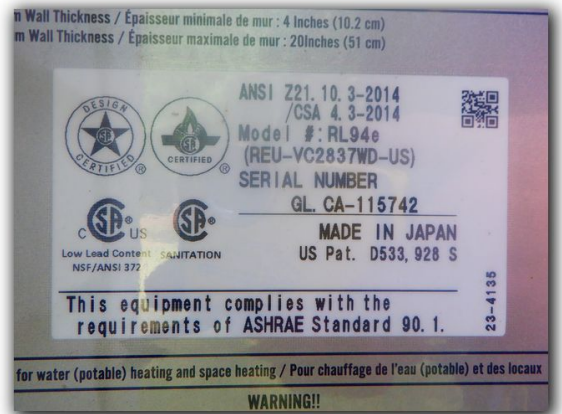
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

WATER HEATING UNIT(S): A & O Smith - 2019, Rannai - 2015



Observed the tankless water heater is located at the side of the well house. This is a far distance from the home. Recommend consulting a licensed plumbing contractor to determine if the placement of the tankless water heater is optimal.

Observed protective grommet(s) missing from water heater top cover panel. The grommet(s) protect the electrical wiring from being damaged by the metal panel.



TEMPERATURE & PRESSURE RELIEF VALVES(S):

Did not observe a drain line for the drain pan for the water heater in the garage. Recommend installing a drain line to help prevent the pan from overflowing and to help alert you that the water heater is leaking.

Did not observe a properly installed drain line for the TPR valve. Current standards call for the TPR valve to have a drain line that terminates to the exterior or into a drain.



I=Inspected

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I NI NP D

Did not observe a drain line for the TPR valve at tankless water heater. Current standards call for the TPR valve to have a drain line that terminates no higher than 6" from the surface of the ground.



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

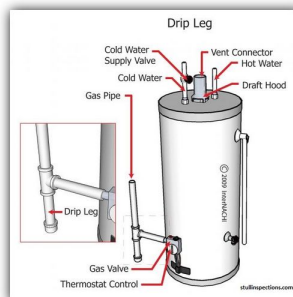
*Most manufactures recommend replacement of TPR valves over 3 years of age.*

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

*No significant deficiencies or anomalies observed.*

#### GAS LINE:

*Did not observe a drip leg (sediment trap) for gas line at tankless 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).*



I=Inspected

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D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

Observed a leak at the inside bottom of the hydro massage tub. In need of repair.

Observed the top jets of the hydro massage tub were not functional at the time of inspection. Recommend consulting or scheduling a service by the brand name manufacture.

**V. APPLIANCES**

**A. Dishwashers**

*Observed the dishwasher was not secured to the underside of the cabinet. In need of securing.*

**B. Food Waste Disposers**

*Observed the food waste disposal was not functional at the time of inspection (the activation switch could not be located).*

**C. Range Hood and Exhaust Systems**

Observed the range hood vent duct is not the proper duct. Current standards call for the duct must be made from galvanized steel, stainless steel or copper. It must have a smooth interior, and be air tight.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

RANGE/COOKTOP:

*No significant deficiencies or anomalies observed.*

OVEN:

*No significant deficiencies or anomalies observed.*

*Timer and cleaning cycles not checked*

**E. Microwave Ovens**

*No significant deficiencies or anomalies observed.*

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

Observed one or more bathroom exhaust fans are venting into the attic. Bathroom exhausts should vent to the exterior of home.

**G. Garage Door Operators**

*Observed the overhead automatic garage door opener is missing the light bulb cover.*

*Checked manual operation only; remote control not checked.*

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

H. Dryer Exhaust Systems

Observed the exterior dryer vent missing the louver and cover. In need of repair.



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

## VI. OPTIONAL SYSTEMS

A. Outbuildings

Did not observe GFCI protection for all outlets in required locations including, but not limited to; all garage (barn) and all exterior. 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.

I=Inspected

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D=Deficient

I	NI	NP	D
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*Observed multiple loose outlets.*



*Observed damage to the exterior siding in one or more areas.*



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Observed wood deterioration to multiple areas of the fascia and trim boards. Recommend coating with a weather resistant paint to slow the deterioration process.



Observed wood deterioration to multiple roof rafters of the carport attached to the back of the barn. Recommend coating with a weather resistant paint to slow the deterioration process.



I=Inspected

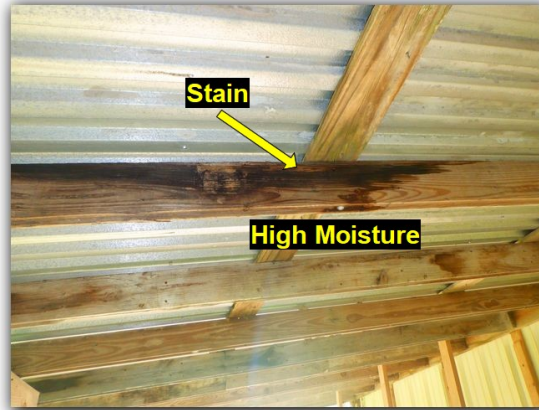
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observed water stains on the roof decking in the carport attached to back of the barn. Moisture readings were high at time of inspection. Recommend further evaluation by a professional roofing contractor.



*Observed water stains on the roof decking in the barn. 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 a hose bib leak at the left rear corner of the barn. In need of repair.



I=Inspected

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D=Deficient

I	NI	NP	D
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Observed the small storage shed does not have a properly installed door.



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**B. Other**

HOME GENERATOR SYSTEMS:

*Home generator systems are not tested / inspected.*

SOLAR POWER ATTIC VENTILATION SYSTEMS.

*Solar powered attic ventilation systems are not inspected / tested.*

WINDOW AC UNITS:

*Window AC units are not tested / 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.

### FOUNDATIONS

Observed evidence that suggests some movement. Unlevel flooring, soft flooring and improperly joined floor joists observed. Some movement is normal, but I recommend further evaluation by a structural engineer or foundation repair professional to determine if repairs are needed.

### GRADING AND DRAINAGE

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

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

### ROOF COVERING MATERIALS

Observed damaged shingles on the surface of the well house roof. Recommend further evaluation by a qualified roofing contractor.

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

Observed one or more exposed nail heads that need to be caulked.

Observed raised shingles in multiple 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 damage to the metal roofing in multiple areas Recommend further evaluation by a professional roofing contractor.

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

Observed multiple areas of rusted flashing. Recommend painting with rust resistant paint to slow the process or replacing roof vents.

Observed one or more roof penetrations missing the top cap. Recommend further evaluation by a professional roofing contractor.

Observed multiple roof penetrations that have rusted. Recommend painting with rust resistant paint to slow the process or replacing roof vents.

Observed multiple rusted metal roof coverings. Recommend re-coating with a rust resistant coating to slow the oxidation process.

## ROOF STRUCTURES AND ATTICS

Observed water stains on the roof decking in the garage. Moisture readings were high at time of inspection. Recommend further evaluation by a professional roofing contractor.

Observed inadequate service walks for moving around the attic safely. Current standards call for at least 24 inch wide solid decking to be installed for servicing attic equipment.

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 multiple loose fasteners. In need of tightening.

## WALLS (INTERIOR AND EXTERIOR)

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

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

Observed wood deterioration to multiple areas of the fascia boards. Recommend coating with a weather resistant paint to slow the deterioration process.

## WINDOWS

Observed multiple damaged or missing screens.

Observed the thermal seal was broken on five or more windows, including but not limited to: Den and right rear bedroom. A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness will continue to get worse until it is difficult to see out of the window.

Observed one or more broken window panes.

## STAIRWAYS (INTERIOR AND EXTERIOR)

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

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 and baluster spacing. Note: Standards for stairs have changed significantly since time of construction.

Did not observe a handrail for all exterior stairs. Current standards call for a handrail to be in place whenever there are 4 or more risers.

## FIREPLACES AND CHIMNEYS

Observed the wood burning stove has gaps between the fire shield (wall) and the hearth (floor). In need of repair.

## SERVICE ENTRANCE AND PANELS

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

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

Observed multiple abandoned large electrical conductors in the main service panel and sub panels. Recommend further evaluation by a licensed electrical contractor for further evaluation.

Observed one or more sub panels missing the dead front cover. In need of replacement.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed electrical wiring not properly supported in the garage. Current standards call for all electrical wiring to be supported at a 4.5 foot maximum span.

Observed one or more splices in wiring that were not properly secured inside a junction box.

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 kitchen, laundry area, garage, all bathrooms and exterior. 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 the GFCI outlet at the master bathroom sink would not trip when tested. In need of repair.

Observed multiple outlets not wired properly. The hot and neutral wires are reversed. Recommend further evaluation by a licensed electrical contractor.

Observed multiple outlets not wired properly. There is an open grounds. Recommend further evaluation by a licensed electrical contractor.

Observed multiple exterior outlet missing the weatherproof cover. In need of repair.

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.

Not all smoke detectors were sounding when tested. Recommend replacing the batteries and retesting before replacement.

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

## HEATING EQUIPMENT

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Observed the exhaust duct for the furnace was in contact with the roof decking. 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

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Observed rusting of the drain pan. This can eventually lead to cracking

Observed water in the drain pan of the ac unit above the laundry area.. This usually means the primary line has become clogged or blocked. Recommend consulting a licensed HVAC technician.

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

Observed the condensate line for the air conditioner was terminating too close to the home. Recommend adding an extension so the condensation does not drip close to the foundation.

## DUCT SYSTEMS, CHASES, AND VENTS

---

Observed multiple damaged ducts in the attic. Recommend further evaluation by al icensed HVAC technician.

## DRAINS, WASTES, AND VENTS

---

Observed an unconventional standpipe drain for the washing machine. Recommend consulting a licensed plumbing contractor for further evaluation.

## WATER HEATING EQUIPMENT

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Did not observe a drain line for the drain pan for the water heater in the garage. Recommend installing a drain line to help prevent the pan from overflowing and to help alert you that the water heater is leaking.

Did not observe a properly installed drain line for the TPR valve. Current standards call for the TPR valve to have a drain line that terminates to the exterior or into a drain.

Did not observe a drain line for the TPR valve at tankless water heater. Current standards call for the TPR valve

to have a drain line that terminates no higher than 6" from the surface of the ground.

## HYDRO-MASSAGE THERAPY EQUIPMENT

Observed a leak at the inside bottom of the hydro massage tub. In need of repair.

Observed the top jets of the hydro massage tub were not functional at the time of inspection. Recommend consulting or scheduling a service by the brand name manufacture.

## RANGE HOOD AND EXHAUST SYSTEMS

Observed the range hood vent duct is not the proper duct. Current standards call for the duct must be made from galvanized steel, stainless steel or copper. It must have a smooth interior, and be air tight.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Observed one or more bathroom exhaust fans are venting into the attic. Bathroom exhausts should vent to the exterior of home.

## DRYER EXHAUST SYSTEMS

Observed the exterior dryer vent missing the louver and cover. In need of repair.

## OUTBUILDINGS

Did not observe GFCI protection for all outlets in required locations including, but not limited to: all garage (barn) and all exterior. 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 wood deterioration to multiple areas of the fascia and trim boards. Recommend coating with a weather resistant paint to slow the deterioration process.

Observed wood deterioration to multiple roof rafters of the carport attached to the back of the barn. Recommend coating with a weather resistant paint to slow the deterioration process.

Observed water stains on the roof decking in the carport attached to back of the barn. Moisture readings were high at time of inspection. Recommend further evaluation by a professional roofing contractor.

Observed a hose bib leak at the left rear corner of the barn. In need of repair.

***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.