



74 E Kentwick Pl  
The Woodlands, TX 77384



# PROPERTY INSPECTION REPORT FORM

<u>Annette Agafon</u> <i>Name of Client</i>	<u>04/27/2023</u> <i>Date of Inspection</i>
<u>74 E Kentwick Pl, The Woodlands, TX 77384</u> <i>Address of Inspected Property</i>	
<u>Sean Salinas</u> <i>Name of Inspector</i>	<u>21192</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.

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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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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments:

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

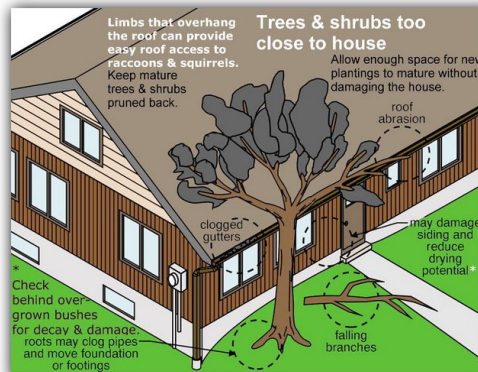
Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

Observed a surface crack on the foundation at the rear side of the house.

### B. Grading and Drainage

Comments:

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



Buyer's note: Ensure flower bed soil does not rise above foundation or brick weep holes to prevent water and wood destroying insect entry into house.



I=Inspected

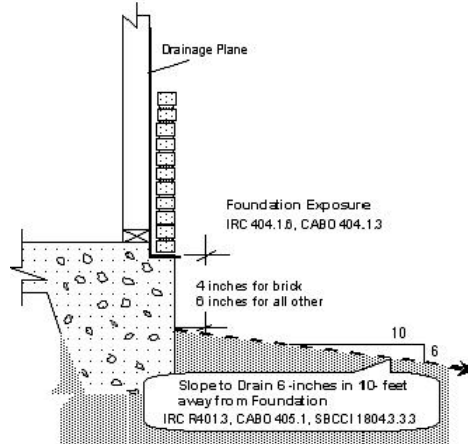
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Observed the grading did not slope away from the home in one or more areas around the exterior. Current standards call for the grading to slope away from the home at least 6 inches per 10 feet. This is to prevent water from pooling close to the foundation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



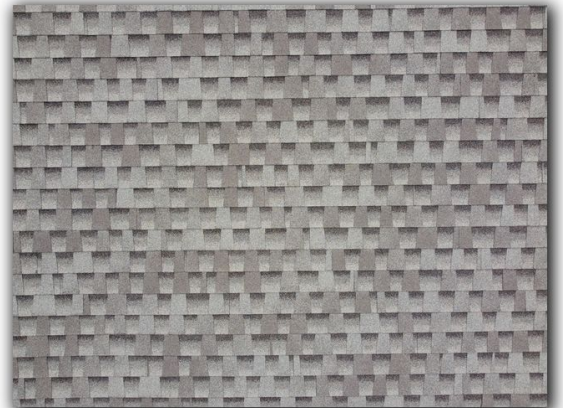
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**C. Roof Covering Materials**

*Types of Roof Covering:*

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

*Viewed From: Drone*



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I	NI	NP	D
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*Comments:*

ROOF SURFACE:

*No significant deficiencies observed.*

VISIBLE FLASHING:

*No significant deficiencies observed.*

ROOF PENETRATIONS:

*No significant deficiencies observed.*

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**RAIN GUTTERS & DOWNSPOUTS:**

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



*No significant deficiencies observed.*

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**D. Roof Structures and Attics**

*Viewed From: Inside accessible areas of attic*

*Approximate Average Depth of Insulation: 12"*

*Comments:*

**ROOF STRUCTURE AND FRAMING:**

*No significant deficiencies observed.*

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

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

*No significant deficiencies observed.*

**ATTIC INSULATION:**

*No significant deficiencies observed.*



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ATTIC VENTILATION & SCREENING:

*No significant deficiencies observed.*

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

*Comments:*

INTERIOR:

*Observed minor cosmetic issues.*

*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 a loose nail on cement board siding at the front walkway.*



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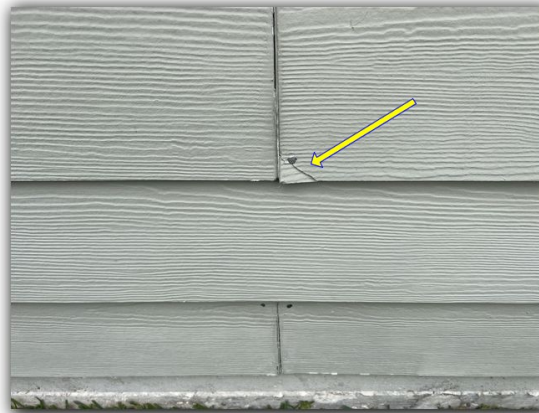
D=Deficient

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



*Observed cracked / damaged corners on Hardy siding. Commonly caused during construction by over driven nails.*



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

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**F. Ceilings and Floors**

*Comments:*

CEILINGS:

I=Inspected

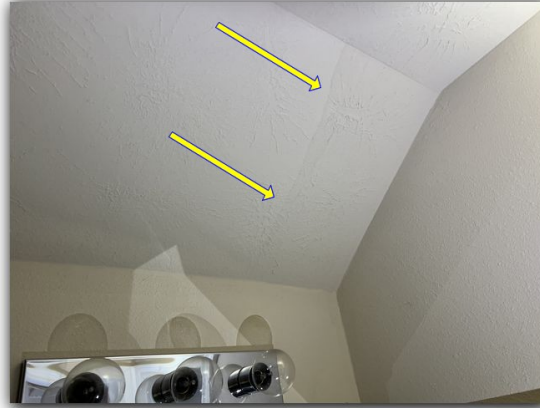
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Observed water stains on the ceiling in the second floor bathroom. Moisture readings were low at time of inspection which usually indicates the stains are from a previous leak, but I could not be certain. Recommend asking the seller about a previous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



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

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

FLOORS:

Observed minor cosmetic issues.

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

Comments:

INTERIOR:

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

Observed minor cosmetic damage to one or more doors / door frames.

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EXTERIOR:

*No significant deficiencies observed.*

GARAGE:

A self closing hinge was not observed at the garage door leading to residence. Industry standards call for a self closing door between garage and residence.

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

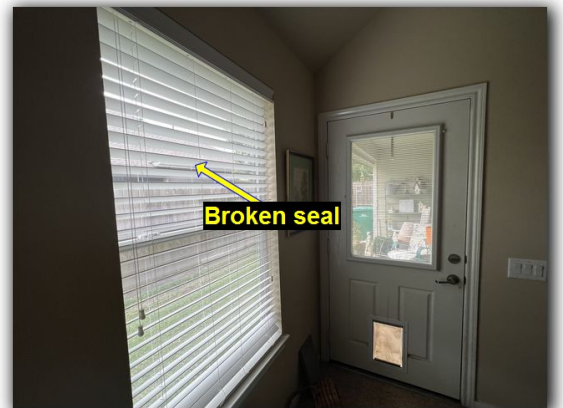
*Recommend disabling the manual garage door lock(s) when a garage door opener is present to prevent damage to the door(s).*

*Prudent buyers replace / re-key exterior locks upon taking possession of property.*

**H. Windows**

*Comments:*

Observed the thermal seal was broken on two or more windows (including but not limited to: living room & near rear patio door). A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness can continue to get worse until it is difficult to see out of the window. Recommend further evaluation by a qualified window repair company.



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

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

*Comments:*

INTERIOR:

*No significant deficiencies observed.*

EXTERIOR:

*Not present.*

**J. Fireplaces and Chimneys**

*Comments:*

*Not present.*

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

*Comments:*

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



## II. ELECTRICAL SYSTEMS



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**A. Service Entrance and Panels**

*Comments:*

125 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED AT REAR EXTERIOR

*Did not observe enough 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 the time of construction, but current standards call for surge protection to be installed for the electrical system.*

*Observed an improper clamp installed to connect the ground wire to the grounding rod. This type of clamp is the most common to find, but current standards call for an acorn style clamp to be used.*

*The cover for the sub panel could not be removed due to excessive stored items blocking the panel.*

SERVICE WIRING:

*Observed type of service wiring is underground.*

FEEDER WIRING:

*Observed feeder type of wiring is copper.*

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

*Type of Wiring:*

*Observed type of branch wiring is copper.*

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*Comments*

BRANCH WIRING:

*No significant deficiencies observed.*

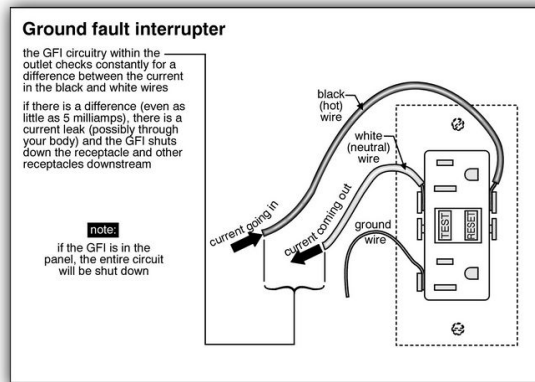
FIXTURES:

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.

*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 laundry room, living room side of kitchen bar. Current standards call for GFCI protection for all outlets in the kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This condition is a recognized safety hazard.



*Note: Inspector was unable to verify GFCI protection for the outlets in the garage & exterior due to excessive stored items blocking the GFCI reset.*

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

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SWITCHES:

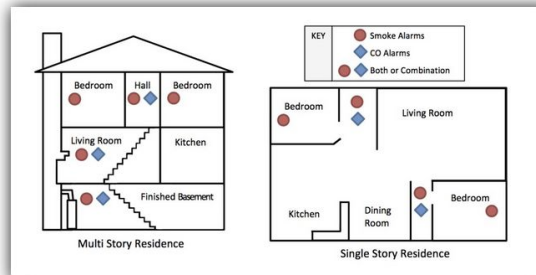
*No significant deficiencies observed.*

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 enough installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage (missing at second floor).

*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).*

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

#### A. Heating Equipment

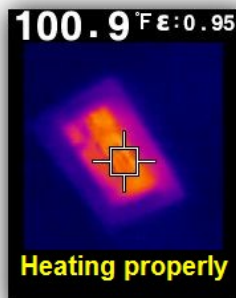
*Type of Systems: Forced air furnace*

*Energy Sources: Natural Gas*

*Comments:*

*No significant deficiencies observed.*

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



HOUSE HEATER EXHAUST VENT(S):

*No significant deficiencies observed.*

BLOWER(S):

*No significant deficiencies observed.*

THERMOSTAT(S):

*No significant deficiencies observed.*

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

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**B. Cooling Equipment**

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT(S): LENNOX (2007)



No significant deficiencies observed.

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



TEMPERATURE DIFFERENTIAL: 18 degrees (72, 54) **GOOD**



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

**CONDENSATION DRAIN PAN / DRAIN LINES:**

*No significant deficiencies observed.*

*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).*

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**C. Duct Systems, Chases, and Vents**

*Comments:*

**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.*

*No significant deficiencies observed.*

*Not all duct work is visible for inspection.*

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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: Not located  
Static water pressure reading: 68 PSI*

*Type of supply piping material:*

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

*Comments:*

##### WATER SUPPLY PLUMBING:

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

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

##### COMMODES:

The toilet seat at the second floor bathroom was loose / damaged.

##### SINKS:

*One or more drain stoppers needs adjusting.*

##### FAUCETS:

*No significant deficiencies observed.*

##### TUB(S):

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

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D=Deficient

I	NI	NP	D
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**SHOWER(S):**

*Observed a shower head leak at the primary shower. Recommend repair as needed.*

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

*24 hour shower pan test specifically excluded.*

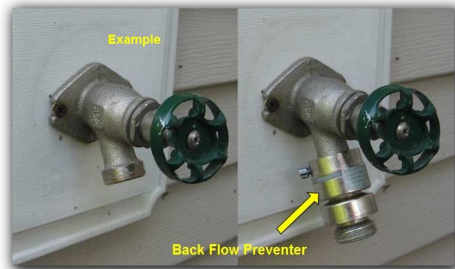
**LAUNDRY CONNECTIONS:**

*No significant deficiencies observed.*

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

**EXTERIOR HOSE BIBS:**

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



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

*Type of drain piping material: PVC*

*Comments:*

*No significant deficiencies observed.*

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

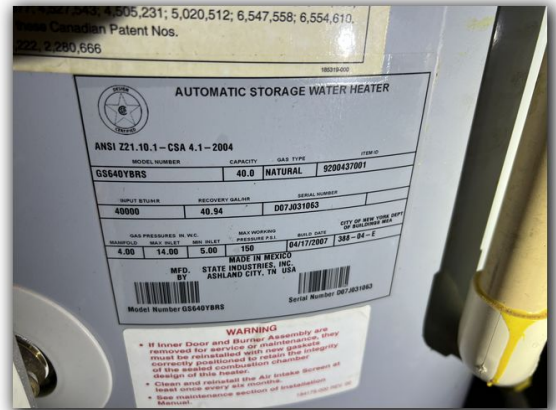
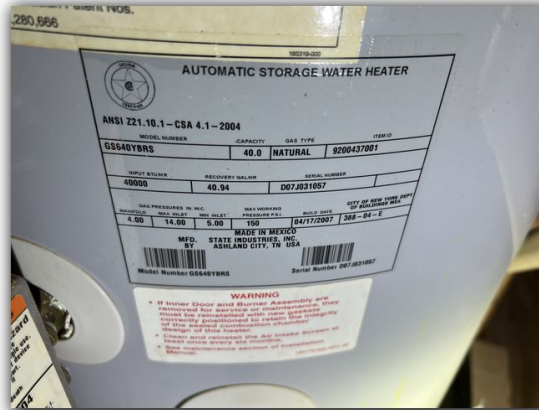
**C. Water Heating Equipment**

*Energy Sources: Natural Gas*

*Capacity: 40 gallon*

*Comments:*

WATER HEATING UNIT(S): STATE (2007), 2 UNITS



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

*No significant deficiencies observed.*

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

*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.*

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I NI NP D

WATER HEATER EXHAUST VENT(S):

*No significant deficiencies observed.*

**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Not present*

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

*Location of gas meter: Front exterior*

*Type of gas distribution piping material: Black iron*

*Comments:*

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

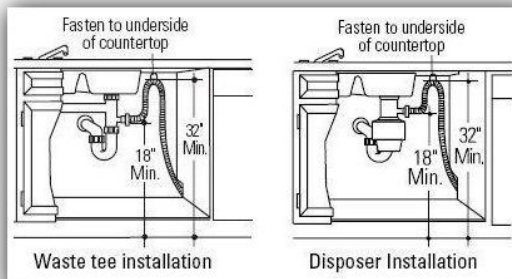
*Not all gas piping was visible for inspection.*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

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





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I	NI	NP	D
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**B. Food Waste Disposers**

*Comments:*

*No significant deficiencies observed.*

**C. Range Hood and Exhaust Systems**

*Comments:*

*No significant deficiencies observed.*

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

*Comments:*

COOKTOP:

*No significant deficiencies observed.*



OVEN:

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D=Deficient

I NI NP D

No significant deficiencies observed.



Note: Inspector was unable to verify anti-device was installed due to excessive stored items on the oven.

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**E. Microwave Ovens**

Comments:

No significant deficiencies observed.



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

*Comments:*

*No significant deficiencies observed.*

**G. Garage Door Operators**

*Comments:*

*Required safety sticker was not present near the garage door opener button.*

*No significant deficiencies observed.*

**H. Dryer Exhaust Systems**

*Comments:*

The dryer vent was not sealed to the roof exit in the attic over the garage. Recommend sealing as needed.

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

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I. Other

*Comments:*

REFRIGERATOR:

*Not inspected.*

WASHER & DRYER:

*Not inspected.*

## VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

Observed a missing shutoff handle at the backflow preventer. Recommend replacing the handle.



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*Recommend insulating the back flow preventer during the winter months to prevent damage during a freeze.*





## 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

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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.

### ROOF COVERING MATERIALS

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

### WALLS (INTERIOR AND EXTERIOR)

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*Observed a loose nail on cement board siding at the front walkway.*

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

### CEILINGS AND FLOORS

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

### DOORS (INTERIOR AND EXTERIOR)

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A self closing hinge was not observed at the garage door leading to residence. Industry standards call for a self closing door between garage and residence.

### WINDOWS

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Observed the thermal seal was broken on two or more windows (including but not limited to: living room & near rear patio door). A broken seal allows condensation to form between the panes which causes a cloudy film to develop. This cloudiness can continue to get worse until it is difficult to see out of the window. Recommend further evaluation by a qualified window repair company.

## SERVICE ENTRANCE AND PANELS

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

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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 room, living room side of kitchen bar. Current standards call for GFCI protection for all outlets in the kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This condition is a recognized safety hazard.

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 enough installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage (missing at second floor).

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The toilet seat at the second floor bathroom was loose / damaged.

Observed a shower head leak at the primary shower. Recommend repair as needed.

## DISHWASHERS

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

## DRYER EXHAUST SYSTEMS

The dryer vent was not sealed to the roof exit in the attic over the garage. Recommend sealing as needed.

## LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Observed a missing shutoff handle at the backflow preventer. Recommend replacing the handle.

*Recommend insulating the back flow preventer during the winter months to prevent damage during a freeze.*

***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.