



139 N Greatwood Glen Pl
Montgomery, TX 77316

PROPERTY INSPECTION REPORT

Prepared For: Matthew Crewe
(Name of Client)

Concerning: 139 N Greatwood Glen Pl, Montgomery, TX 77316
(Address or Other Identification of Inspected Property)

By: Sean Salinas, Lic # 21192 Hunter Lamb, Lic # 24864 09/08/2021
(Name and License Number of Inspector) (Date)

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

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

Highest priority items are printed in bold print

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards

Comments in italics are generally more minor issues (not always) and general FYI (for your information).

Comment Key or Definitions

Inspected (IN) = Visually observed the item or component. If no other comments were made, it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = Did not inspect this item or component and made no representations of whether or not it was functioning as intended.

Not Present (NP) = The item or component was not present at the home or on the property at time of inspection.

Deficient (D) = This item or component is not functioning as intended, or needs further inspection by a qualified technician. Items or components that can be repaired to satisfactory condition may not need replacement.

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

The inspector is a generalist and does not specialize in any one area. If ANY item is marked as deficient in the report, we recommend you have that item further evaluated by a professional specializing in that field prior to purchasing the home.

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

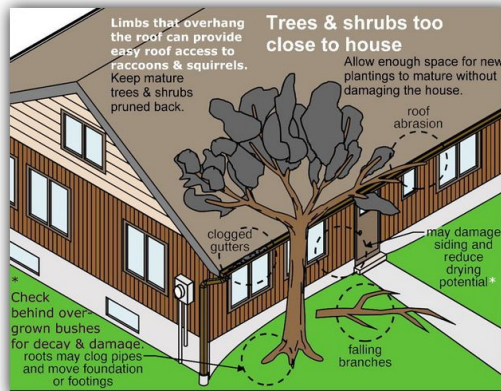
Type of foundation is slab

Comments:

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

B. Grading and Drainage

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



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

C. Roof Covering Materials

Types of Roof Covering:

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I	NI	NP	D
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Type of roof material observed to be composition over solid decking.

Viewed From: Drone



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ROOF SURFACE:

No significant deficiencies or anomalies observed.

VISIBLE FLASHING:

No significant deficiencies or anomalies observed.

ROOF PENETRATIONS:

No significant deficiencies or anomalies observed.

RAIN GUTTERS & DOWNSPOUTS:

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



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D. Roof Structures and Attics

Viewed From: Inside accessible areas of attic

Approximate Average Depth of Insulation: 12"-14"

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ROOF STRUCTURE AND FRAMING:

No significant deficiencies or anomalies observed.

Not all areas of attic were accessible to inspection.

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

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

No significant deficiencies or anomalies observed.

ATTIC INSULATION:

No significant deficiencies or anomalies observed.

ATTIC VENTILATION & SCREENING:

No significant deficiencies or anomalies observed.

E. Walls (Interior and Exterior)

INTERIOR:

Observed some signs of previous water damage to the baseboards in one or more areas. Moisture readings were low at the time of inspection.

Observed fresh paint in one or more areas.

Observed minor cosmetic issues.

Observed previous repairs in one or more areas.

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

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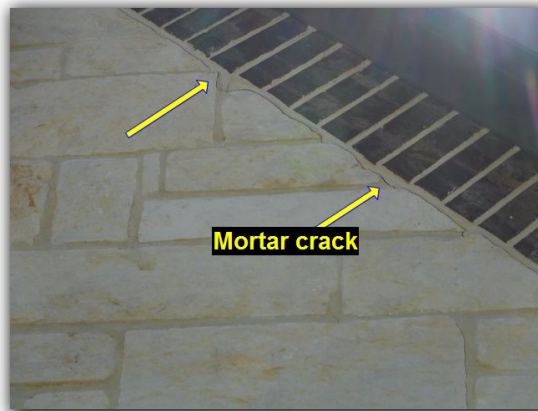
D=Deficient

I	NI	NP	D
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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 cracks in the brick and/or mortar around the exterior in one or more areas. Recommend sealing/caulking around all holes, gaps, cracks and exterior siding penetrations to prevent water & pest entry.



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

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F. Ceilings and Floors

CEILINGS:

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

Observed previous repairs in one or more areas.

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

FLOORS:

Observed minor cosmetic issues.

G. Doors (Interior and Exterior)

INTERIOR:

Observed some signs of previous water damage on the lower door jamb near the primary tub & shower stall. Areas tested dry at the time of the inspection.

EXTERIOR:

Recommend caulking the ends of all exterior door thresholds to help prevent water entry during wind driven rain.



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No significant deficiencies or anomalies observed.

GARAGE:

Observed some separation at the garage door seal. Recommend securing as needed.



Observed the self closing hinge on garage door leading to residence was in need of adjustment. The door was not closing automatically as intended.

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

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

H. Windows

WINDOWS:

I=Inspected

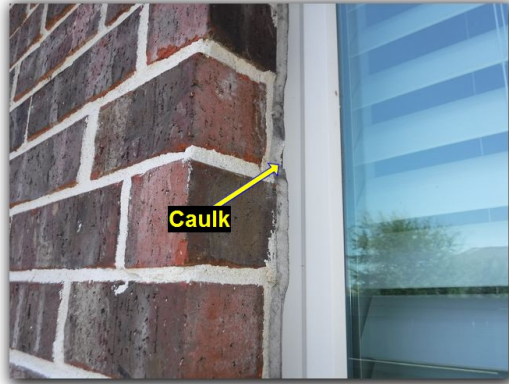
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One or more windows needs exterior caulking.



Observed the thermal seal was broken on one or more windows (including but not limited to: primary bathroom). 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 multiple windows stiff or difficult to open / close. In need of adjustment.

Observed one or more damaged screens (minor).

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Buyer's note: Older style mini-blind cords observed at one or more windows which is a possible hazard to small children. Just FYI.

I. Stairways (Interior and Exterior)

INTERIOR:

Not present at time of inspection.

EXTERIOR:

Not present at time of inspection.

J. Fireplaces and Chimneys

Observed the fireplace did not light at the time of inspection. Recommend further evaluation by a qualified contractor.

K. Porches, Balconies, Decks, and Carports

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

No significant deficiencies or anomalies observed.

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L. Other

CABINETS:

Observed minor cosmetic damage to the cabinets in one or more areas.



FENCE:

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

200 AMP ELECTRICAL SERVICE PANEL WITH SUB PANEL

MAIN SHUTOFF LOCATED AT REAR EXTERIOR

No significant deficiencies or anomalies observed.

SERVICE WIRING:

Observed type of service wiring is underground.

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I NI NP D

FEEDER WIRING:

Observed feeder type of wiring is Aluminum.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

No significant deficiencies or anomalies observed.

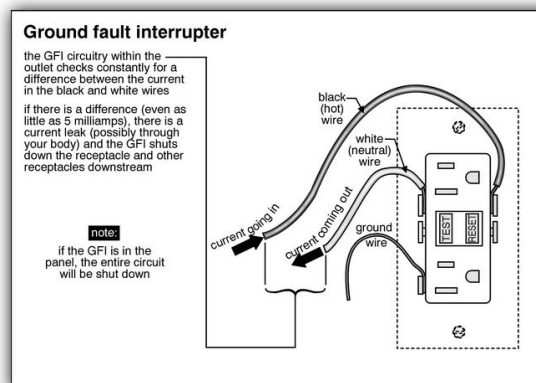
FIXTURES:

No significant deficiencies or anomalies observed.

Photocell and landscape lighting are not inspected.

OUTLETS:

Did not observe GFCI protection for all outlets in required locations, including but not limited to; garage, laundry room. 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.



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The GFCI outlet located at the rear yard did not trip when tested. Recommend having a licensed electrician replace the outlet.

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

SWITCHES:

No significant deficiencies or anomalies observed.

EQUIPMENT DISCONNECTS:

No significant deficiencies or anomalies observed.

SMOKE DETECTORS:

Did not observe enough installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage (not present in the hall near the primary bedroom).

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

Smoke detectors connected to an alarm system are not tested.

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

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

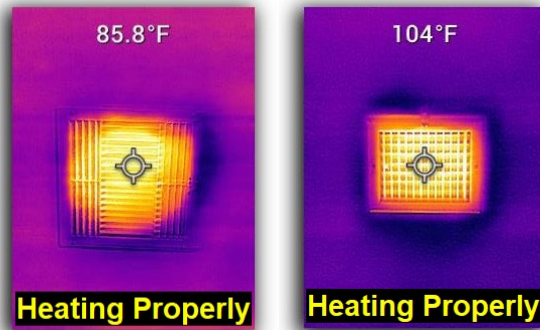
Type of Systems: Forced Air Furnace

Energy Sources: Gas

Comments:

No significant deficiencies or anomalies observed.

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



HOUSE HEATER EXHAUST VENT(S):

No significant deficiencies or anomalies observed.

BLOWER(S):

No significant deficiencies or anomalies observed.

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THERMOSTAT(S):

No significant deficiencies or anomalies observed.

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

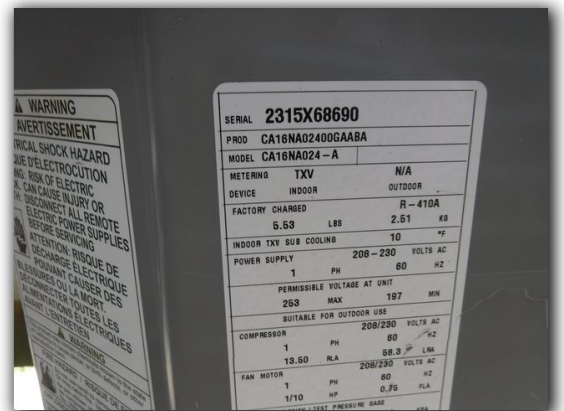
B. Cooling Equipment

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT:

Make: CARRIER (2015) , 2 UNITS



No significant deficiencies or anomalies observed.

I=Inspected

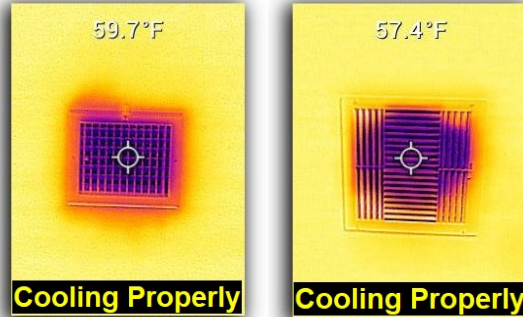
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A thermal image of the air vents show the air conditioning unit(s) was / were cooling properly at time of inspection.



TEMPERATURE DIFFERENTIAL: 18 degrees (77, 59), 18 degrees (75, 57) **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. The sizing of condensing units, evaporators etc. is not within the scope of this inspection. For an internal inspection of the equipment and/or a more thorough evaluation of the HVAC systems, we recommend consulting a professional HVAC company.

CONDENSATION DRAIN PAN / DRAIN LINES:

No significant deficiencies or anomalies observed.

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



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

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C. Duct Systems, Chases, and Vents

DUCTS CHASES AND VENTS:

No significant deficiencies or anomalies observed.

Not all duct work is visible for inspection.

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

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Front of property
Location of main water supply valve: Exterior
Static water pressure reading: 68 PSI
Comments:*

WATER SUPPLY PLUMBING:

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

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

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

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.

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COMMODES:

No significant deficiencies observed

SINKS:

One or more drain stoppers needs adjusting.

FAUCETS:

Observed the left guest bathroom sink drips constantly. Recommend further evaluation by a licensed plumber.

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 observed

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

EXTERIOR HOSE BIBS:

No deficiencies or anomalies observed.

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I NI NP D

 B. Drains, Wastes, and Vents

No significant deficiencies or anomalies observed.

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

 C. Water Heating Equipment

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

WATER HEATING UNIT(S): AO SMITH (2015), 2 UNITS



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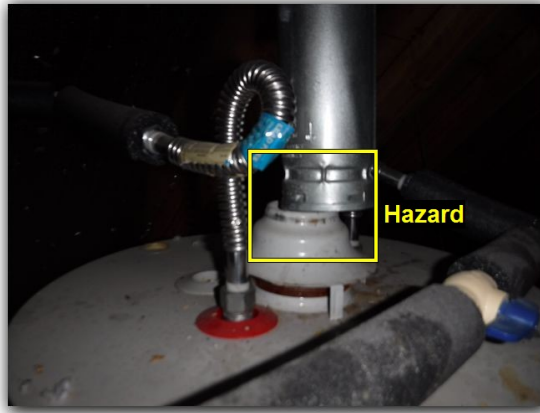
TEMPERATURE & PRESSURE RELIEF VALVES(S):

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.

WATER HEATER EXHAUST VENT(S):

The water heater exhaust vent was not properly connected to the draft hood. This can allow carbon monoxide into the attic or garage. In need of immediate repair.



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D. Hydro-Massage Therapy Equipment

Not present at time of inspection.

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V. APPLIANCES

A. Dishwashers

No significant deficiencies observed

B. Food Waste Disposers

No significant deficiencies observed

C. Range Hood and Exhaust Systems

No significant deficiencies observed

D. Ranges, Cooktops, and Ovens

RANGE / COOKTOP:

No significant deficiencies observed



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Observed worn / missing labels at one or more cooktop burners.



OVEN:

No significant deficiencies observed



Timer and cleaning cycles not checked

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E. Microwave Ovens

No significant deficiencies observed



F. Mechanical Exhaust Vents and Bathroom Heaters

No significant deficiencies observed

G. Garage Door Operators

No significant deficiencies or anomalies observed.

Checked manual operation only; remote control not checked

H. Dryer Exhaust Systems

No significant deficiencies or anomalies observed.

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

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

No significant deficiencies or anomalies observed.

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.

ROOF COVERING MATERIALS

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

WALLS (INTERIOR AND EXTERIOR)

Observed some signs of previous water damage to the baseboards in one or more areas. Moisture readings were low at the time of inspection.

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

DOORS (INTERIOR AND EXTERIOR)

Observed some signs of previous water damage on the lower door jamb near the primary tub & shower stall. Areas tested dry at the time of the inspection.

Observed some separation at the garage door seal. Recommend securing as needed.

Observed the self closing hinge on garage door leading to residence was in need of adjustment. The door was not closing automatically as intended.

WINDOWS

One or more windows needs exterior caulking.

Observed the thermal seal was broken on one or more windows (including but not limited to: primary bathroom). 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.

FIREPLACES AND CHIMNEYS

Observed the fireplace did not light at the time of inspection. Recommend further evaluation by a qualified contractor.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Did not observe GFCI protection for all outlets in required locations, including but not limited to; garage, laundry room. 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.

The GFCI outlet located at the rear yard did not trip when tested. Recommend having a licensed electrician replace the outlet.

Did not observe enough installed carbon monoxide detectors which are now required in homes with gas appliances, a fireplace or an attached garage (not present in the hall near the primary bedroom).

COOLING EQUIPMENT

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

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Observed the left guest bathroom sink drips constantly. Recommend further evaluation by a licensed plumber.

WATER HEATING EQUIPMENT

The water heater exhaust vent was not properly connected to the draft hood. This can allow carbon monoxide into the attic or garage. In need of immediate 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.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

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

139 N Greatwood Glen Pl

Inspected Address

Montgomery

City

77316

Zip Code

SCOPE OF INSPECTION

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

139 N Greatwood Glen Pl Inspected Address Montgomery City 77316 Zip Code

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

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

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

1F. Wednesday, September 8, 2021 Inspection Date

2. Matthew Crewe Name of Person Purchasing Inspection Seller [] Agent [] Buyer [x] Management Co. [] Other []

3. Owner/Seller

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

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

5A. Single Family Residence

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

5B. Type of Construction:

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

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

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

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

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

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes [] No [] List Insects: NA

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

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

Signatures:

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

Others Present:

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

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box [] Water Heater Closet [] Beneath the Kitchen Sink [x] 8B. Date Posted: September 8, 2021

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

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic [x] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure [] Deck [] Sub Floors [x] Slab Joints [] Craw Space [] Soil Grade Too High [] Heavy Foliage [] Eaves [] Weepholes [x] Other [] Specify:

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

10B. Conducive Conditions include but are not limited to:

Debris under or around structure (K) [] Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) [] Planter box abutting structure (O) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) [] Insufficient ventilation (T) [] Wood Pile in Contact with Structure (Q) [] Wooden Fence in Contact with the Structure (R) [] Other (C) [] Specify:

139 N Greatwood Glen Pl

Montgomery

77316

Inspected Address

City

Zip Code

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

11A. Subterranean Termites

Active Infestation
Yes No

Previous Infestation
Yes No

Previous Treatment
Yes No

11B. Drywood Termites

Yes No

Yes No

Yes No

11C. Formosan Termites

Yes No

Yes No

Yes No

11D. Carpenter Ants

Yes No

Yes No

Yes No

11E. Other Wood Destroying Insects

Yes No

Yes No

Yes No

Specify: _____

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

NA

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

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

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

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

Yes

No

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

Yes

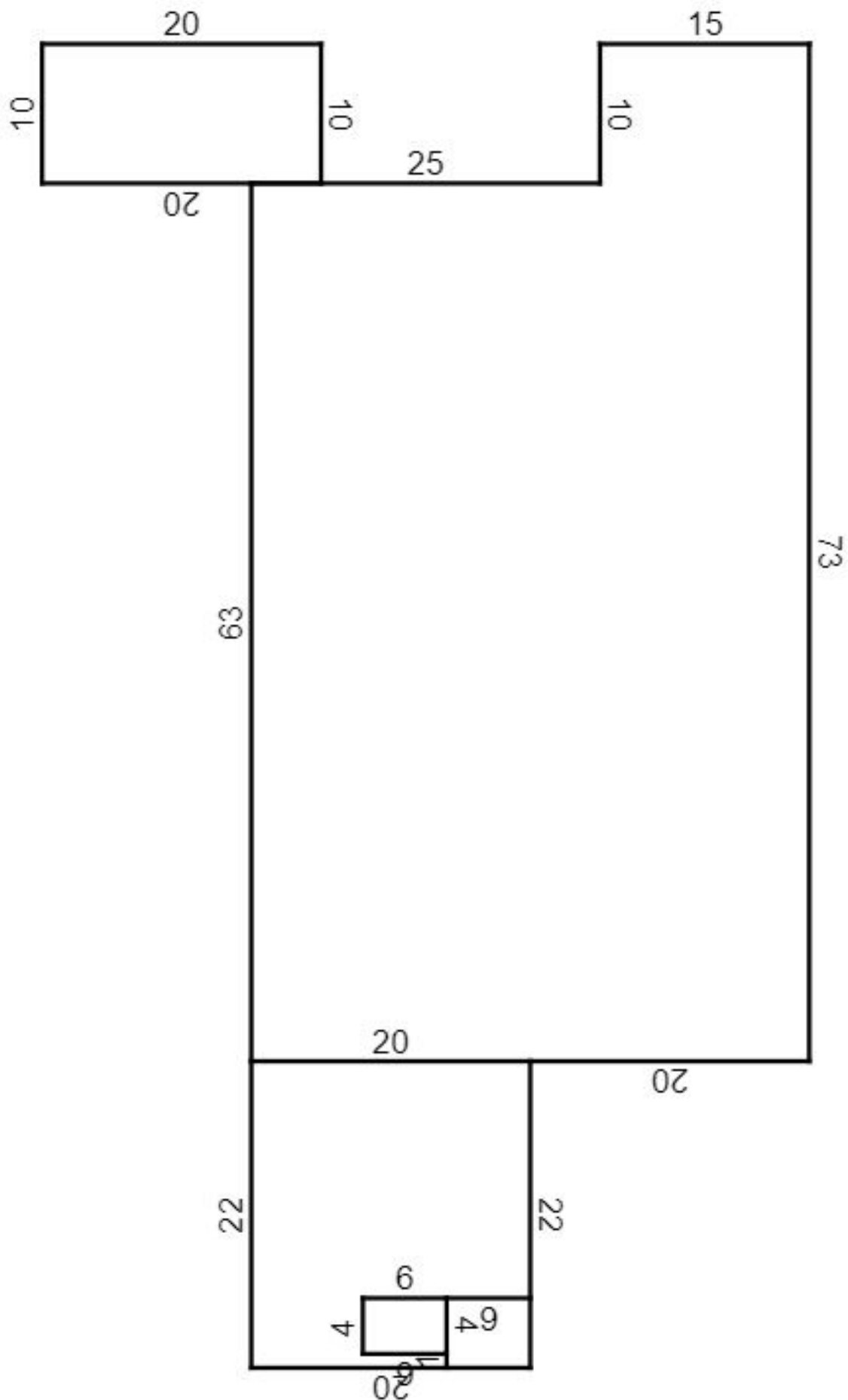
No

Specify reason: _____

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

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



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Additional Comments

139 N Greatwood Glen Pl
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77316
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Statement of Purchaser

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

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

Signature of Purchaser of Property or their Designee _____

Date _____

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