



7169 Morningbrook Dr
Montgomery, TX 77316



PROPERTY INSPECTION REPORT FORM

Mike Thakur <i>Name of Client</i>	04/01/2024 <i>Date of Inspection</i>
7169 Morningbrook Dr, Montgomery, TX 77316 <i>Address of Inspected Property</i>	
Justin Hale <i>Name of Inspector</i>	22124 <i>TREC License #</i>
Chris Stull <i>Name of Sponsor (if applicable)</i>	20945 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

Highest priority items are printed in bold print

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

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

Comment Key or Definitions

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

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

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

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

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

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

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I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

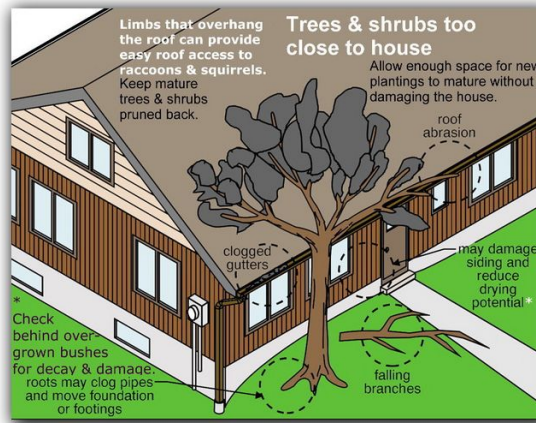
Type of Foundation(s): Slab

Comments:

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

B. Grading and Drainage

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.

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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



Comments:

ROOF SURFACE:

No significant deficiencies observed.

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:

No significant deficiencies observed.

ROOF PENETRATIONS:

No significant deficiencies observed.

RAIN GUTTERS & DOWNSPOUTS:

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: Spray Foam

Comments:

ROOF STRUCTURE AND FRAMING:

No significant deficiencies observed.

Limited visual inspection of roof decking due to spray foam which may obscure water stains.

Not all areas of attic were accessible to inspection.

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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

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.



ATTIC INSULATION:

No significant deficiencies observed.

ATTIC VENTILATION & SCREENING:

No significant deficiencies observed.

E. Walls (Interior and Exterior)

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.

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.

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EXTERIOR:

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



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F. Ceilings and Floors

CEILINGS:

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)

INTERIOR:

Observed the frame latch was not working on the right office door.

Observed the left primary closet door will not latch when shut. In need of adjustment.

Observed minor cosmetic damage to one or more doors.

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Observed one or more doors missing necessary hardware to close properly.

EXTERIOR:

No significant deficiencies observed.

GARAGE:

Did not observe a fire rating on both doors to the garages. Current standards call for garage doors leading to residence to be solid at least 1 3/8 inches thick or fire rated to withstand fire for at least 20 minutes.

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

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

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

H. Windows

Observed gaps and cracks in the caulking around multiple windows. Recommend sealing around the exterior of all windows.



Buyer's Note: Broken thermal window seals are not within the scope of this inspection. If you are concerned about broken thermal seals, we recommend you contact a window professional to evaluate. Any mention of broken thermal seals in this report should be considered a bonus and we recommend you have the windows further evaluated by a window professional.

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- I. Stairways (Interior and Exterior)**

INTERIOR:

Not present.

EXTERIOR:

Not present.

- J. Fireplaces and Chimneys**

No significant deficiencies observed.



- 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 LEFT EXTERIOR

Did not observe a bonding strap or screw installed inside the main electrical panel. The bonding strap/screw ensures the metal electrical panel is properly grounded.

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SERVICE WIRING:

Observed type of service wiring is underground.

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 observed.

FIXTURES:

No significant deficiencies observed.

Photocell and landscape lighting are not inspected.

OUTLETS:

Did not observe GFCI protection in the primary area laundry room. Current standards call for all outlets in laundry rooms to be GFCI protected.

Observed one or more loose outlets.

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

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SWITCHES:

Did not observe a switch for the fixture in the left garage closet. The light can not be turned on.

EQUIPMENT DISCONNECTS:

No significant deficiencies observed.

SMOKE DETECTORS:

No significant deficiencies observed.

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 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

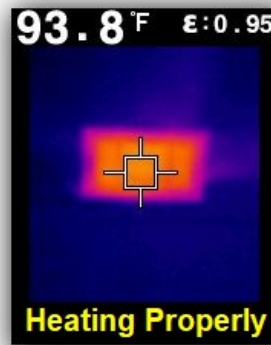
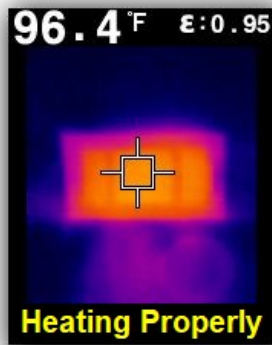
A. Heating Equipment

Type of Systems: Forced Air Furnace

Energy Sources: Gas

Comments:

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 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

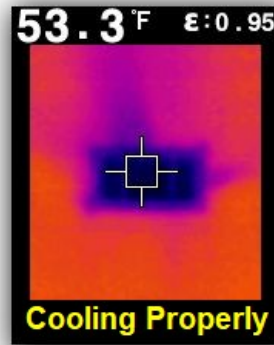
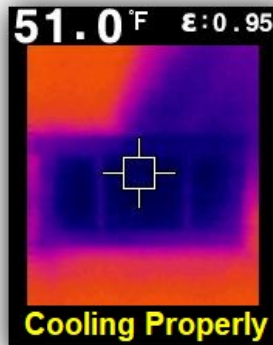
Type of Systems: Forced Air, Split System

Comments:

CONDENSING UNIT(S): Both Units - Trane - 2023



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 (73, 55) **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.

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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.

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C. Duct Systems, Chases, and Vents

DUCTS CHASES AND VENTS:

No significant deficiencies 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.

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WHOLE HOME FILTERS:

Observed the AC / Heating systems are equipped with a whole home filter systems. Recommend changing the filters as directed by the manufacturers recommendations. Filter Size(s): 16 X 25 X 4 and 20 X 25 X 4



IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter: Front of property
Location of main water supply valve: Left Exterior
Static water pressure reading: 60 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:

No significant deficiencies observed.

SINKS:

One or more drain stoppers needs adjusting.

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FAUCETS:

No significant deficiencies observed.

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 significant deficiencies observed.

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Observed a leak from the drain connection under the laundry room sink. Recommend further evaluation by a licensed plumber.



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

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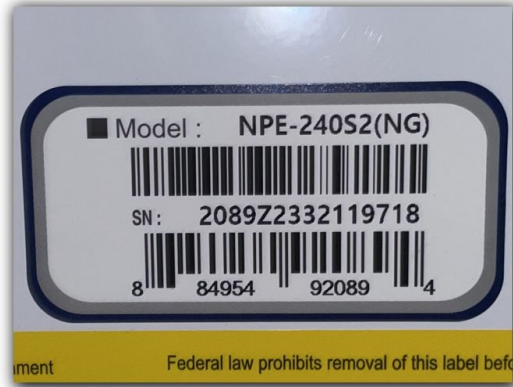
C. Water Heating Equipment

Energy Sources: Gas

Capacity: Tankless

Comments:

WATER HEATING UNIT(S): Navien - 2022 and 2023



No significant deficiencies observed.

TEMPERATURE & PRESSURE RELIEF VALVES(S):

No significant deficiencies observed.

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

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

WATER HEATER EXHAUST VENT(S):

No significant deficiencies observed.

D. Hydro-Massage Therapy Equipment

Not present.

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Exterior

Type of gas distribution piping material: Black Iron

Comments:

Could not verify that all gas lines are properly bonded.

Not all gas pipping was visible for inspection.

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.

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D. Ranges, Cooktops, and Ovens

RANGE/COOKTOP:

No significant deficiencies observed.



OVEN:

No significant deficiencies observed.



Timer and cleaning cycles not checked.

E. Microwave Ovens

No significant deficiencies observed.

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F. Mechanical Exhaust Vents and Bathroom Heaters

No significant deficiencies observed.

G. Garage Door Operators

No significant deficiencies observed.

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

Checked manual operation only; remote control not checked.

H. Dryer Exhaust Systems

No significant deficiencies observed.

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

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

No significant deficiencies observed.

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 STRUCTURES AND ATTICS

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.

WALLS (INTERIOR AND EXTERIOR)

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

DOORS (INTERIOR AND EXTERIOR)

Observed the frame latch was not working on the right office door.

Observed the left primary closet door will not latch when shut. In need of adjustment.

Did not observe a fire rating on both doors to the garages. Current standards call for garage doors leading to residence to be solid at least 1 3/8 inches thick or fire rated to withstand fire for at least 20 minutes.

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

WINDOWS

Observed gaps and cracks in the caulking around multiple windows. Recommend sealing around the exterior of all windows.

SERVICE ENTRANCE AND PANELS

Did not observe a bonding strap or screw installed inside the main electrical panel. The bonding strap/screw ensures the metal electrical panel is properly grounded.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Did not observe GFCI protection in the primary area laundry room. Current standards call for all outlets in laundry rooms to be GFCI protected.

Did not observe a switch for the fixture in the left garage closet. The light can not be turned on.

DRAINS, WASTES, AND VENTS

Observed a leak from the drain connection under the laundry room sink. Recommend further evaluation by a licensed plumber.

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.