



8610 Cedar Walk Dr
Tomball, TX 77375



PROPERTY INSPECTION REPORT FORM

Denise Lautenschleger <i>Name of Client</i>	05/15/2024 <i>Date of Inspection</i>
8610 Cedar Walk Dr, Tomball, TX 77375 <i>Address of Inspected Property</i>	
Sean Salinas <i>Name of Inspector</i>	21192 <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

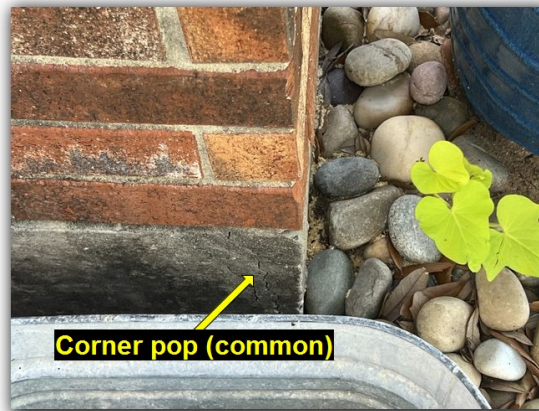
A. Foundations

Type of Foundation(s): Slab

Comments:

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

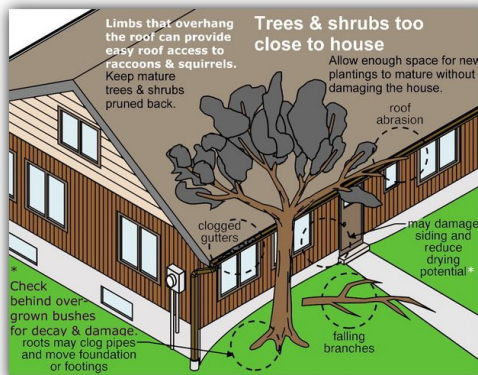
Spalling (i.e., corner pops) at one or more corner(s). Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.



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

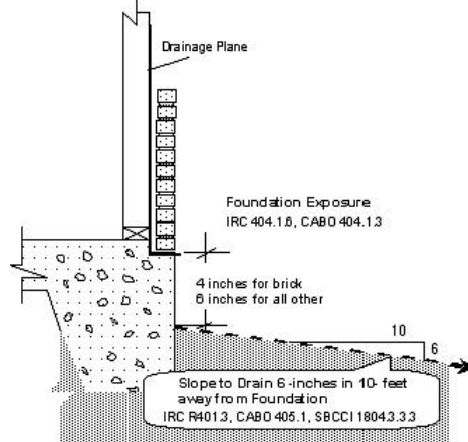
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Observed the grading did not slope away from the home in one or more areas around the exterior. Current standards call for the grading to slope away from the home at least 6 inches per 10 feet. This is to prevent water from pooling close to the foundation 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



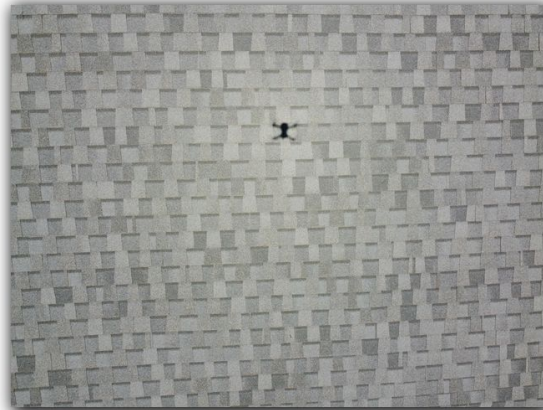
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Comments:

ROOF SURFACE:

No significant deficiencies observed.

VISIBLE FLASHING:

No significant deficiencies observed.

ROOF PENETRATIONS:

No significant deficiencies observed.

RAIN GUTTERS & DOWNSPOUTS:

No significant deficiencies observed.

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D. Roof Structures and Attics

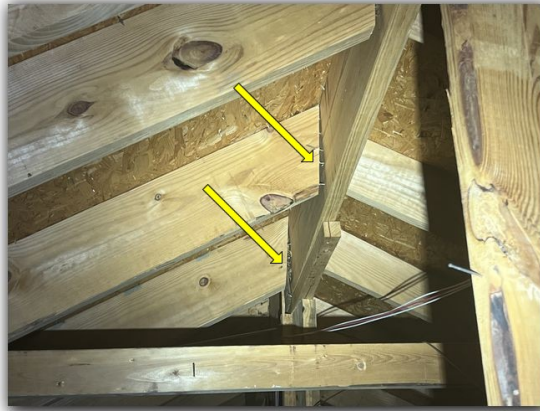
Viewed From: Inside accessible areas of attic

Approximate Average Depth of Insulation: 12"

Comments:

ROOF STRUCTURE AND FRAMING:

Observed some gaps between rafters and the ridge board which is an indication of structural movement but is sometimes due to poor rafter cuts during construction. In my professional opinion not in need of repair.



ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Observed one or more nails/screws missing from attic access ladder frame. Recommend installing a 16d nail or 1/4 inch diameter lag screw to properly secure stairway frame to ceiling.



I=Inspected

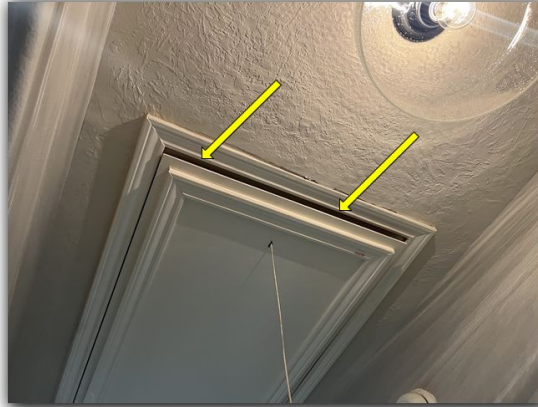
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The attic ladder in the hallway does not close completely. This can allow hot attic air to escape into the living space (or vice versa). Recommend having a qualified contractor adjust as needed.

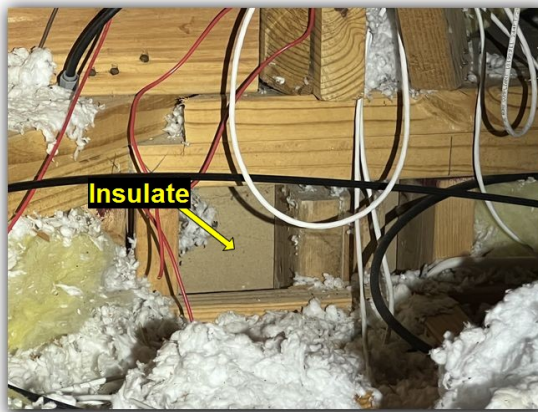


For optimum energy efficiency, I recommend insulating the pull down attic access.

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

ATTIC INSULATION:

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



ATTIC VENTILATION & SCREENING:

No significant deficiencies observed.

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E. Walls (Interior and Exterior)

Comments:

INTERIOR:

Observed some typical damage on drywall. Recommend repair as needed.

Observed minor cosmetic issues.

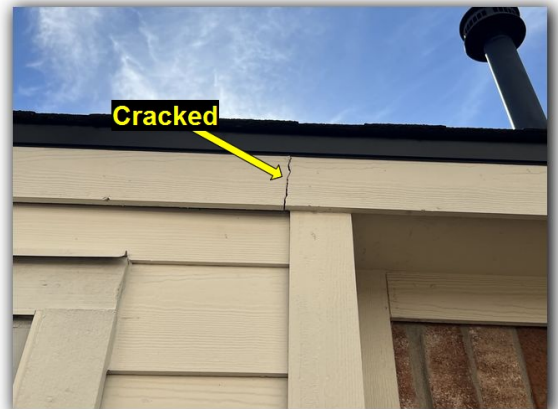
Client Advisory: We are not mold inspectors. No mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such inspections / tests. If there is any mention of organic growth in this report, it should be considered a bonus and we recommend having the home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

Damaged siding, trim & fascia board observed at one or more locations.



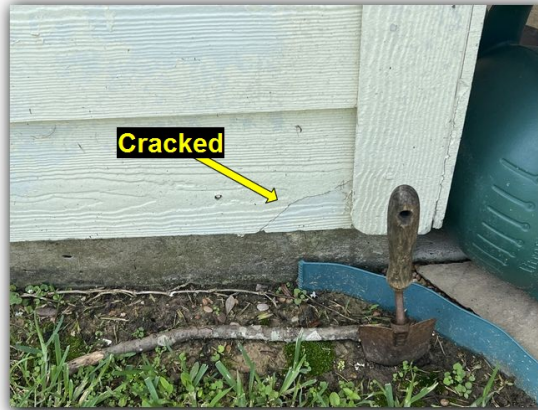
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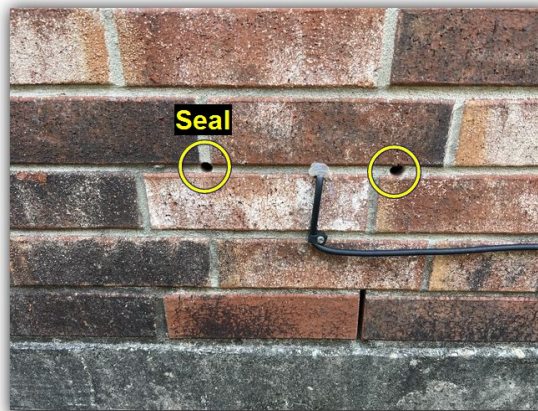
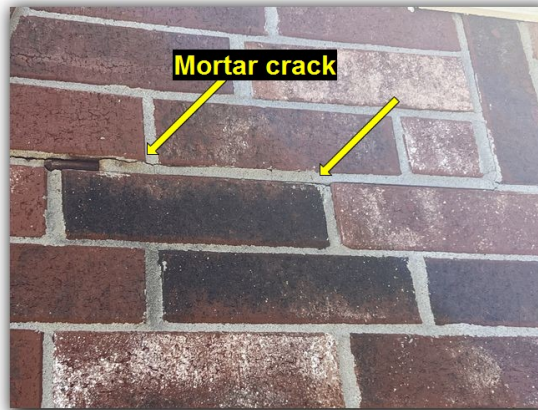
NP=Not Present

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I	NI	NP	D
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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.



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Observed some typical damage on drywall in the garage.



Recommend painting door / window lintels with rust resistant paint to prevent rust & preserve the integrity of the lintels.



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

Pull down shade at the rear patio not inspected.

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F. Ceilings and Floors

Comments:

CEILINGS:

Observed water stains on the ceiling in the living room over the fireplace. 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.

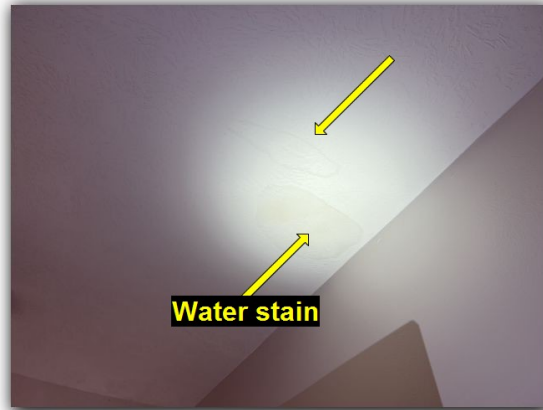
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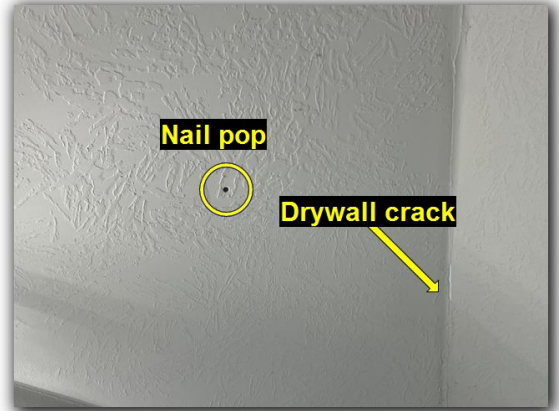
NP=Not Present

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



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FLOORS:

Observed minor cosmetic issues / scratches.

G. Doors (Interior and Exterior)

Comments:

INTERIOR:

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I	NI	NP	D
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One or more doors did not latch properly. Recommend adjusting as needed.

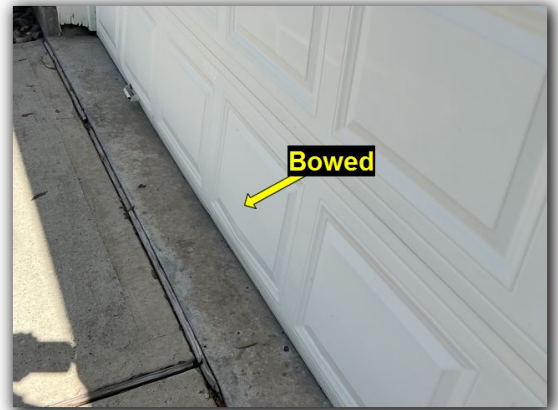
Observed minor cosmetic damage to one or more doors / door frames.

EXTERIOR:

Pet scratches observed on one or more doors / door frames.

GARAGE:

Damage / dents were observed on the garage door.



Deterioration observed at the garage door frame.



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.

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I NI NP D

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

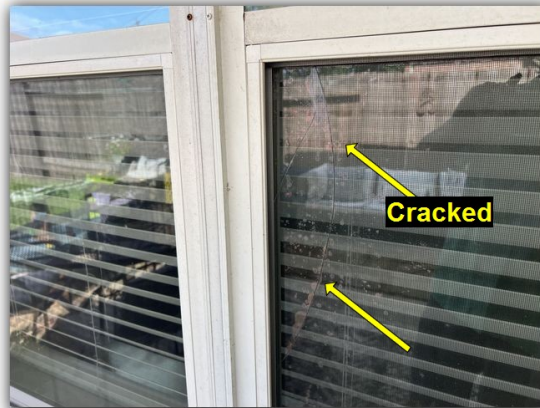
Recommend disabling the manual garage door lock(s) when a garage door opener is present to prevent damage to the door(s).

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

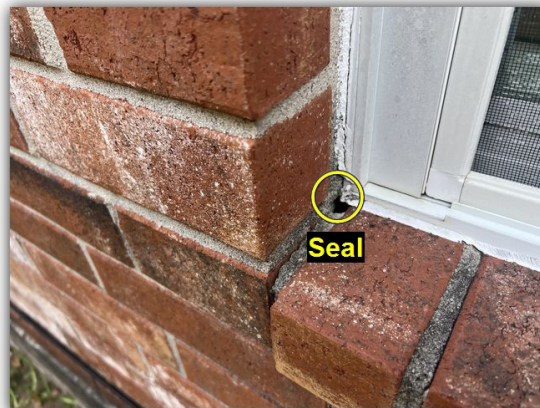
H. Windows

Comments:

Cracked window observed at the primary bedroom. Recommend having a qualified company replace the broken window.



One or more windows needs exterior caulking.



I=Inspected

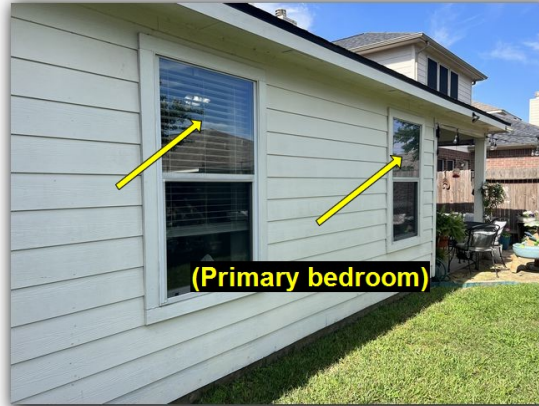
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The thermal seal appears to be compromised on five or more windows, but I could not be certain. Recommend the windows be further evaluated by a window professional.



Observed one or more damaged screens.

Not able to inspect all windows in furnished homes.

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 window 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	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

Not present.

EXTERIOR:

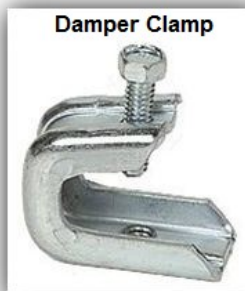
Not present.

J. Fireplaces and Chimneys

Comments:

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

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



K. Porches, Balconies, Decks, and Carports

Comments:

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I	NI	NP	D
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Cracks in walkways, driveway and/or garage concrete observed, typical.



L. Other

Comments:

FENCE:

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

150 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED AT RIGHT EXTERIOR

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

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

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I	NI	NP	D
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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.

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

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

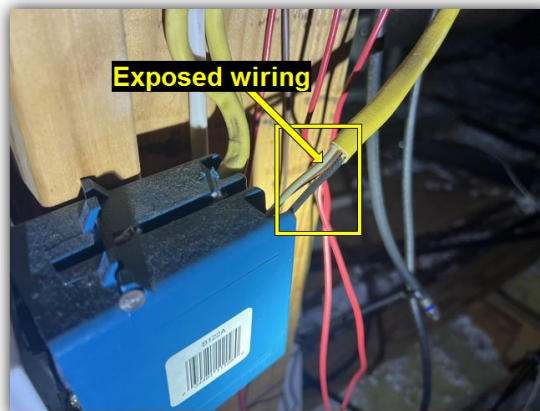
Type of Wiring:

Observed type of branch wiring is copper.

Comments

BRANCH WIRING:

Observed exposed wiring at the outlet in the attic near the furnace. Recommend having a licensed electrician repair as needed to prevent a safety hazard.



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I NI NP D

Observed loose / unsecured conductors in the attic. Wiring should be secured approximately every 4 1/2 feet.

FIXTURES:

Did not observe an IC (insulation contact) rating for the can lights in the attic. Most can lights require a 3 inch clearance from all combustibles, including insulation. Recommend moving insulation away from the can lights at least 3 inches to reduce the risk of fire or using LED bulbs which do not get as hot as incandescent bulbs.



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.

Observed missing light globes at one or more light fixtures. Recommend installing light globes to protect the light bulb(s).

Photocell and landscape lighting are not inspected.

OUTLETS:

I=Inspected

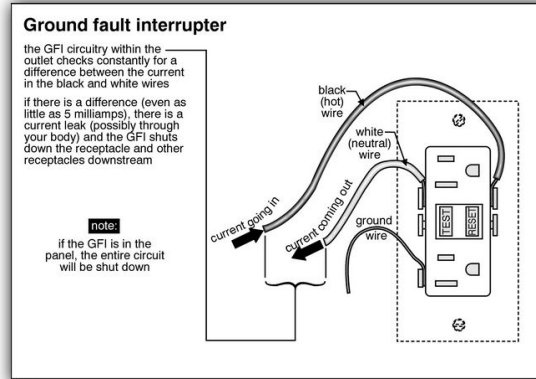
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Did not observe GFCI protection for all outlets in required locations, including but not limited to; all laundry room. Current standards call for GFCI protection for all outlets in the kitchen, bathrooms, laundry room, garage, exterior and any outlet that is within 6 feet of a water source. This condition is a recognized safety hazard.



A dedicated GFCI outlet was not located for the hydro massage tub. Recommend having a licensed electrician add a dedicated GFCI outlet for the hydro massage tub if not present.

Observed one or more outlets loose on wall.

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

SWITCHES:

No significant deficiencies observed.

EQUIPMENT DISCONNECTS:

No significant deficiencies observed.

SMOKE DETECTORS:

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

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

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I NI NP D

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).

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.

I=Inspected

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I	NI	NP	D
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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.

B. Cooling Equipment

Type of Systems: Forced air, split system

Comments:

CONDENSING UNIT(S): AIR FLO, data plate faded appears to be 2004 unit



Based on the age of the AC unit(s) and the average life expectancy of 15 years, I recommend the HVAC system be evaluated and serviced by a professional HVAC company.

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

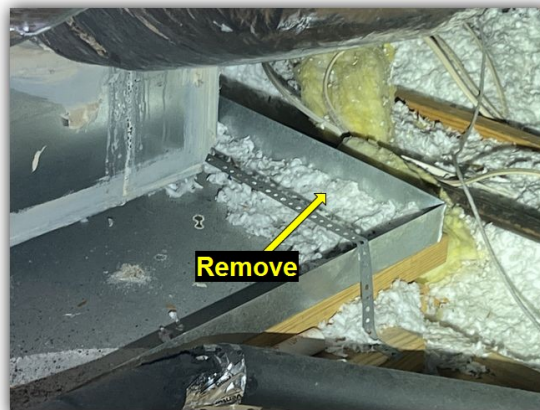


TEMPERATURE DIFFERENTIAL: 18 degrees (73, 55) **GOOD**

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.

CONDENSATION DRAIN PAN / DRAIN LINES:

Recommend removing all insulation from the secondary drain pan to prevent clogging of the drain line.



No significant deficiencies observed.

I=Inspected

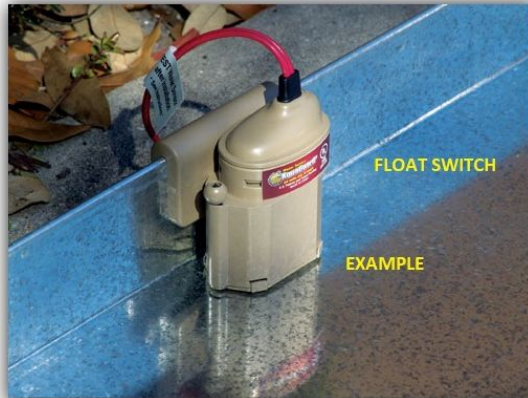
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Did not observe float switches installed for the A.C. drain pan(s). Recommend adding a float switch to the secondary drain pan(s) to help prevent accidental flooding of the attic / drywall damage during a leak.



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

Comments:

DUCTS CHASES AND VENTS:

I=Inspected

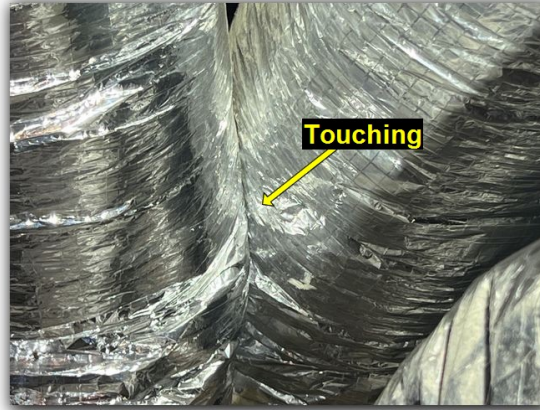
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Observed ducts touching in one or more areas in the attic. This can allow condensation to form between the ducts which can drip onto the attic floor or ceilings below. Recommend separating the ducts or placing a piece of insulation between the ducts to prevent condensation from forming.



I was informed that the buyer had concerns regarding an open chase that was written up on a previous inspection report. Although an open chase was not observed at this inspection today, one or more may possibly still exist. Excessive stored items in the attic blocked some areas of the attic so the inspection for open chases was limited. Recommend having a qualified contractor evaluate further and add firestopping materials if needed.

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: 64 PSI

Type of supply piping material:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

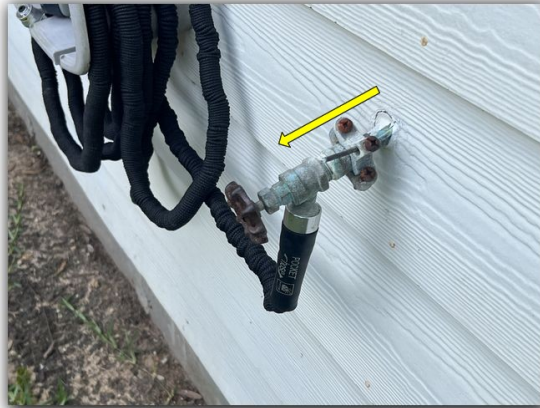
I	NI	NP	D
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EXTERIOR HOSE BIBS:

Leaky control handle observed at the left front hose bib. Recommend having a licensed plumber repair as needed.



The hose bib at the rear side of the house was slightly bent / sagging.



B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

I=Inspected

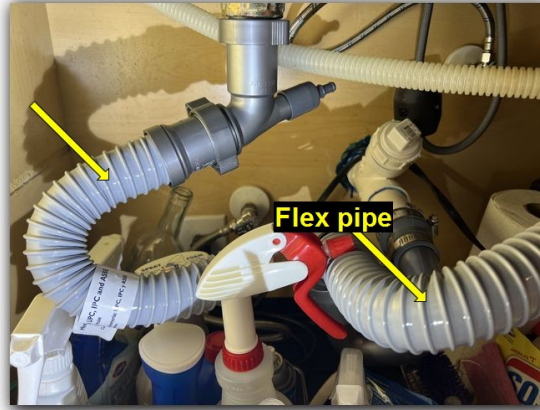
NI=Not Inspected

NP=Not Present

D=Deficient

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



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

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C. Water Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

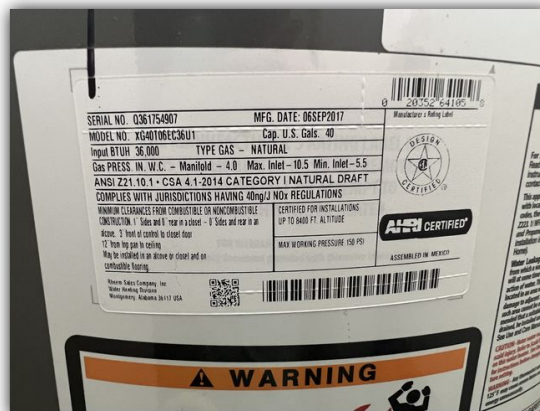
I NI NP D

Energy Sources: Natural Gas

Capacity: 40 gallon

Comments:

WATER HEATING UNIT(S): RHEEM (2017)



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.

WATER HEATER EXHAUST VENT(S):

No significant deficiencies observed.

D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Current standards call for hydro massage bathtub electrical equipment to be accessible without damaging the building structure or building finish.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 piping was visible for inspection.

V. APPLIANCES

A. Dishwashers

Comments:

No significant deficiencies observed.

B. Food Waste Disposers

Comments:

No significant deficiencies observed.

C. Range Hood and Exhaust Systems

Comments:

No significant deficiencies observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

COOKTOP:

No significant deficiencies observed.



OVEN:

Did not observe an anti tip device installed for the oven. This device prevents the oven from tipping over if there is an unusual amount of weight put on the oven door.

Note: Anti tipping devices cost approximately \$7.00 and are easy to install.

The upper oven light did not function when tested. Recommend replacing the bulb(s) and retesting.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Microwave Ovens

Comments:

Observed some damage on the exterior of the microwave.



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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No significant deficiencies observed.

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G. Garage Door Operators

Comments:

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

No significant deficiencies observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

The dryer vent was clogged and not sealed to the roof exit. As a result clothes lint is leaking into the attic space. Recommend unclogging & sealing the dryer vent to the roof exit. Also recommend removing all clothes lint from the attic space.



Older bonnet style dryer vent noted at roof level. Recommend having a qualified roofing contractor replace with updated style dryer vent with backdraft preventer to help prevent pest intrusion.

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Outbuildings

Comments:

Typical rust observed on the outbuilding / shed siding. Deteriorated wood observed at the decking that supports the outbuilding.



Summary

The following information is a brief summary of the Inspector's findings. For more detailed information, including photos, please reference the entire report.

GRADING AND DRAINAGE

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

ROOF STRUCTURES AND ATTICS

Observed one or more nails/screws 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.

The attic ladder in the hallway does not close completely. This can allow hot attic air to escape into the living space (or vice versa). Recommend having a qualified contractor adjust as needed.

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

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

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

WALLS (INTERIOR AND EXTERIOR)

Damaged siding, trim & fascia board observed at one or more locations.

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.

CEILINGS AND FLOORS

Observed water stains on the ceiling in the living room over the fireplace. 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)

Damage / dents were observed on the garage door.

Deterioration observed at the garage door frame.

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

Cracked window observed at the primary bedroom. Recommend having a qualified company replace the broken window.

One or more windows needs exterior caulking.

The thermal seal appears to be compromised on five or more windows, but I could not be certain. Recommend the windows be further evaluated by a window professional.

FIREPLACES AND CHIMNEYS

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

PORCHES, BALCONIES, DECKS, AND CARPORTS

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

SERVICE ENTRANCE AND PANELS

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

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

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Observed exposed wiring at the outlet in the attic near the furnace. Recommend having a licensed electrician repair as needed to prevent a safety hazard.

Did not observe an IC (insulation contact) rating for the can lights in the attic. Most can lights require a 3 inch clearance from all combustibles, including insulation. Recommend moving insulation away from the can lights at least 3 inches to reduce the risk of fire or using LED bulbs which do not get as hot as incandescent bulbs.

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. 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.

A dedicated GFCI outlet was not located for the hydro massage tub. Recommend having a licensed electrician add a dedicated GFCI outlet for the hydro massage tub if not present.

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

COOLING EQUIPMENT

Based on the age of the AC unit(s) and the average life expectancy of 15 years, I recommend the HVAC system be evaluated and serviced by a professional HVAC company.

Recommend removing all insulation from the secondary drain pan to prevent clogging of the drain line.

DUCT SYSTEMS, 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.

I was informed that the buyer had concerns regarding an open chase that was written up on a previous inspection report. Although an open chase was not observed at this inspection today, one or more may possibly still exist. Excessive stored items in the attic blocked some areas of the attic so the inspection for open chases was limited. Recommend having a qualified contractor evaluate further and add firestopping materials if needed.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Leaky control handle observed at the left front hose bib. Recommend having a licensed plumber repair as needed.

RANGES, COOKTOPS, AND OVENS

Did not observe an anti tip device installed for the oven. This device prevents the oven from tipping over if there is an unusual amount of weight put on the oven door.

The upper oven light did not function when tested. Recommend replacing the bulb(s) and retesting.

MICROWAVE OVENS

Observed some damage on the exterior of the microwave.

DRYER EXHAUST SYSTEMS

The dryer vent was clogged and not sealed to the roof exit. As a result clothes lint is leaking into the attic space. Recommend unclogging & sealing the dryer vent to the roof exit. Also recommend removing all clothes lint from the attic space.

Older bonnet style dryer vent noted at roof level. Recommend having a qualified roofing contractor replace with updated style dryer vent with backdraft preventer to help prevent pest intrusion.

OUTBUILDINGS

Typical rust observed on the outbuilding / shed siding. Deteriorated wood observed at the decking that supports the outbuilding.

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.