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Property Inspection Report # 090324awN

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TREC Professional Inspectors # 1718, 3648, 5570, 6000, 6389, 7158, 7244, 7248, 7406, 7415, 7466, 7657, 7932, 9355, 9378, 9459

NAWT – Septic Inspector # 111984 IC

SBCCI Registered Building Inspector #5939

SBCCI Registered Mechanical Inspector # 1739

Exterior Design Institute (EDI) # TX-116, TX-119

ICC Building Inspectors # 1052678-B5, #5294898-B5

State of Texas Registered Code Enforcement Officer # CE1858

ICC Residential Combination Inspectors # 1052678-R5, #5294898-R5

ICC Residential Building Inspectors # 5167093-B1, #5294898-B1

ICC Mechanical Inspectors # 1052678-M5, #5294898-M5, 5230842-M1

Texas Department of Insurance VIP Certificates #20110061045, # 33901081163

SBCCI Registered One & Two Family Dwelling Code Certified Inspector #1863 & #2185

ITC Certified Level 1 Infrared Thermographers #8661, #8663, #8692, #8693, #8694, #26034, #26504, #26505

**New Construction Collegeview Area,
Houston, TX**

PROPERTY INSPECTION REPORT

Prepared For: Client
(Name of Client)

Concerning: New Construction College View area, Houston, Texas
77005
(Address or Other Identification of Inspected Property)

By: Andy Walters TREC PI # 7158
(Name and License Number of Inspector)

April 3, 2009
(Date)

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.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to [Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I](#).

This property inspection is not an 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 action, 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO CLOSING.

Highest priority items are printed in bold print and/or are in boxes

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 FYI (for your information) and don't require any action.

For Reference: The front of unit faces north.

Description: 2 story, wood framed, single family residence; stone/stucco exterior; composition roof; attached garage.

I. STRUCTURAL SYSTEMS**A. Foundations**

Type of Foundation(s): Type of house foundation is slab on grade.

Comments:

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

Wood form board(s) around foundation are considered a conducive condition for wood destroying insect activity.

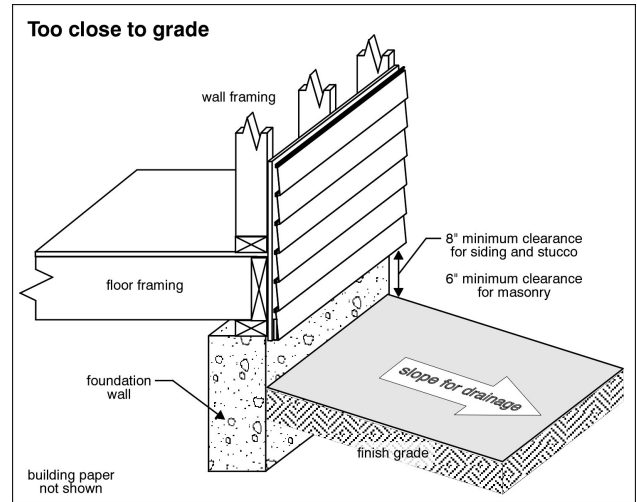


Slab dressing observed at one or more areas of foundation.

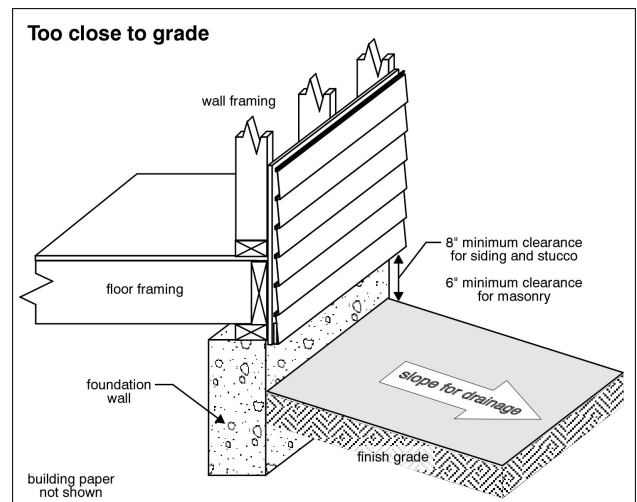
**B. Grading & Drainage**

Comments:

Soil level too high around areas with brick/stone siding at front flower beds. Common industry practice requires a clearance of at least 4 inches from bottom of brick/stone veneer to soil. High soil level near brick/stone siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



Soil level too high around areas with stucco siding at flower beds and sides of house. Common industry practice requires a clearance of at least 6-8 inches from bottom of stucco to soil. High soil level near stucco siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



I	NI	NP	D	Inspection Item
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Underground yard drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.

Driveway gate needs adjustment; gate hits edge of driveway when opening/closing.



Buyer's note: Per builder, a tree root aeration system has been installed along the west side of driveway per the requirements of the city. Aeration system is for the neighbor's tree. Recommend inquiry of city/builder if this system requires maintenance.



**C. Roof Covering Materials**

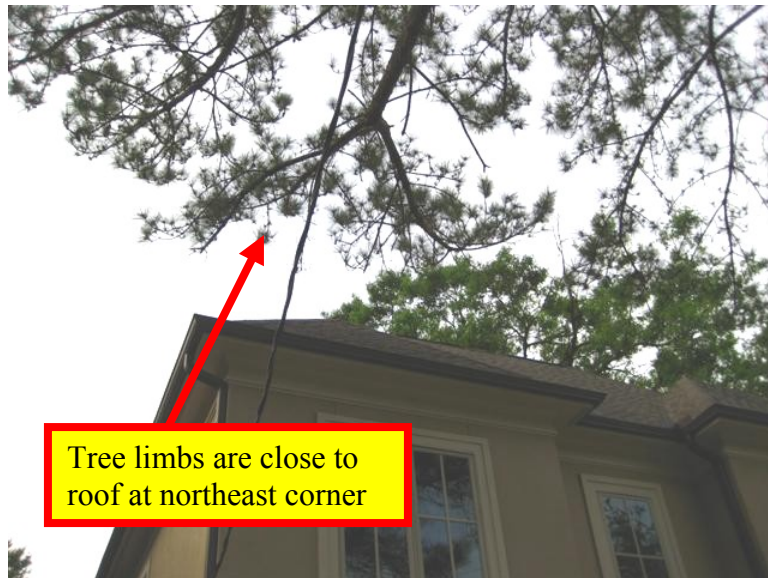
Type(s) of Roof Covering: Type of roof material observed to be composition over solid decking.

Viewed From: ground with binoculars and from second story windows. South section of roof was not observed.

Comments:

ROOF SURFACE:

Buyer's note; Keep leaves from collecting on roof, especially in valleys and keep tree limbs away from roof to prevent damage to shingles.



Did not lift shingles to check roof fastener installation, due to potential for damage to the shingles and the sealant bonding that secures them.

VISIBLE FLASHING:

No deficiencies observed at time of inspection.

ROOF PENETRATIONS:

Storm collar not properly positioned on water heater vent pipe; daylight visible around vent pipe in attic.

**EVIDENCE OF ROOF WATER PENETRATION:**

None observed at time of inspection.

RAIN GUTTERS & DOWNSPOUTS:

Full of tree limbs and leaf debris at multiple locations.

**D. Roof Structure & Attic**

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *12 inches*

Approximate Average Thickness of Vertical Insulation: *4 inches*

Comments:

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

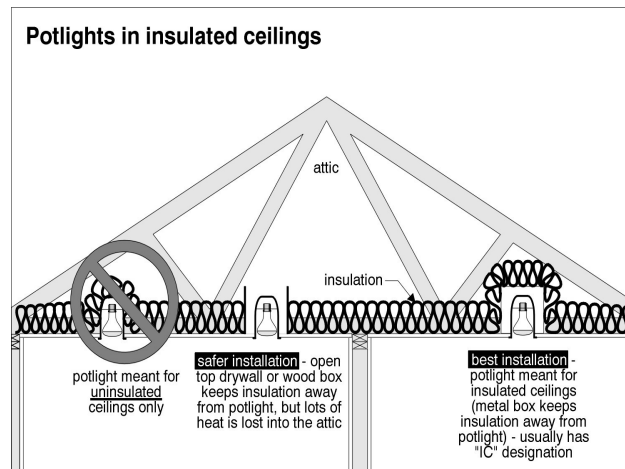
Not all areas of attic were accessible to inspection.

ROOF STRUCTURE AND FRAMING:

No deficiencies observed at time of inspection.

ATTIC INSULATION:

Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.

**ATTIC VENTILATION & SCREENING:**

No deficiencies observed at time of inspection.

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

Comments:

INTERIOR:

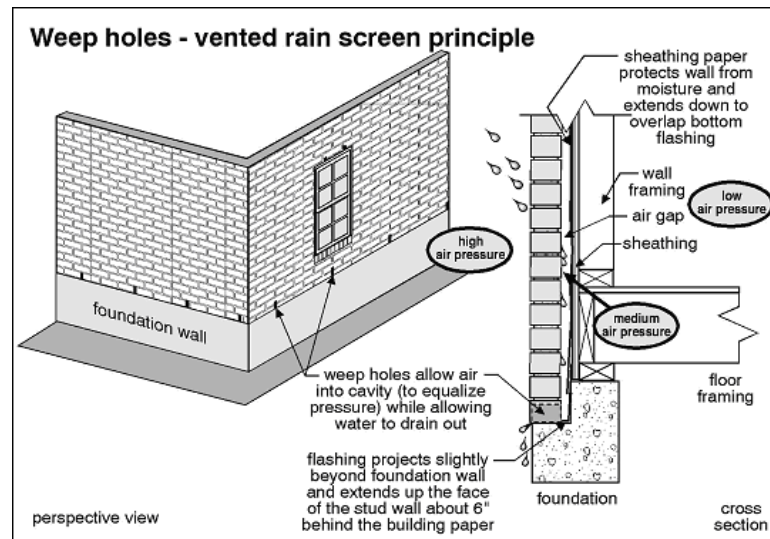
Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively 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.

Unpainted repair observed to bathroom wall at northeast bath.



EXTERIOR:

Observed weep holes at bottom of brick/stone wall (front yard) are blocked with debris and/or have been sealed over. Weep holes are needed to allow for proper drying of the wall cavity. Recommend clearing any blocked weep holes.



Gas lantern over front door needs caulking/sealing around edges to prevent water entry.



Vertical crack observed at northeast corner. Area needs to be sealed to prevent water entry.



EVIDENCE OF WATER PENETRATION:

None observed at time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

Inspection Item

**F. Ceilings & Floors**

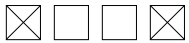
Comments:

CEILINGS:

Hairline crack observed over back stairway.

**FLOORS:**

No deficiencies observed at time of inspection.

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

Comments:

INTERIOR:

Northeast bedroom door does not latch.

Multiple hinge pins are missing on doors; northwest bedroom closet, bathroom door over garage and closet door, and front entryway closet.

Door stop missing at northeast bedroom closet.

EXTERIOR:

Weather stripping missing at back garage door at lower left corner.

Improper threshold used on exterior door (back garage door) without roof overhang protection from wind driven rains will probably result in water damage from intermittent water entry. Recommend replacement with metal type threshold with rain water channels that directs water back to exterior.



Exterior doors along driveway do not have thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.

Unable to open small doors on front door from the inside.



Recommend adding an interior lock/latch to small doors on front door. Doors can be pushed open from the outside to view interior of house.

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

GARAGE:

No deficiencies observed at time of inspection.

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

Inspection Item

**H. Windows**

Comments:

WINDOWS:

No window screens on house; stack of screens observed in attic.

Recommend periodic cleaning of drainage track on all windows. Drainage hole covers needs to be positioned over drain holes to prevent debris build up.

**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

Could not find/observe markings on glass windows on or near back stairway to indicate the presence of safety/tempered glass which is a recognized safety hazard and code requirement. Ref: IRC / Texas Building Code R308.4.9 requires windows within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above the walking surface / steps be tempered glass. Clearance from steps was confirmed to be less than 60 inches.

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

Comments:

INTERIOR:

No deficiencies observed at time of inspection.

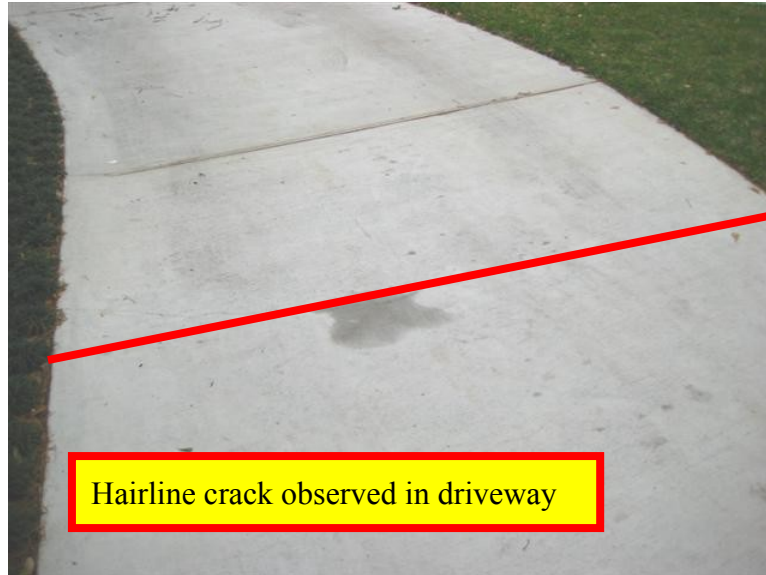
☒ ☐ ☐ ☐**J. Fireplace/Chimney**

Comments:

No deficiencies observed at time of inspection.

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

Comments:

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

II. ELECTRICAL SYSTEMS**A. Service Entrance & Panels**

Comments:

200 AMP ELECTRICAL SERVICE PANEL LOCATED IN EAST STUDY:

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 between 2002 and late 2008, generally were only required to have arc fault protection for bedroom circuits. 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

60 AMP ELECTRICAL SUB PANEL LOACTED NEXT TO SERVICE PANEL:

No deficiencies observed at time of inspection.

SERVICE WIRING:

Observed service type of wiring is aluminum.

FEEDER WIRING:

Observed feeder type of wiring is copper.

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

Type of Wiring:

Observed type of branch wiring is copper.

Comments:

FIXTURES:

Ceiling fan(s) not balanced on high speed setting at master bedroom.

Recessed lights appear to over heat, light cycles on/off, recognized safety / fire hazard, recommend repair; northeast bath shower and shower over garage.

Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to; bulbs in northeast bedroom ceiling fan, master bedroom fan light, and bulb near HVAC units in attic.

I	NI	NP	D	Inspection Item
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OUTLETS:

GFCI reset locations; laundry room, garage, kitchen, and ½ bath. Buyer's note: 2nd floor baths (except master bath) reset at ½ bath.

Observed 4-prong outlet for dryer as required by current code. Will not fit older dryer with 3 prong electrical plug.

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

SWITCHES:

Unknown control, mystery switch(s) found, recommend inquiring builder regarding use/control; master bedroom near door.

EQUIPMENT DISCONNECTS:

No deficiencies observed at time of inspection.

SMOKE DETECTORS AND ALARMS:

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

Did not observe any CO (carbon monoxide) detectors in the home. We recommend installation of (CO) detectors in accordance with the manufacturer's installation instructions in any home containing fuel-burning appliances.

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), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

III HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS**A. Heating Equipment**Type of System: *Forced air*Energy Source: *gas*

Comments:

Both furnace units sit directly on secondary drain pans. Manufacturer's installation instructions call for units to be elevated off of drain pans.

**2ND FLOOR/MASTER BEDROOM HEATING UNIT:**

Make: Trane (2007)

Model #: TUD1C080A9H41BA

S/N: 7275XOU1G

1ST FLOOR HEATING UNIT:

Make: Trane (2008)

Model #: TUD1B080A9H31BA

S/N: 8091N6X1G

HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at time of inspection.

BLOWER(S):

No deficiencies observed at time of inspection.

THERMOSTAT(S):

Recommend consulting a licensed HVAC technician to review operation of zoning dampers on 2nd floor HVAC equipment. Master bath and bedroom are cold while from bedrooms are warm when the a/c is operating.

I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I NI NP D

Inspection Item

**B. Cooling Equipment**

Type of System: Forced air, split system

Comments:

WEST (2ND FLOOR /MASTER BEDROOM) CONDENSING UNIT:

Make: Trane (2008)

Model #: 2TTR3048A1000AA (4 tons)

S/N: 829458J4F

No deficiencies observed at time of inspection.

EVAPORATOR COIL:

Temperature 71.0– 52. = 18.5 degrees.

Differential: 5

Make: Trane (2007)

Capacity: 4 tons

1ST FLOOR CONDENSING UNIT:

Make: Trane (2008)

Model #: 2TTR3036A1000AA (3 tons)

S/N: 8342L943F

No deficiencies observed at time of inspection.

EVAPORATOR COIL:

Temperature 73.4– 50. = 23.1 degrees.

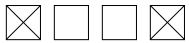
Differential: 3

Make: Trane (2008)

Capacity: 3 tons

CONDENSATION DRAIN PAN / DRAIN LINES:Both secondary drain pan contains water, correct existing condition.Insulation / debris in drain pan should be removed to prevent blocking of drain; both units.Primary drain line needs a trap near the coil to reduce noise at plumbing fixture drain; bathroom sing along driveway is noisy when a/c unit is operating.

Primary drain line should insulated along entire length in attic to prevent warm attic air condensing on cool drain line and dripping condensation. 1st floor.

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

Comments:

RETURN DUCTS CHASES AND VENTS:

Return air chases are dirty, need cleaning.

SUPPLY DUCTS CHASES AND VENTS:

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch.

Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc..

**IV. PLUMBING SYSTEM****A. Water Supply System and Fixtures**

Location of water meter: *northeast corner of property*

Location of main water supply valve: *northeast exterior corner of house.*

Static water pressure reading: *52 psi*

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly copper.

Water flow from south master bath sink faucet is not as strong as at the north sink.

Aerator may be clogged.

COMMODES:

No deficiencies observed at time of inspection.

SINKS:

Drain stopper or pop-up lever assembly needs adjustment at south master bath sink.

FAUCETS:

Handle(s) loose; shower over garage.

Faucet is difficult to operate; northeast bath shower.

Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.

TUB(S):

No deficiencies observed at time of inspection.

SHOWER(S):

Weather stripping missing on all shower doors and thresholds.

Multiple shower head(s) missing; west and master baths.



24 hour shower pan test specifically excluded.

LAUNDRY CONNECTIONS:

Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold).

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

EXTERIOR HOSE BIBS:

Hose bib not secured well in wall at northwest corner of garage.

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

Comments:

Hydrostatic pressure test of sewer lines specifically excluded.

The sheetrock has not been removed behind the plumbing access / inspection panels behind the tub(s). Recommend removal of sheetrock.

DRAIN, WASTE, VENT PLUMBING:

Observed to be predominantly plastic.
☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Source: *gas*Capacity: *Two units: 50 gallons each.*

Comments:

WATER HEATING UNIT(S):

Insulation / debris in drain pan needs to be removed to prevent clogging of drain line.Water temperature is too hot, scalding hazard, temperature measured above 140 degrees.The following temperatures will produce 2nd & 3rd degree burns on adult skin:160°F in about 1/2 second150°F in about 1-1/2 seconds140°F in less than 5 seconds130°F in about 30 seconds120°F takes more than 5 minutes.

WATER HEATER EXHAUST VENT(S):

Vent pipe(s) is (are) not properly secured (strapped) in place.

TEMPERATURE & PRESSURE RELIEF VALVE(S):

No deficiencies observed at time of inspection.

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

Was not able to access motor for visual inspection. Does not comply with National Electric Code (Reference NEC 680-72. Accessibility). "hydro massage bathtub electrical equipment shall be accessible without damaging the building structure or building finish".)

Screen on water intake unit is crooked.



V. APPLIANCES☒ ☐ ☐ ☐**A. Dishwasher**

Comments:

No deficiencies observed at time of inspection.

☒ ☐ ☐ ☐**B. Food Waste Disposer**

Comments:

No deficiencies observed at time of inspection.

☒ ☐ ☐ ☒**C. Range Exhaust Vent**

Comments:

Screens are missing over exhaust fans.

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

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at time of inspection.

GAS/ELECTRIC OVENS:

*Presence for anti-tip bracket on back side of unit not checked / inspected.**Timer and cleaning cycles not checked*☒ ☐ ☐ ☐**E. Microwave Oven**

Comments:

No deficiencies observed at time of inspection.

☐ ☐ ☒ ☐
F. Trash Compactor

Comments: *Not present at time of inspection.*

☒ ☐ ☐ ☒
G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents to soffit. Should vent to exterior.

☒ ☐ ☐ ☒
H. Garage Door Operator(s)

Comments:

Garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."

Missing required safety sticker / decal next to operator button.

Remote control hand held units were not checked.

☒ ☐ ☐ ☒
I. Doorbell and Chimes

Comments:

Door bell operation is intermittent. Unit is in need of repair.

☒ ☐ ☐ ☒
J. Dryer Vents

Comments:

Vent pipe connection(s) improper, inside out, will have tendency to trap combustionable lint.



Recommend periodic cleaning dryer venting duct of lint to reduce risk of fire..

VI. OPTIONAL SYSTEMS
☒ ☐ ☐ ☒ **A. Lawn and Garden Sprinkler Systems**

Comments:

One or more spray heads need adjustment for proper yard cover and reduced over spray on sidewalks and fences.

One or more spray heads are clogged, Station # 2 at southwest corner of garage, southeast corner of yard and near garage side door.

☐ ☐ ☒ ☐ **B. Outbuildings**
Comments: *Not present at time of inspection.*
☐ ☐ ☒ ☐ **C. Outdoor Cooking Equipment**
Comments: *Not present at the time of inspection*
☒ ☐ ☐ ☒ **D. Gas Supply Systems**

Comments:

Pressure test of gas lines specifically excluded.

Main shutoff located at northeast exterior.

Gas piping not sleeved as it passes through exterior wall as required by Code [CABO 2608.3] IRC 2603.3.

Gas line at back patio is rusting.



OBSERVED BRANCH LINES:

Galvanized and/or black iron.

APPLIANCE CONNECTIONS:

Proper flex.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Whole-House Vacuum SystemsComments: *Not present at time of inspection.*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Other Built-in Appliances

Comments:

REFRIGERAOTR/FREEZER:

No deficiencies observed at time of inspection.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Security SystemsComments: *Not checked/inspected.*

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.

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 FIG Services, LLC d/b/a Fox Inspection Group 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.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

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 FIG Services, LLC d/b/a Fox Inspection Group within ten (10) days of the time of discovery to give Fox Inspection Group a reasonable opportunity to re-inspect the property and resolved 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 FIG Services, LLC d/b/a Fox Inspection Group 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.

FIG Services, LLC d/b/a Fox Inspection Group 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.