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## **INSPECTION GROUP**

FIG Services LLC d/b/a FOX INSPECTION GROUP  
Property Inspection Report # 090324mj  
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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, #8662, #8663, #8692, #8693, #8694, #26034, #26504, #26505

**1955 Inside 610 Loop**

# ***PROPERTY INSPECTION REPORT***

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**Prepared For:** client  
(Name of Client)

**Concerning:** 1955 Inside 610 Loop, Houston, Texas 77025  
(Address or Other Identification of Inspected Property)

**By:** Mike Johnson TREC #6389  
(Name and License Number of Inspector)

March 24, 2009  
(Date)

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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](http://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

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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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

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).*

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**For Reference:** The front of unit faces north.

**Description:** 1 story, wood framed, single family residence; Brick / wood exterior;  
Composition roof; Attached garage.

### I. STRUCTURAL SYSTEMS

**A. Foundations**

Type of Foundation(s): Foundation is slab on grade

Comments:

**Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, door that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely on the buyer. See elevation measurement results.**

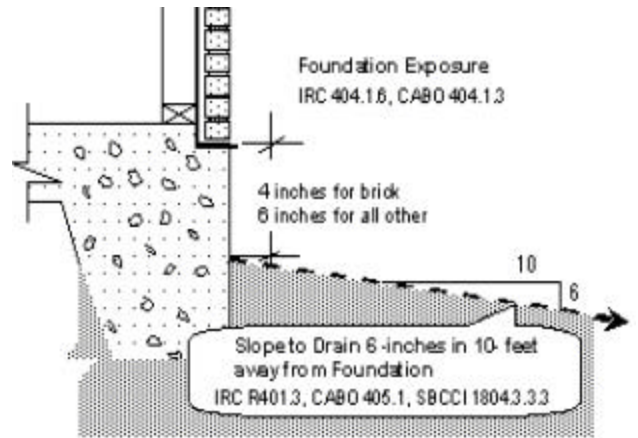
*Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.*

*Observed addition to original house foundation. "Cold joints" where the two slab abut each other is a location for wood destroying insect to enter house unseen.*

**B. Grading & Drainage**

Comments:

Soil grade and drainage patterns around some areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.

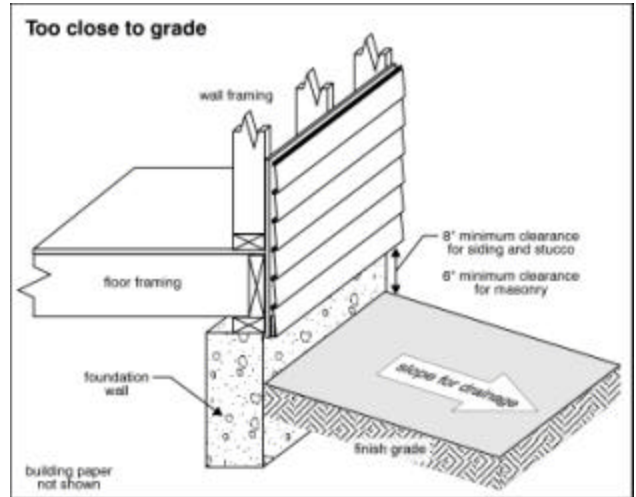


I	NI	NP	D	Inspection Item
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Flower boxes on/near side of house are conducive condition for water entry and/or termite activity. Recommend client consider removing flower boxes.

Soil level too high around areas with brick siding at west side. Common industry practice requires a clearance of at least 4 inches from bottom of brick veneer to soil.

High soil level near brick siding promotes wood rot and is considered a conducive condition to termite activity and water penetration.



Soil level too high around areas with wood siding. Code and common industry practice requires a clearance of 6-8 inches from bottom of wood veneer to soil. High soil level near wood siding promotes water/termite penetration and wood rot.



I	NI	NP	D	Inspection Item
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**C. Roof Covering Materials**

Type(s) of Roof Covering:

Viewed From: *Roof*.

Comments:

**ROOF SURFACE:**

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

**At/near end of serviceable life. Brittle, cracked, curled ends, and/or excessive granular loss of shingles .**

Tree limbs in contact with roof should be cut back.

Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed to prevent water entry.

**VISIBLE FLASHING:**

Not all lead flashing of drain waste vents are properly rolled down interior of plumbing vent pipes and/or are damaged by squirrels, may allow some rain water entry. Guest bath soil stack.

Lower side of flashing is not sealed down, wind driven rains can cause water penetration; chimney.

Missing metal drip edge visible at roof edge. When drip edge is not installed, water dripping off of the edge of the roofing can be drawn by capillary action into the exposed edges of the plywood which can cause the plywood sheathing and fascia begin to rot.. Front.

Flashing needs to be sealed / caulked at following location(s); chimney.



**ROOF PENETRATIONS:**

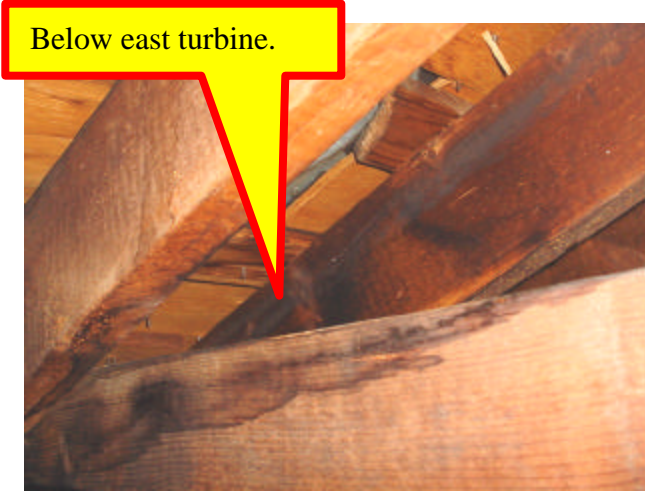
Severely rusted and/or rusted through; several roof penetraions.



Roof tar repairs observed around roof penetration(s). East and west needs replacement also.

EVIDENCE OF ROOF WATER PENETRATION:

**YES!!, in several areas , including but not limited to: above furnace, below east turbine, and in front soffits.**



RAIN GUTTERS & DOWNSPOUTS: NOT PRESENT AT TIME OF INSPECTION

**D. Roof Structure & Attic**

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *0-12"*.

Comments:

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

Not cut to fit properly, which puts undue stress on ladder; there should be no gaps at section ends.

Not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner braces.

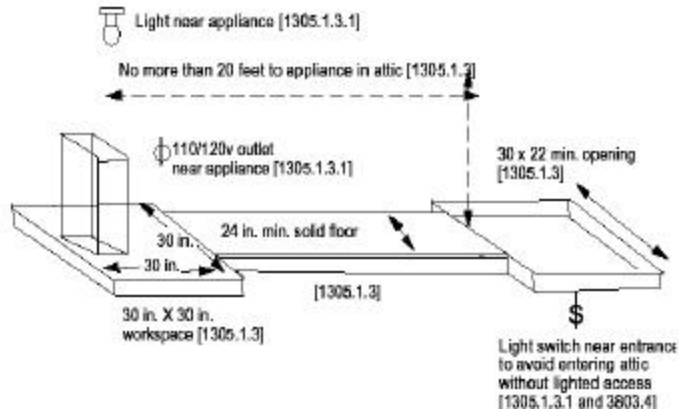
Tighten loose / replace missing nuts and bolts on stairway sections.

*Stairway to attic is not sealed, recommend client consider weather stripping to seal gaps and prevent loss of conditioned air to attic as well as insulating stairway if not done already.*



I	NI	NP	D	Inspection Item
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Inadequate attic walkway and/or platform to mechanical equipment in attic. [UMC 908 & CABO 1401.5] requires 30 inch head clearance and a minimum 24 inch wide SOLID (no gaps or obstructions), floor to equipment for servicing and a 30 inch deep solid platform in front of equipment.



Attic floor decking not adequately secured and/or supported at board ends in some areas and/or decking is not rated for use as flooring. Stepping on board ends can result in board flipping up or bowing down.

*Not all areas of attic were accessible to inspection.*

**ROOF STRUCTURE AND FRAMING:**

Cracked rafter(s); several observed distributed throughout attic.

Rafters do not fit snugly against the ridge board, Recommend scabbing additional framing that ties into upper ridge board and lower tail terminating over a purlin support and entire repair affixed / nailed to existing rafters to bridge gaps where present.

**ATTIC INSULATION:**

Insulation not properly positioned/missing in areas, etc.

I	NI	NP	D	Inspection Item
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**ATTIC VENTILATION & SCREENING:**

Inadequate amount of soffit or roof venting to allow proper ventilation of attic, owner incurs larger utility bills as well as shortened roof life with poor attic ventilation.

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

Comments:

**INTERIOR:**

*Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc.. Fox Inspections specifically excludes hidden / latent damage if present (we cannot see thru walls!).*

Water stains / damage or repairs observed; master shower, guest bath.

Observed possible mold / black stuff ( west wall of hall at ceiling ) which may be a concern due to increased awareness of environmental issues associated with molds. Recommend removal of all sheetrock containing visible mold growth plus an additional 2 feet surrounding area. This company does not inspect for and is not qualified to render opinions on any type on environmental or other bio-hazards. If this is a concern or potential concern, Fox Inspections recommends contacting a qualified professional of your choice for further information / investigation.

Hole in sheetrock where plumbing lines pass through wall, below kitchen sink.

*Buyer's note: due to large amount of stored items, limited viewing, and full/proper inspection was impaired, particularly in several bedrooms and living room from furnishings and in storage closet and laundry in add-on.*

*There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.*

*Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead or any other bio-hazards.*

*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.*

**EXTERIOR:**

Wood rot observed on areas of house / garage. On front of garage conversion at base of wall.

Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.

*Recommend client consider painting exterior wood in the near future.*

*Bushes / trees / foliage should not contact siding of house to prevent wood rot and/or insect access.*

Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.

Wood siding observed to be not secured down at one or more areas of house / garage.

**EVIDENCE OF WATER PENETRATION:**

*None observed at time of inspection.*

I	NI	NP	D	Inspection Item
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**F. Ceilings & Floors**

Comments:

**CEILINGS:**

Significant cracks and/or repaired cracks in sheetrock observed in ceiling; , including but not limited to: living room, dining room, add-on and others.

Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at time of inspection; . water heater vent.

**FLOORS:**

Cracks and/or loose floor tile observed in, add-on west closet, and in den, bathrooms, and others.

Linoleum damaged in add-on storage closet.

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

Comments:

**INTERIOR:**

Door will not shut / close; laundry.

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

**EXTERIOR:**

Door sticks some when closed; back door.

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

**GARAGE: NOT PRESENT AT TIME OF INSPECTION**

**H. Windows**

Comments:

*Not all windows were operated / accessible in furnished residence.*

**WINDOWS:**

Observed one or more windows that were not operational. Master bath window.

One or more windows had cracked / broken glass pane(s).

One or more screens are missing and/or damaged.

**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

Could not find/observe markings on glass panels of one or more interior door(s) to indicate the presence of safety/tempered glass which is a recognized safety hazard and code requirement. Ref CABO 308.4.1 UBC 2406.4 IRC R308.4.1.

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**I. Stairways (Interior & Exterior)**  
 Comments: Not present at time of inspection

**J. Fireplace/Chimney**  
 Comments:  
Chimney is not properly fire stopped in attic ; Does not comply with the 1992 CABO One and Two Family Dwelling Code section R-402.7 IRC R1001.16.

**K. Porches, Balconies, Decks, and Carports**  
 Comments:  
Driveway has settled and has multiple cracks and uneven surface.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance & Panels**  
 Comments:

100 AMP ELECTRICAL SERVICE PANEL ON BACK OF HOUSE.:

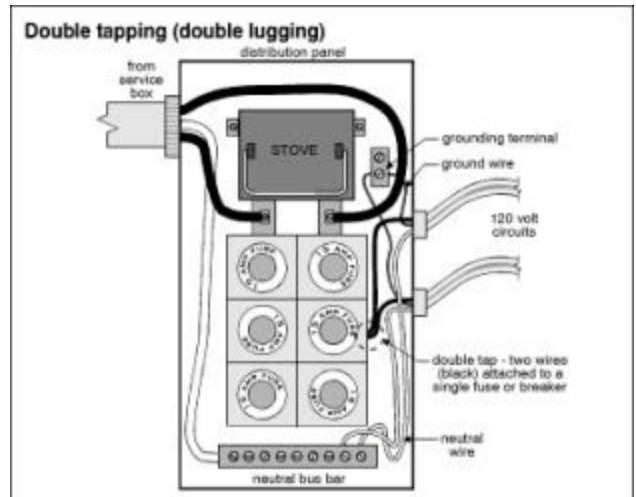
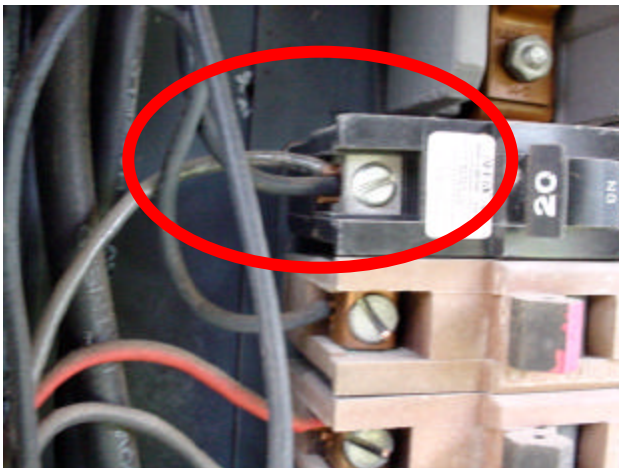
Service panel dead front is not secured in place.

Recommend installation of 8 foot ground rod assembly to meet today's minimum standards of safety.

Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.

Not all breakers are properly identified.

Double ganged breaker(s), [two wires improperly on 1 breaker] observed. "Top left.



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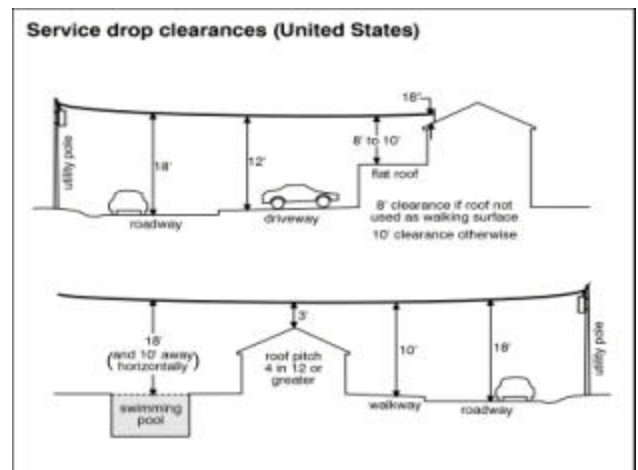
*Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are 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*

*Brand of electrical service panel is Federal Pacific. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems. If additional information is needed, recommend a qualified electrician be consulted. Replacement of panel recommended as an upgrade / safety improvement.*

**SERVICE WIRING:**

*Observed service type of wiring is copper.*

Low elevation of power lines at/near house/garage, Code requires a minimum clearance of 10 feet & 12 feet over walkways and driveways respectively; use caution when near, or have lines raised/buried.



**FEEDER WIRING:**

*Observed feeder type of wiring is copper. #2 AWG*

I	NI	NP	D	Inspection Item
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**B. Branch Circuits, Connected Devices and Fixtures**

Type of Wiring:

Comments:

**BRANCH WIRING:**

*Observed type of branch wiring is copper.*

Antiquated electrical system, includes older type Romex wiring without or very limited grounding.

**FIXTURES:**

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; above kitchen sink and guest bath.

Observed open incandescent type light fixtures in one or more closets which is considered a potential fire hazard by today's standards. Reference IRC 3903.11 NEC 410-8c.

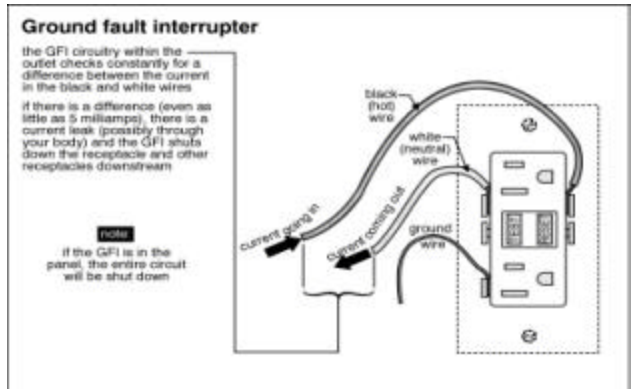
Light not secured, east bedroom on ceiling fan.

**OUTLETS:**

Did not observe GFCI protection of all outlets in required locations, including but not limited to; all bathrooms, all kitchen counter top outlets, wet bar locations, all exterior outlets, in garage, etc. This condition is a recognized safety hazard and is in need of repair.

One or more outlets in the following locations were not protected:

<input checked="" type="checkbox"/> Kitchen counter	
<input type="checkbox"/> Kitchen island	
<input checked="" type="checkbox"/> Bathrooms	
<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Exterior
<input type="checkbox"/> Wet bar	<input type="checkbox"/> Laundry sink
<input type="checkbox"/> Pool area	<input type="checkbox"/> Spa / hot tub
<input type="checkbox"/> Other:	



3-prong outlet not grounded, including but not limited to; all but a few in the kitchen.

One or more outlets are not secured well in wall, those identified were marked with red dots on cover screws.

Outlet / switches / devices installed in / thru combustible material is not flush mounted as required by current code, space exists between face plate and edge of electrical junction box. Missing required spacer ( spark ring) on following outlet(s): paneled walls.. Reference NEC 370-20 & IRC E3806.5. In walls constructed of wood or other combustible material, cabinets (outlet & switch boxes) shall be flush with the finished surface or shall project there-from.

*Older style 3-prong outlet for dryer observed. Will not fit newer 4 prong corded electric dryer.*

3-prong outlet for dryer with metal cover / screws is a recognized safety / shock hazard. Recommend replacing metal cover / screws with plastic to reduce chance of electrical shock.

*Not all outlets were checked / inspected / accessible in furnished residence.*

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

#### SWITCHES:

*Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.*

#### EQUIPMENT DISCONNECTS:

No electrical disconnect (switch) for dishwasher observed. Does not comply with current National Electric Code (NEC) or State Inspection minimum standards.

#### SMOKE DETECTORS AND ALARMS:

Unit is not operational, Not performing intended function, In need of repair/replacement.

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

*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](http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf), [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/index.asp](http://www.nfpa.org/index.asp), and [www.usfa.dhs.gov/downloads/pyfff/inhome.html](http://www.usfa.dhs.gov/downloads/pyfff/inhome.html).*



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

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#### A. Heating Equipment

Type of System: *Forced air*

Energy Source: *gas*

Comments:

HEATING UNIT:

Make: Lennox (2002)  
 Model #: G50UH-60C-110-04  
 S/N: 5802L29005

HOUSE HEATER EXHAUST VENT(S): GOOD

BLOWER(S): GOOD

THERMOSTAT(S): GOOD

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#### B. Cooling Equipment

Type of System: *Forced air, split system*

Comments:

*Cool outside ambient temperature prevented operation of A/C under typical Houston summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that cools well on a cool day may not perform adequately during a hot Houston summer.*

CONDENSING UNIT:

Make: Lennox (2003)  
 Model #: HSXA15-060-230-02 (5 tons)  
 S/N: 5803B25349

EVAPORATOR COIL:

Temperature Differential: =19.5  
 69 50 degrees.  
 .6 .1  
 Make: Lennox (2002)  
 Capacity: 5 tons

CONDENSATION DRAIN PAN / DRAIN LINES:

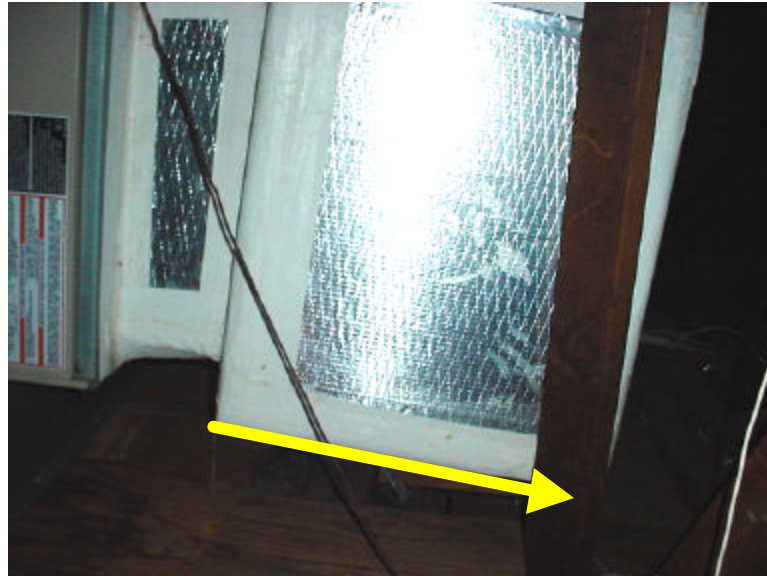
Primary drain line should not be allowed to discharge water right next to foundation.

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

Comments:

**RETURN DUCTS CHASES AND VENTS:**

Improper plenum support.



Return air chase is dirty, needs cleaning.

**SUPPLY DUCTS CHASES AND VENTS:**

Some insulation missing and/or damaged on metal ducts in attic. Exposed metal ducts can sweat condensation, drip onto ceiling and cause moisture / water damage.

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..

Observed possible mold / black stuff on air supply grills / vents which may be a concern due to increased awareness of environmental issues associated with molds. This company does not inspect for and is not qualified to render opinions on any type of environmental or other bio-hazards. If this is a concern or potential concern, Fox Inspections recommends contacting a qualified professional of your choice for further information / investigation. Northeast bedroom.

### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

Location of water meter: *north front of property*

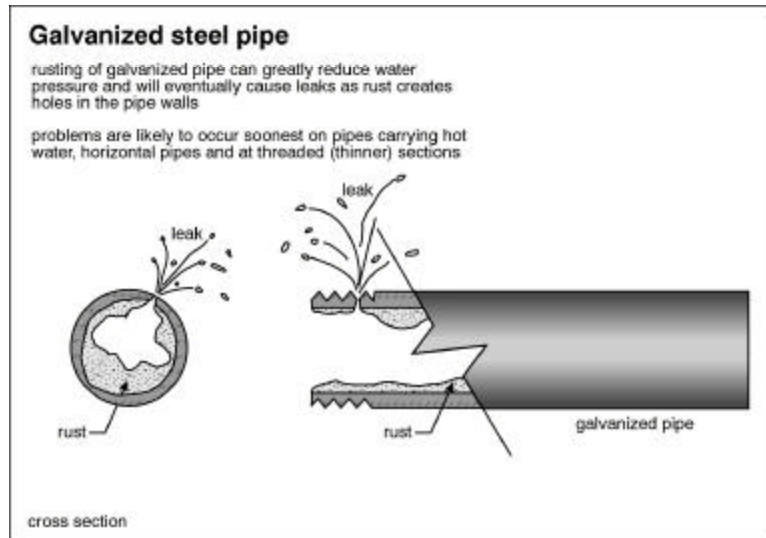
Location of main water supply valve: *north side of house.*

Static water pressure reading: *52 psi*

Comments:

**WATER SUPPLY PLUMBING:**

*Water supply piping observed to be predominantly galvanized*



**COMMODES:**

Master bathroom is inoperable. Needs new flapper to hold water.

Tank refill device defective, replace; master bathroom .

**SINKS:**

Small leak below sink, master bathroom.

Porcelain damaged/chipped; guest bath.

**FAUCETS:**

Leaks at base "O" rings, and/or stem washers; master bathroom vanity.

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

**TUB(S):** *No anomalies or deficiencies observed.*

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**SHOWER(S):**

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall. Master bathroom

Shower head not secured in wall. Master bathroom

*24 hour shower pan test specifically excluded.*

**LAUNDRY CONNECTIONS:**

*No gas observed for dryer.*

*No anomalies or 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:**

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



**B. Drains, Wastes and Vents**

**Comments:**

Recommend hydrostatic test of sewer lines. Due to age of house and/or amount of settlement, the possibility of damaged/leaking drain lines below house in this inspector's opinion is significant. The test by licensed plumber costs several hundred dollars and may uncover / find problems that can easily cost 10-20 thousand dollars to fix. Most new homeowner's policy will no longer cover this expense while existing homeowner policy holder may be covered / insured for this expense.

**DRAIN, WASTE, VENT PLUMBING:**

*Drain waste vent piping observed to be a mix of plastic and cast iron or galvanized.*

**C. Water Heating Equipment**

Energy Source: *gas*

Capacity: *40 gallons*

Comments: State Courier unit in laundry

**WATER HEATING UNIT(S):**

**At/Near end of typical serviceable life.**

Data plate illegible

Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5.

Corrosion observed at shut off valve and/or connections on top of water heater.

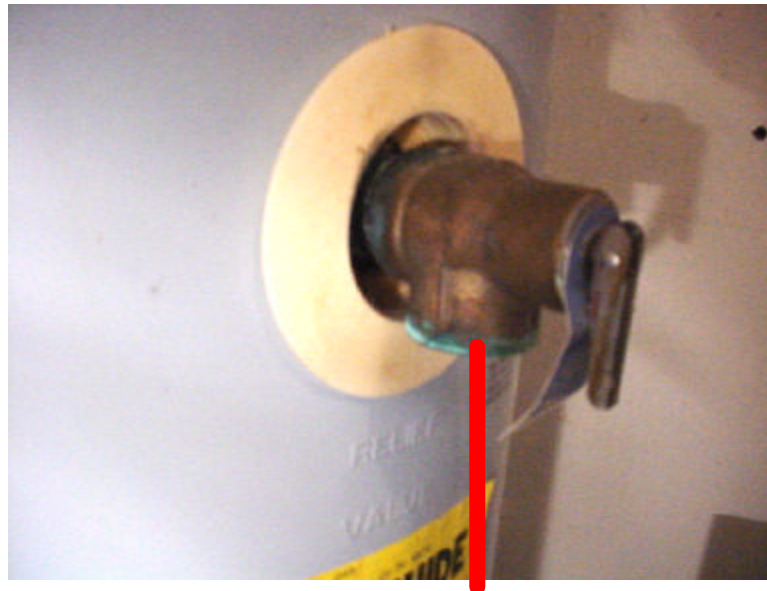
**WATER HEATER EXHAUST VENT(S):**

Single wall vent pipe is not rated for use in concealed (attic) spaces.

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

*Did not check operation due to possible damage of residents property if drain line leaked.*

**Drain line is not present. This condition is considered a recognized safety hazard**



I	NI	NP	D	Inspection Item
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- D. Hydro-Massage Therapy Equipment**  
 Comments: Not present at time of inspection

**V. APPLIANCES**

- A. Dishwasher**  
 Comments:

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.

Unit backflows into garbage disposal sink.



- B. Food Waste Disposer**  
 Comments:  
Electrical wiring is not in protective conduit to disposal.  
**Unit not operational, does not turn when power on to unit.**

- C. Range Exhaust Vent**  
 Comments: No anomalies or deficiencies observed

I	NI	NP	D	Inspection Item
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**D. Ranges, Cooktops, and Ovens**

Comments:

RANGE/COOKTOP: GAS

OVEN: GAS

Does not have recommended anti-tip bracket on back side of unit.

*Timer and cleaning cycles not checked*

**E. Microwave Oven**

Comments: Not present at time of inspection

**F. Trash Compactor**

Comments: *Not present at time of inspection.*

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

Comments: Not present at time of inspection

**H. Garage Door Operator(s)**

Comments: Not present at time of inspection

*Remote control hand held units were not checked.*

**I. Doorbell and Chimes**

Comments:

Bell ringer defective, does not sound / ring properly.

**J. Dryer Vents**

Comments:

*No anomalies or deficiencies observed*

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

I	NI	NP	D	Inspection Item
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**VI. OPTIONAL SYSTEMS**

**A. Lawn and Garden Sprinkler Systems**  
 Comments: Not present at time of inspection

**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:  
**Gas leak detected at meter.**  
Gas space heaters shall not be located in bathrooms or bedrooms unless they obtain all combustion air directly from the exterior. Ref. IRC G2406.2.  
*Gas meter located on south side of house.*  
*Pressure test of gas lines specifically excluded.*

OBSERVED BRANCH LINES:  
*Galvanized and/or black iron.*

APPLIANCE CONNECTIONS:  
*Proper flex.*

**E. Whole-House Vacuum Systems**  
 Comments: *Not present at time of inspection.*

**F. Other Built-in Appliances**  
 Comments: Not inspected.

**G. Security Systems**  
 Comments: *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.