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## **INSPECTION GROUP**

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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

### **1994 Sugar Land Home Inspection**

# ***PROPERTY INSPECTION REPORT***

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

**Concerning:** Sugarland, Texas m77479  
(Address or Other Identification of Inspected Property)

**By:** Ruben Santillan (TREC #5570)  
(Name and License Number of Inspector)

March 3, 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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<b>Highest priority items are printed in bold print and/or are in boxes</b>
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How to read and interpret this report.

**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) and don't require any action.*

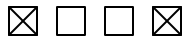
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**For Reference:** The front of unit faces West.

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

## I. STRUCTURAL SYSTEMS



### A. Foundations

Type of Foundation(s):

*Type of house 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 ceilings, door that are not square in jamb, foundation elevation drop off 4 inches from front door to northeast master bedroom, 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.**

*Slab dressing observed at one or more areas of foundation.*

Foundation cracks observed on the north, and east side of the structure.



Post tension cable live ends are exposed, should be covered with non-shrink grout.  
Recommend repair before more extensive repairs become needed.

*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.*



Spalling and exposed post tension end cables observed.

Wood form board(s) around foundation should be removed to reduce chance of wood destroying insect activity. (Garage area)

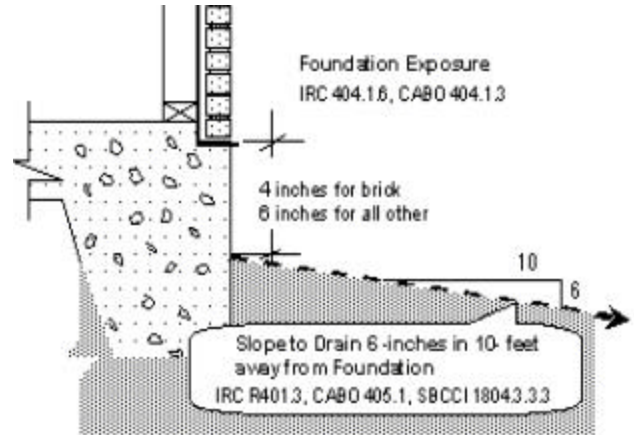




☒ ☐ ☐ ☒ **B. Grading & Drainage**

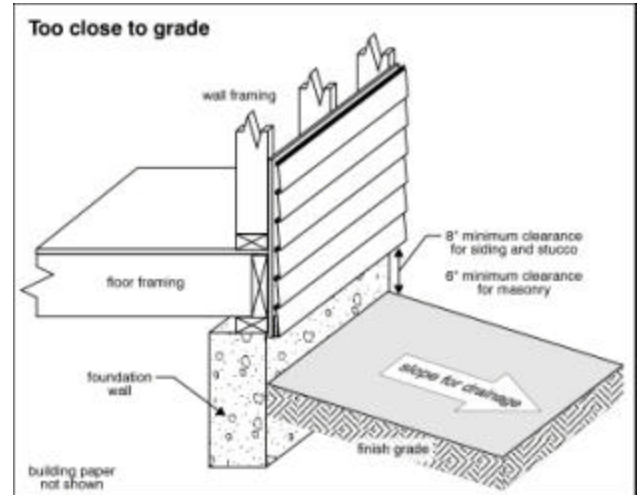
## Comments:

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.



Soil level too high around areas with brick siding at North, east behind home and garage.

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.



*Buyer's note; ensure flower bed soil does not rise above joint between concrete and brick pavers of exterior patios, wood destroying insects have been known to gain entry between pavers and concrete patio and migrate to house.*

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Type(s) of Roof Covering:

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

Viewed From:

Roof Comments:

ROOF SURFACE:

Older roof, nearing end (last 1/3 to 1/4 ) of serviceable life. Observed Brittle, cracked, curled ends, and/or granular loss of shingles.





**VISIBLE FLASHING:**Observed rusted flashing;

No 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..

**ROOF PENETRATIONS:**

Storm collar not properly positioned on water and/or house heater vent pipe. Needs to be sealed to prevent wind driven rain from possibly entering the structure.





**EVIDENCE OF ROOF WATER PENETRATION:**

Possible from damaged areas of flashing on drain waste vents. (Old water stain observed under one of the heating unit flues.

**RAIN GUTTERS & DOWNSPOUTS:**

Downspouts need splash blocks at bottoms to prevent soil erosion.

Recommend addition of rain gutters to help improve drainage and/or prevent wood rot at following locations; east, and south side of the garage area.

Full of debris and/or holds standing water.

Gutter observed to be pulling loose on the north side of the garage area.



Gutter pulling loose on the north side of the garage.

Observed water stains on fascia board on back side of rain gutters; indication water is running down back side of rain gutter which leads to wood rot.



Fascia wood deterioration observed on the southwest and northwest area of the structure.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *12 inches.*

Comments:

ROOF STRUCTURE AND FRAMING: GOOD

ATTIC INSULATION: GOOD

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

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

*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.*



ATTIC VENTILATION & SCREENING: GOOD

☒ ☐ ☐ ☒ **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.*

*Wall sheetrock painting and patching observed.*

*Excessive storage observed in the garage, the base of the walls were not visible.*

**EXTERIOR:**

Wood rot observed on areas of house / garage.





Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference.



Expansion joint(s) and / or inside corners in brick veneer need re caulking. Ensure any mortar present in expansion joint is first removed before sealing.





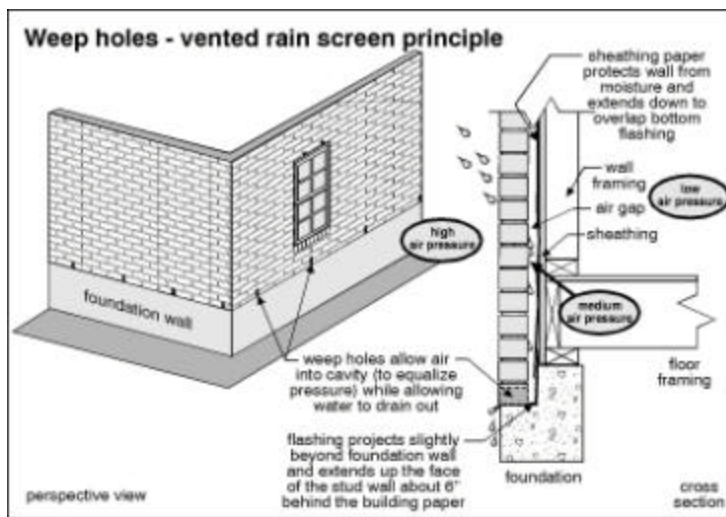
Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).

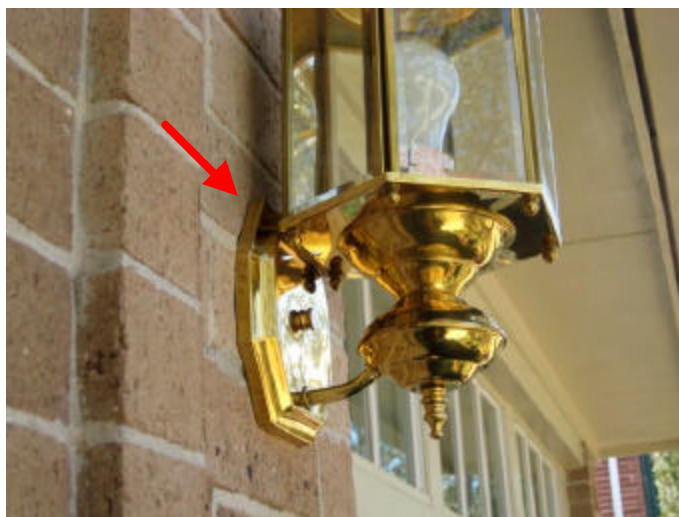


Brick veneer siding missing required weep holes to prevent moisture buildup in exterior walls and prevent wood rot / decay.



*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.



**EVIDENCE OF WATER PENETRATION:**

**YES !!**, Evidence of water intrusion observed from the master bedroom doors jambs and windows. Low moisture meter readings were taken at the time of this inspection at these areas.



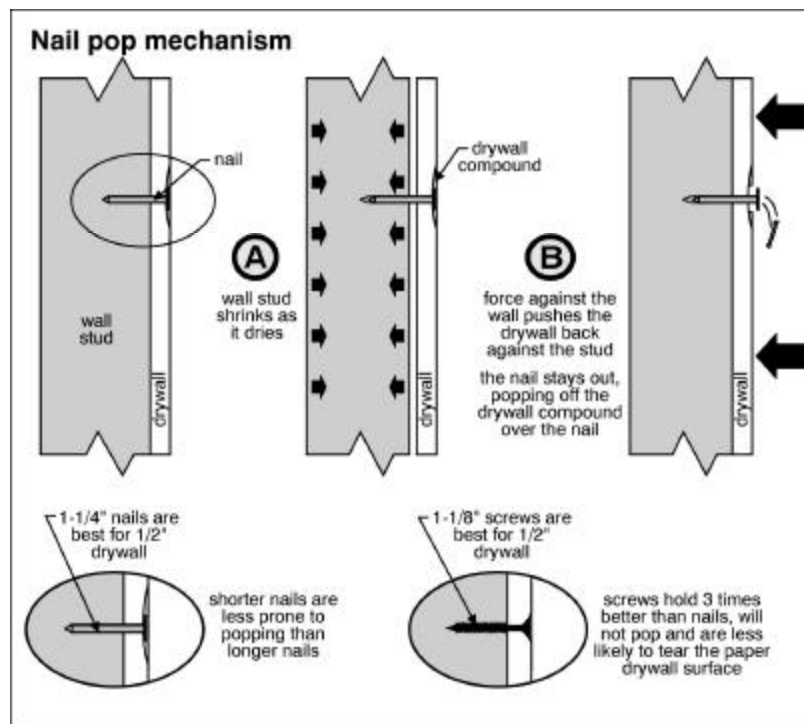
☒ ☐ ☐ ☒ **F. Ceilings & Floors**

Comments:

**CEILING:**

Ceiling cracks observed in the kitchen, and north middle bedroom area.

Nail pushing through the interior finish observed in the north middle bedroom, and master bathroom.



I	NI	NP	D	Inspection Item
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**FLOORS:**

Cracks and/or loose floor tile observed in,

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

Comments:

**INTERIOR:**

The master commode closet doors swings shut without assistance. This is probably due to the settlement of the foundation.

**EXTERIOR:**

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

**GARAGE:**

Garage doors equipped with openers should have door locks rendered inoperable.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

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

**WINDOWS:**

Window jamb alarm sensors need to be sealed with silicone seal to prevent water entry.

SAFETY GLASS IN HAZARDOUS LOCATIONS:GOOD

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

Comments: No stairways, 1 story home.

☒ ☐ ☐ ☐ **J. Fireplace/Chimney**

Comments: No deficiencies observed.

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

Comments:

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



## II. ELECTRICAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Service Entrance & Panels

Comments:

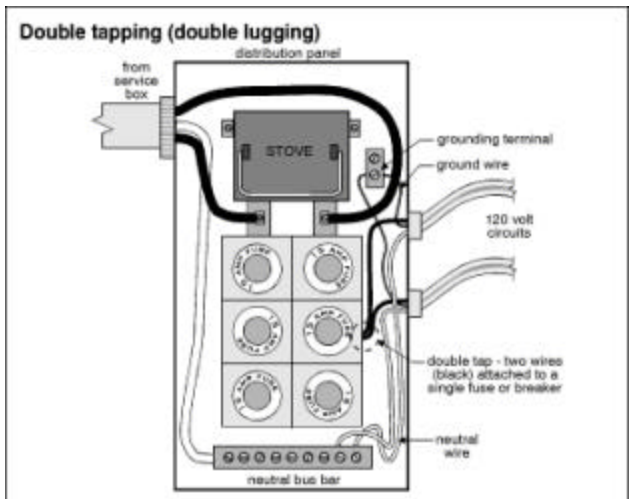
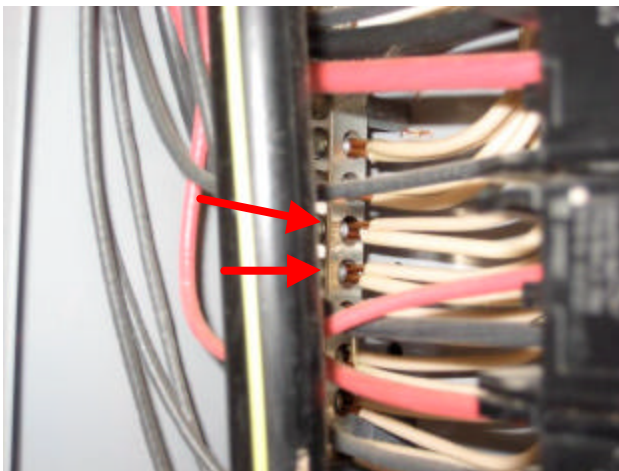
#### 150 AMP ELECTRICAL SERVICE PANEL GARAGE:

Breaker is oversized per data plate on side of A/C unit. (Master bedroom)

Dead front is not secured with proper screws with blunted ends, Sharp ends can pierce electrical wire insulation.

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

Double ganged neutral(s), [two wires improperly on 1 lug] observed.



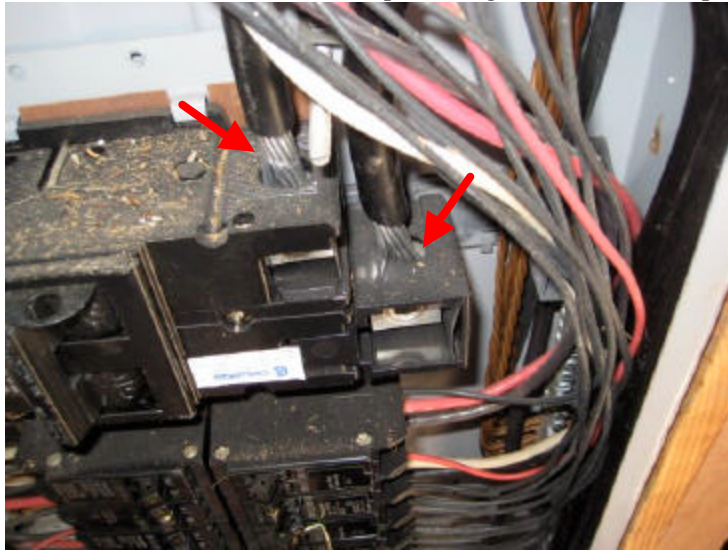
#### SERVICE WIRING:

*Observed service type of wiring is aluminum.*

**FEEDER WIRING:**

*Observed feeder type of wiring is copper.*

*Did not observe anti-oxidant compound (grease) on the exposed aluminum feeder wiring.*

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

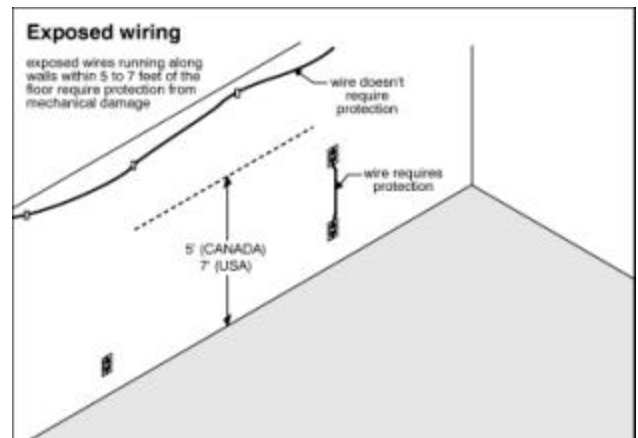
Type of Wiring:

*Observed type of branch wiring is copper.*

Comments:

**BRANCH WIRING:**

Electrical wiring not in protective conduit;



**FIXTURES: GOOD**

I	NI	NP	D	Inspection Item
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**OUTLETS:**

*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.*

*GFCI reset locations; kitchen, and master bathroom.*

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.

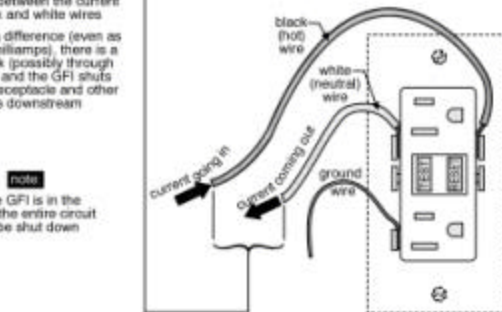
One or more outlets in the following locations were not protected:

- ☒ Kitchen counter
- ☐ Kitchen island
- ☐ Bathrooms
- ☐ Garage ☐ Exterior
- ☐ Wet bar ☐ Laundry sink
- ☐ Pool area ☐ Spa / hot tub
- ☐ Other:

**Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 millamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream



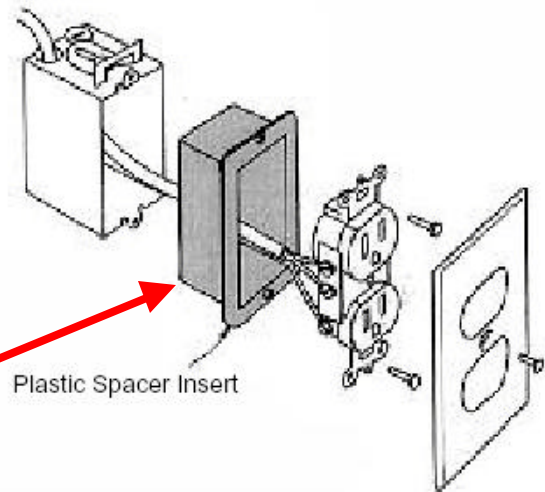
One or more outlets are not secured well in wall, those identified were marked with red dots on cover screws. (Exterior outlets)

*One or more switch controlled outlets were observed in house. (Formal living room)*

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

I	NI	NP	D	Inspection Item
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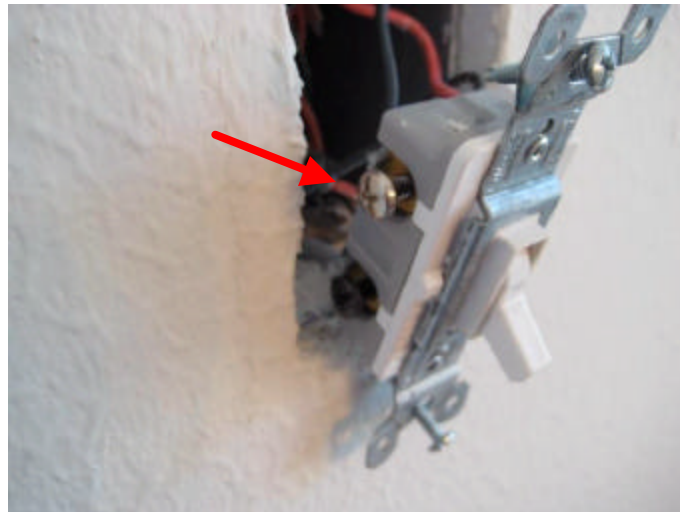
Space between face plate and edge of electrical junction box exceeds ¼ inch allowable by code. Missing required spacer ( spark ring) on all kitchen / bath counter top outlets and switches with tile back splash. Reference NEC 370-20 & IRC E3806.5. In walls of concrete, tile or other noncombustible material, cabinets (outlet & switch boxes) and panel boards shall be installed so that the front edge of the cabinet will not set back of the finished surface more than 0.25 inch.



#### SWITCHES:

*Unknown control, mystery switch(s) found, probably / possibly for fan light kit.*

*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 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:

*A / C disconnect boxes observed to be rusted.*



I	NI	NP	D	Inspection Item
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**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.*

*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).*

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



#### A. Heating Equipment

Type of System: *Forced air*

Energy Source: *Gas*

Comments:

##### MAIN HEATING UNIT:

Make: Lennox (1993)

Model #: 80MGF34-100A-1P

S/N: 6393L25011

**Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.**

Flexible gas line is not allowed by current industry standards and most installation instructions to pass into metal cabinet of gas heating units due to vibration from unit can rub hole in gas line, rigid metal pipe should extend outside cabinet a minimum of 2 inches for flex line connection.

##### MASTER HEATING UNIT:

Make: Lennox (1994)

Model #: 80MGF3-75A-1

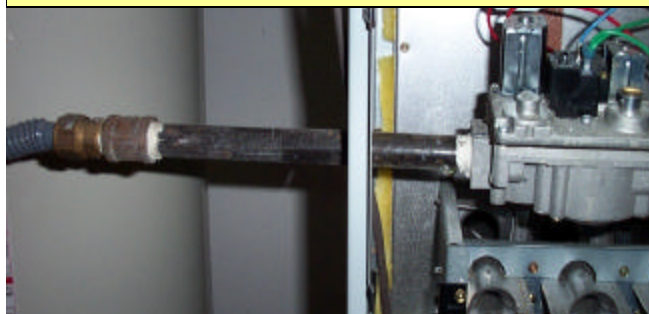
S/N: 6394B58223

**Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.**

Flexible gas line is not allowed by current industry standards and most installation instructions to pass into metal cabinet of gas heating units due to vibration from unit can rub hole in gas line, rigid metal pipe should extend outside cabinet a minimum of 2 inches for flex line connection.



Sample picture of the correct installation of the heating unit flex connector.



This picture is for example only and was not taken at this location.

HOUSE HEATER EXHAUST VENT(S): GOOD

BLOWER(S): GOOD

**THERMOSTAT(S):**

Thermostat wiring not secured to attic unit(s), missing small fitting that secures wiring to cabinet to prevent pulling loose by service personnel or homeowner.


☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System: Forced air, split system

Comments:

**MAIN CONDENSING UNIT:**

Make: Lennox (1994)  
 Model #: HS25-461-1P (4 tons)  
 S/N: 5894H06019

**Unit has exceeded its normal serviceable life span; replacement should be expected and budgeted for in near future.**

Unit not level, needs to be level for proper operation.

**MAIN EVAPORATOR COIL:**

Temperature Differential: = 17.0  
 7 5 degrees.  
 4 7

Make: Lennox (1994)  
 Capacity: 4 tons

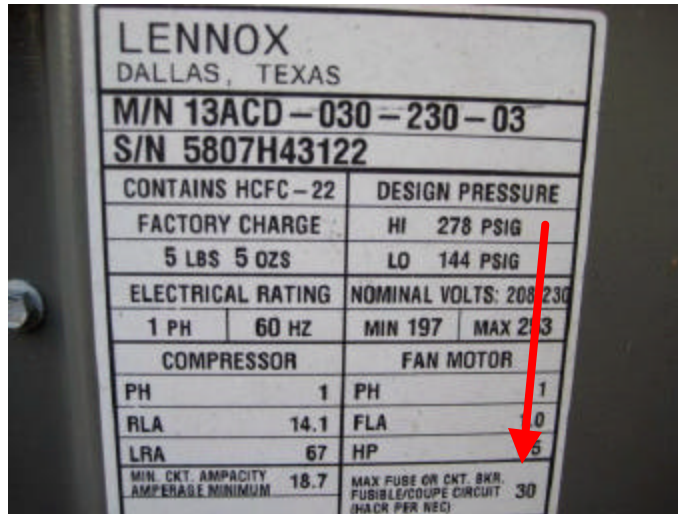
**MASTER CONDENSING UNIT:**

Make: Lennox (2007)

Model #: 13ACD-030-230-03 (2.5 tons)

S/N: 5807H43122

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 30 amps, observed size in service panel is 40 amps.



*Recommend painting expanding foam sealant where A/C Freon lines pass through wall to protect it from degradation due to UV light exposure.*





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

I	NI	NP	D	Inspection Item
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**MASTER EVAPORATOR COIL:**

Temperature Differential: = 16.0  
 7 5 degrees.  
 4 8

Make: Lennox (1994)

Capacity: 3 tons

CONDENSATION DRAIN PAN / DRAIN LINES: GOOD

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

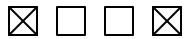
Comments:

RETURN DUCTS CHASES AND VENTS: GOOD

SUPPLY DUCTS CHASES AND VENTS:

Excessive air loss at coil around drain and Freon line connections.

Master bedroom register observed to be pulling loose from ceiling mount.

**IV. PLUMBING SYSTEM****A. Water Supply System and Fixtures**Location of water meter: *West of property*Location of main water supply valve: *West*Static water pressure reading: *47 psi*

Comments:

**WATER SUPPLY PLUMBING:***Water supply piping observed to be predominantly plastic.**Water softener, treatment and filtration type equipment is not checked / inspected.***COMMODOES:**Float arm observed to be rusted to the hall bathroom.**SINKS: GOOD****FAUCETS: GOOD****TUB(S):**

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

**SHOWER(S): GOOD***24 hour shower pan test specifically excluded.***LAUNDRY CONNECTIONS:***Recommend use of stainless steel wire braided "no burst" clothes washer water supply lines to reduce chance of water damage.*

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

**EXTERIOR HOSE BIBS:**

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

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

Comments:

*Hydrostatic pressure test of sewer lines specifically excluded.*

**DRAIN, WASTE, VENT PLUMBING:**

*Observed to be predominantly plastic.*

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

☒ ☐ ☐ ☒ **C. Water Heating Equipment**Energy Source: *Gas*Capacity: *50 Gallons*

Comments:

**WATER HEATING UNIT(S):**

**Gas water heater drain pan is improper material;** *is sitting in a plastic safety pan, should be a metal pan. REF: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5 which states, " When water heaters are installed in such areas that leakage could cause water damage to the building or injury to occupants, the tank shall rest in a galvanized steel or other metal pan of equal corrosive resistance have a thickness at least equal to 0.0276-inch (24 gauge) galvanized sheet metal. EXCEPTION: Electric water heaters may rest in a high impact plastic pan of at least 1/16 inch thickness."*

**WATER HEATER EXHAUST VENT(S):** GOOD**TEMPERATURE & PRESSURE RELIEF VALVE(S):** GOOD



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

Whirlpool baths are a potential source for certain types of medical / health hazards. For more information visit [www.whirlpoolcouncil.com](http://www.whirlpoolcouncil.com)

Spa tub motor not properly bonded (wire) from motor to cold water line as required by National Electric Code (NEC 680-41) and manufacture of spa IRC 4109.4.



**V. APPLIANCES**☒ ☐ ☐ ☒ **A. Dishwasher**

Comments:

Dish rack(s) severely rusted and/or deteriorated.☒ ☐ ☐ ☐ **B. Food Waste Disposer**

Comments: No deficiencies observed.

☒ ☐ ☐ ☐ **C. Range Exhaust Vent**

Comments: No deficiencies observed.

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

Comments:

RANGE/COOKTOP: GOOD

OVEN: GOOD

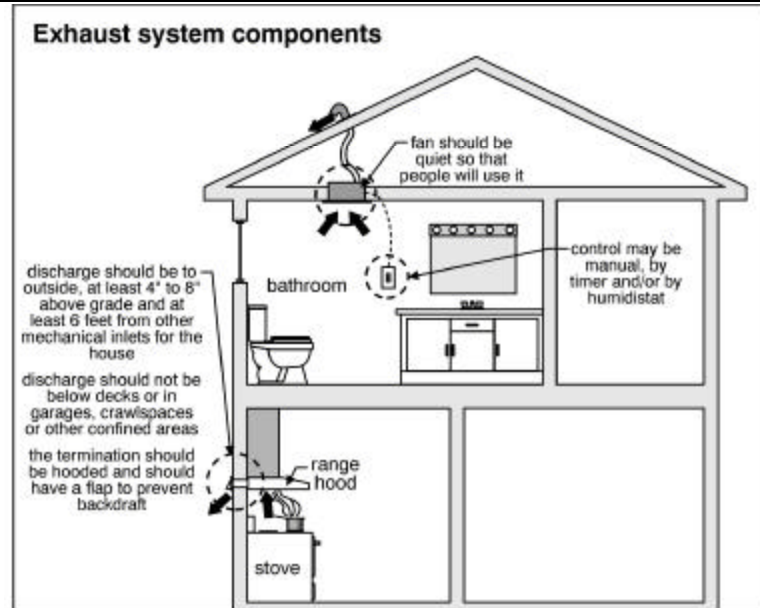
*Timer and cleaning cycles not checked*☒ ☐ ☐ ☐ **E. Microwave Oven**

Comments: No deficiencies observed.

☐ ☐ ☒ ☐ **F. Trash Compactor**Comments: *Not present at time of inspection.*☒ ☐ ☐ ☒ **G. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

Improperly vents into attic. Should vent to exterior.



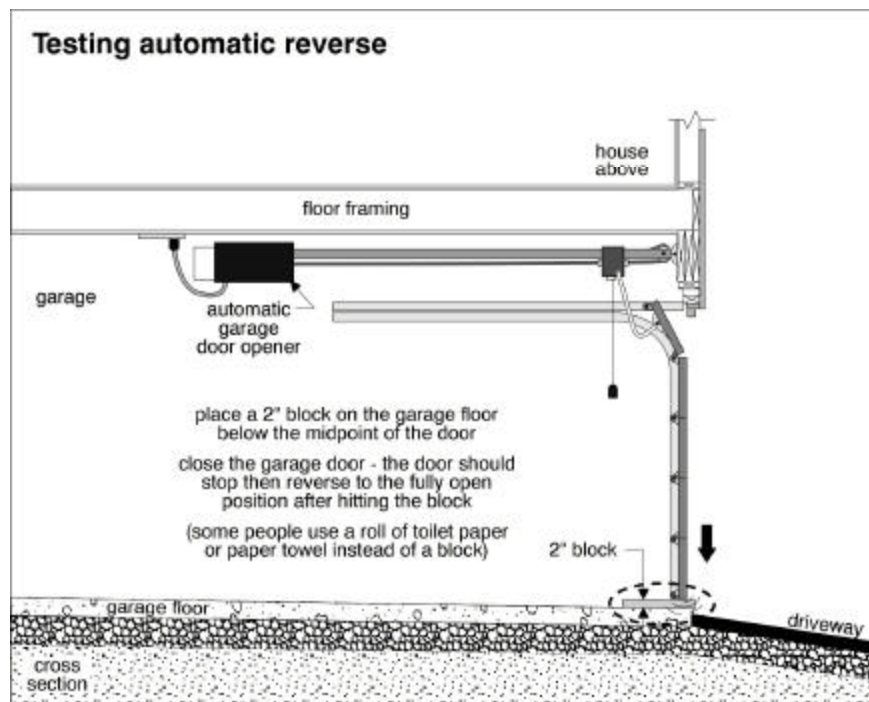
☒ ☐ ☐ ☒ **H. Garage Door Operator(s)**

Comments:

*Remote control hand held units were not checked.*

Garage door did not automatically reverse itself when it closed onto a 2x4 test block.

Door opener reversing switch [if it has one] needs adjustment so that it will open the door if it strikes an object.



Unit has excessive vibration / noise level; recommend lubrication.

Drive chain loose, recommend adjustment.



Locks should be made non-operational on garage doors equipped with openers.

Missing required safety sticker / decal next to operator button.

☒ ☐ ☐ ☐ **I. Doorbell and Chimes**

Comments: No deficiencies observed.

☒ ☐ ☐ ☒ **J. Dryer Vents**

Comments:

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

Exterior dryer vent cover observed to be missing.





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

Comments: No sprinkler system present.

☐ ☐ ☒ ☐ **B. Outbuildings**
Comments: *Not present at time of inspection.*
☐ ☐ ☒ ☐ **C. Outdoor Cooking Equipment**

Energy Source:

Comments: *Not present at the time of inspection*
☒ ☐ ☐ ☐ **D. Gas Supply Systems**

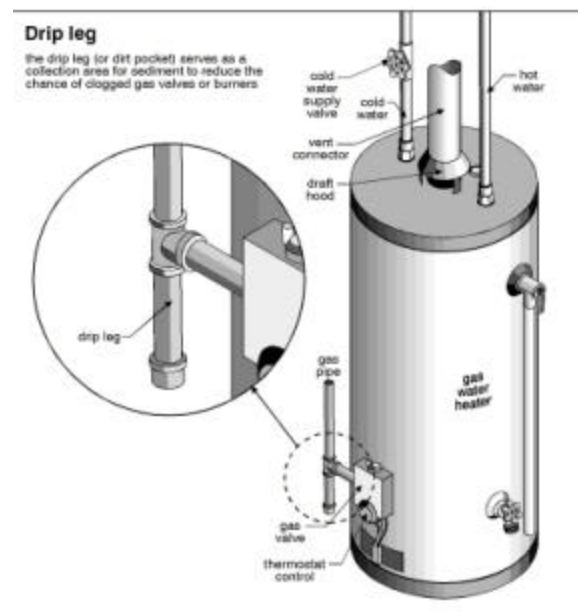
Comments:

*Pressure test of gas lines specifically excluded.*

OBSERVED BRANCH LINES:

*Galvanized and/or black iron.*

APPLIANCE CONNECTIONS:

*Proper flex.**Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.*

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



☐ ☐ ☒ ☐

**E. Whole-House Vacuum Systems**

Comments: *Not present at time of inspection.*

☐ ☒ ☐ ☐

**F. Other Built-in Appliances**

Comments: No other built in appliance 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.