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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



PROPERTY INSPECTION REPORT

Prepared For: Richard & Carolyn Greco
(Name of Client)

Concerning: 1717 W. Webster Unit E Houston, Texas 77019
(Address or Other Identification of Inspected Property)

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

February 23, 2010
(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-1](#).

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.

Description: 3 story town home; brick / stucco exterior; metal roof; attached garage.

I. STRUCTURAL SYSTEMS

A. Foundations

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

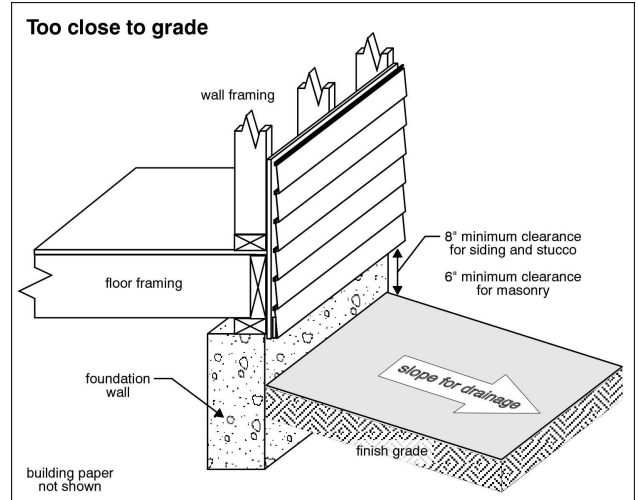
Comments:

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

B. Grading & Drainage

Comments:

Soil level too high around areas with brick siding at back wall near garage door.
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.



I	NI	NP	D	Inspection Item
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C. Roof Covering Materials

Type(s) of Roof Covering: Type of roof material observed to be metal and a small section of roll roofing.

Viewed From: *roof level*

Comments:

ROOF SURFACE:

Large bubbled sections of roofing observed around a/c condensing units. Water could be heard moving around bubbled areas when stepped on.



Nail/screw holes observed on roof top near a/c units; area is below a circular section of wood, possibly an old table top. All holes need to be sealed to prevent water entry.



VISIBLE FLASHING:

Recommend caulking sealing flashing/edges on all skylights.

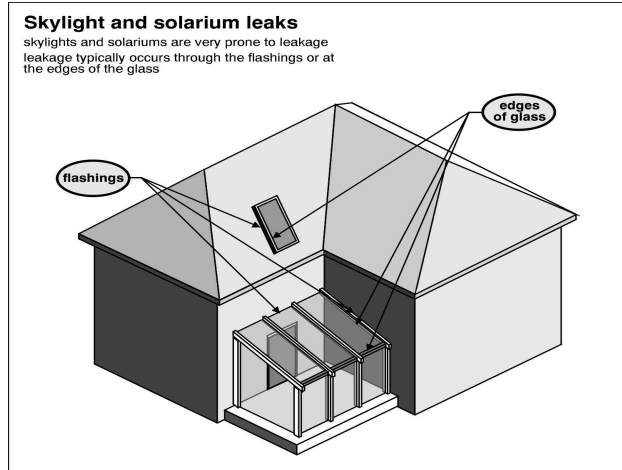


Roof skylight

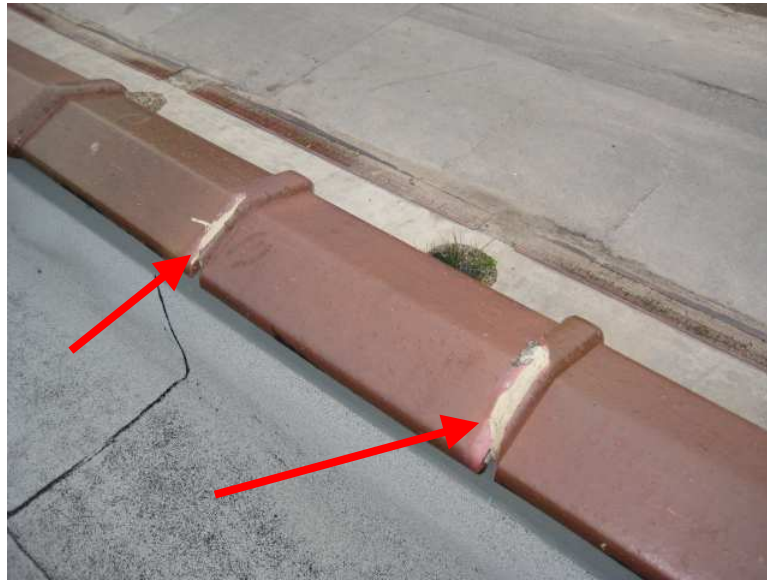


Terrace skylight

Roof skylight(s) are a likely place for water penetration, make sure flashing and glass edges are maintained.



Sections of tiles caps over garage wall near a/c units have been chipped/damaged. Areas have been caulked.

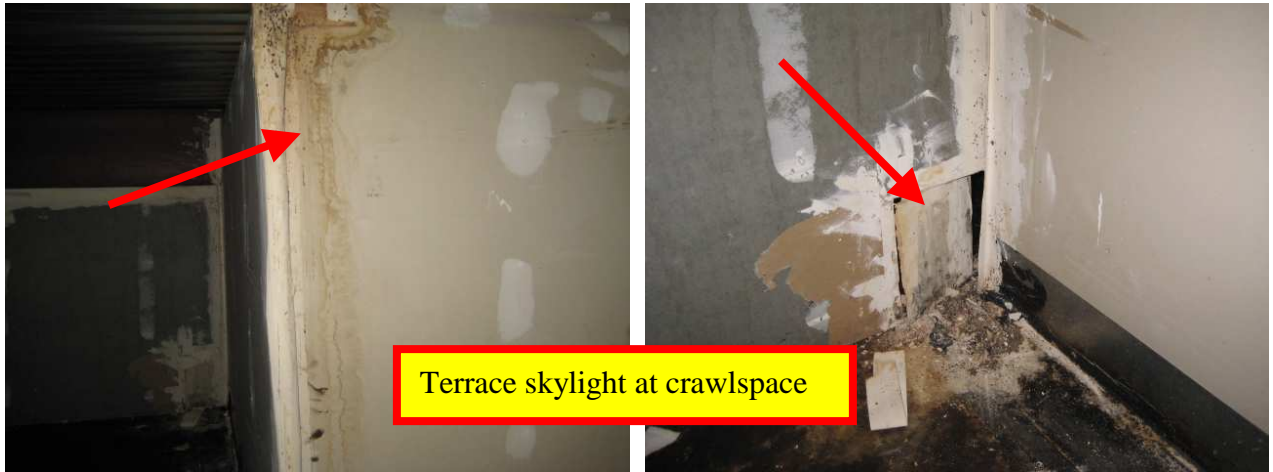


ROOF PENETRATIONS:

No deficiencies observed at time of inspection.

EVIDENCE OF ROOF WATER PENETRATION:

YES!!, Water stains observed around both skylights.



Water stains around skylight over stairway/kitchen area.



Water stains/corrosion observed on underside of terrace decking near terrace skylight.



RAIN GUTTERS & DOWNSPOUTS:

No deficiencies observed at time of inspection.

D. Roof Structure & Attic

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *did not observe attic insulation; no upper attic present.*

Approximate Average Thickness of Vertical Insulation: *6 inches*

Comments:

ROOF STRUCTURE AND FRAMING:

Not checked / inspected; no upper attic present.

ATTIC INSULATION:

No deficiencies observed at time of inspection.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible to inspection.

ATTIC VENTILATION & SCREENING:

Not checked / inspected; no upper attic present.

I	NI	NP	D	Inspection Item
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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.

No windows or secondary doors observed in 1st floor room behind the kitchen; room should not be used as a sleeping area; a secondary means of emergency egress was not present (operable window or second door).

Buyer's note: due to large amount of stored items, limited viewing, and full/proper inspection was impaired, particularly in closets and garage.

Moisture meter registers water stains as active; around 1st floor bath shower in the house and in the garage. Root cause/source of moisture was not determined.





Multiple panels observed on the exterior wall of the laundry room; all panels were not removed; panels have been caulked in place. Recommend inquiry of seller.



Possible micro-organism growth observed on crawlspace wall near terrace skylight.



Recommend repairing holes that have been cut in the sheetrock around the terrace skylight in the crawlspace.

Water stain observed on garage wall that back up to the shower; moisture meter indicated area was dry at time of inspection.



EXTERIOR:

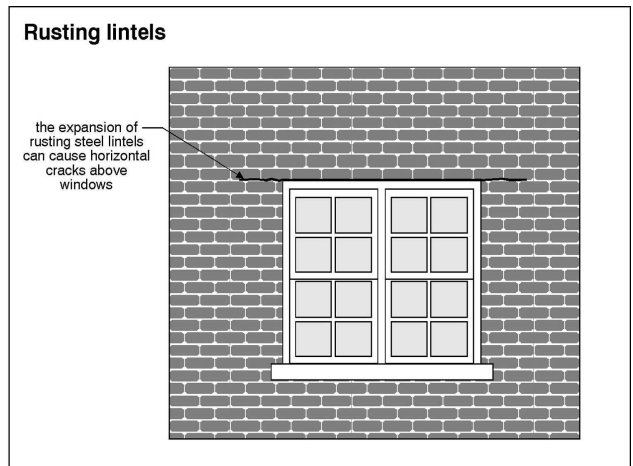
Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.

Stains observed on stucco wall at terrace.

Cracks observed at upper sections of terrace walls; recommend sealing cracks to prevent water entry.



Metal lintel over garage door opening is not painted.



EVIDENCE OF WATER PENETRATION:

YES!!, Evidence of water penetration observed at lower left master bedroom window. Moisture meter indicated area was dry at time of inspection.



Possible water stains observed on lower corner of garage wall near door; moisture meter indicated area was dry at time of inspection.



I	NI	NP	D	Inspection Item
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F. Ceilings & Floors

Comments:

CEILINGS:

Water stains, damage or repairs observed, moisture detection equipment indicated that stains are not active (wet) at time of inspection; . both sides of garage ceiling (below water heaters and laundry room areas), around the bath fan over the master bath commode.



Unknown bubble or nail pop on master bedroom ceiling near lighting; moisture meter indicated area was dry at time of inspection.



Section of cable has been looped back into wall over master bedroom terrace doors.



FLOORS:

Water damaged wood flooring near front door below skylight.



G. Doors (Interior & Exterior)

Comments:

INTERIOR:

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

EXTERIOR:

Door to a/c condensing units rubs/damages suction line insulation.



Damaged from forced entry at the garage.



Excessive gap observed between master bedroom terrace doors.



*Recommend adding locks to the terrace door and door to the a/c condensing units.
Prudent buyers replace/rekey exterior locks upon taking possession of property.*

GARAGE:

Sticky/noisy operation, recommend adjustment and/or lubrication.

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

I	NI	NP	D	Inspection Item
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H. Windows

Comments:

WINDOWS:

No window screens on house.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

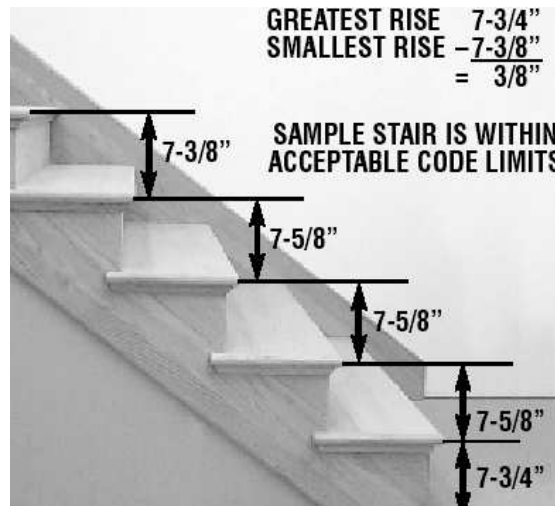
No deficiencies observed at time of inspection.

I. Stairways (Interior & Exterior)

Comments:

INTERIOR:

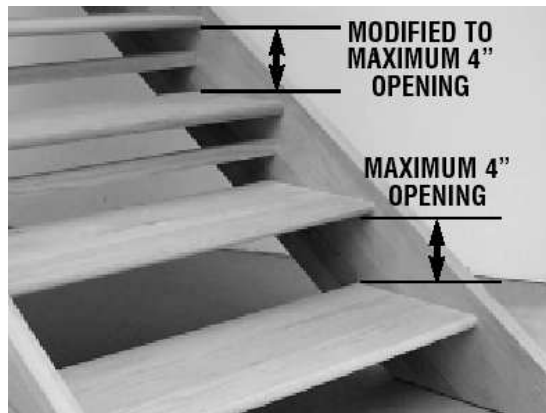
Stairway has tripping hazard, Risers are not same height along the entire height of steps.
Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch."



Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



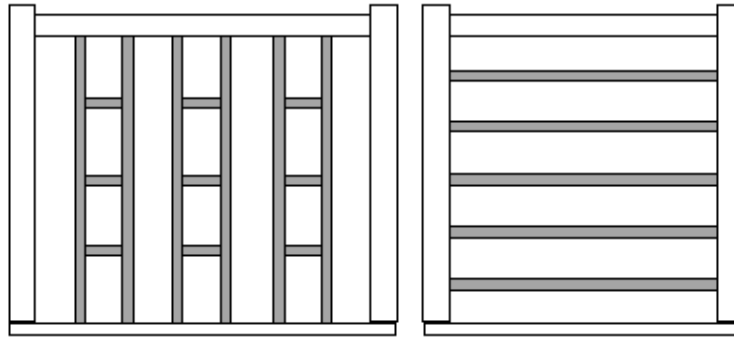
Distance between tread openings shall not exceed 4 inches.



I	NI	NP	D	Inspection Item
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Nautical style railings of stairway and balconies are known to be potential hazard around small children who like to climb the horizontal rails.

**LADDER TYPE DESIGNS
ARE NOT ACCEPTABLE**



One or more steps squeak on the first flight of steps to the second floor.

J. Fireplace/Chimney
 Comments: *Not present at time of inspection*

K. Porches, Balconies, Decks, and Carports
 Comments:
Exterior patio/terrace installed over living areas are, in this inspector's opinion, prone to water leaks / water penetration. Observed water penetration around the skylight. Recommend careful observation after heavy rains.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

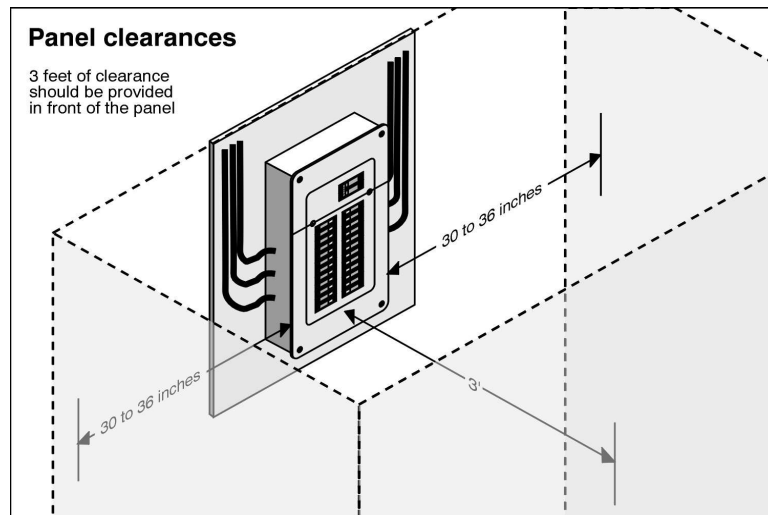
A. Service Entrance & Panels

Comments:

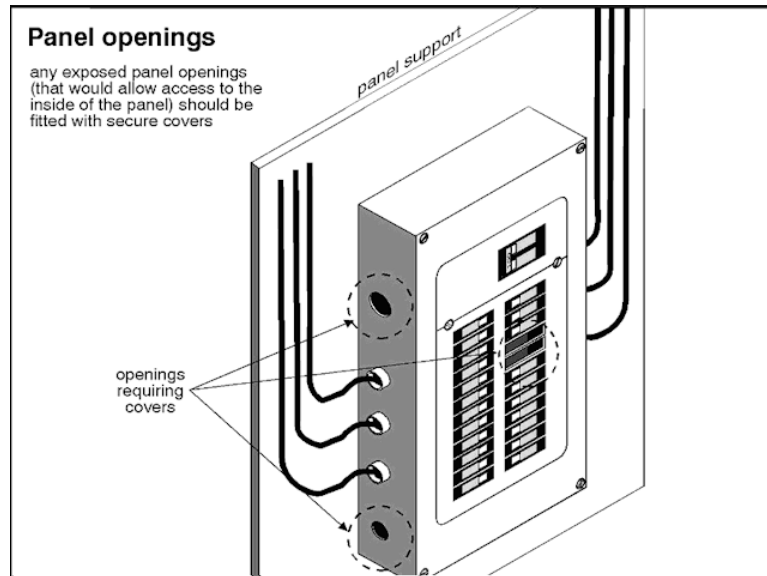
200 AMP ELECTRICAL SERVICE PANEL LOCATED IN ROOM BEHIND THE KITCHEN:

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.

Code requires minimum clearance to electrical service panels to be 36" in front of and 30" from side to side.



Panel circular knock out in bottom of panels need to be sealed to comply with proper fire-stopping.



125 AMP ELECTRICAL SUB PANEL LOCTAED NEXT TO MAIN PANEL:
Breakers are oversized per data plate on side of A/C units.

SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed feeder type of wiring is copper.

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring:

Observed feeder type of wiring is copper.

Comments:

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; all lights in the 2nd floor bedroom, master bedroom hallway, light near kitchen bar, 2nd floor bedroom closet.

OUTLETS:

Exterior outlet missing proper rain tight cover where electrical device will remain plugged in permanently; near a/c condensing units.

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

GFCI reset locations; garage, exterior, kitchen and bathrooms.

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:

Switch can be operated while standing in 1st floor shower, shock hazard.

**EQUIPMENT DISCONNECTS:**

No deficiencies observed at time of inspection.

SMOKE DETECTORS AND ALARMS:

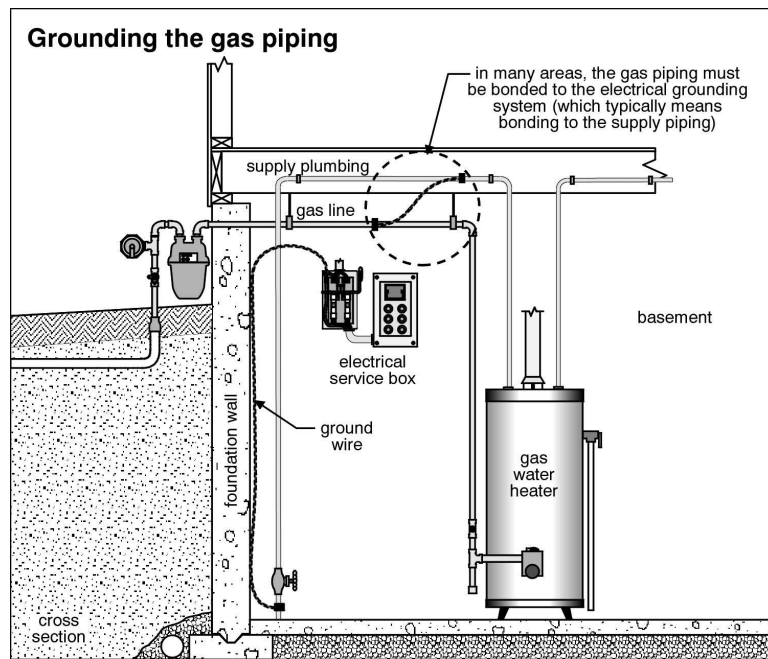
Not checked / inspected; smoke detectors are not testable by push button; appear to be the type that are hard wired into the alarm system

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.

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.

OTHER ELECTRICAL ITEMS:

Gas and hot / cold water lines are not properly bonded near water heater. Does not comply with most recent electrical code. NEC 250-80b.



I	NI	NP	D	Inspection Item
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III HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: *Forced air*

Energy Source: *electric*

Comments: *location given is for thermostat*

1ST FLOOR HEATING UNIT:

Make: Trane (2003)
 Model #: TWE042C14FC0
 S/N: 32048DG2V

No deficiencies observed at time of inspection.

MASTER BEDROOM HEATING UNIT:

Make: Trane (2003)
 Model #: TWE042C14FC0
 S/N: 3186SD31V

No deficiencies observed at time of inspection.

BLOWER(S):

No deficiencies observed at time of inspection.

THERMOSTAT(S):

No deficiencies observed at time of inspection.

B. Cooling Equipment

Type of System: *Forced air, split system*

Comments:

Air conditioning units were not operated due to cold outside temperatures at time of inspection. Running A/C unit when outside ambient temperature is below 65 degrees can damage the compressor and will not give proper readings. Common industry practice is to have HVAC systems serviced annually, don't wait till it breaks.

CONDENSING UNIT:

Make: Trane (2003)
 Model #: 2TTB2042A1000AA (3 1/2 tons)
 S/N: 32011NG3F

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 40 amps, observed size in service panel is 60 amps.

EVAPORATOR COIL:

Temperature Differential: 0– 0= 0.0 degrees.

Make: Trane (2003)

Capacity: 3 ½ tons

Section(s) freon line insulation missing in attic near coil. Warm air condenses on cold expansion valve and drips condensation.

**CONDENSING UNIT:**

Make: Trane (2003)

Model #: 2TTB2048A1000AA (4 tons)

S/N: 32050N73F

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 45 amps, observed size in service panel is 60 amps.

EVAPORATOR COIL:

Temperature Differential: 0– 0= 0.0 degrees.

Make: Trane (2003)

Capacity: 3 ½ tons

CONDENSATION DRAIN PAN / DRAIN LINES:

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

Primary drain line elevation improper, repair.



Buyer's note: secondary drain pans have a water detection device/float switch installed in lieu of drain lines. Device/switch will shut unit off if pan fills with water.

I	NI	NP	D	Inspection Item
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C. Duct System, Chases, and Vents

Comments:

Ceiling register missing in the laundry room.

Recommend sealing small gaps in ductwork to prevent air loss/air infiltration in the crawlspace at the HVAC units.

Return air chase is not properly sealed outside the master bedroom. This condition results in very significant reduction of cooling capacity and substantially increased operating costs.



Observed difficult and/or dangerous access to air filter for monthly change out; over kitchen area.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: *meter was not located*

Location of main water supply valve: *outside garage door near the gas meter.*

Static water pressure reading: *44 psi*

Comments:

WATER SUPPLY PLUMBING:

Hot water line below kitchen prep sink was turned off; recommend inquiry of seller.

Recommend capping section of hot water line in crawlspace if it will not be used.



Water supply piping observed to be predominantly copper.

Water softener, treatment and filtration type equipment is not checked / inspected.

COMMODES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; 2nd floor bath.

Float sticks in the down position; commode will not stop refilling; 2nd floor bath.

SINKS:

No deficiencies observed at time of inspection.

FAUCETS:

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

Handle(s) loose; kitchen prep sink.

Section of handle missing at 2nd floor tub.

TUB(S):

Brickwork at 2nd floor tub does not appear to be sealed; recommend sealing bricks and mortar.

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):

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



Door handle loose at master bath shower.

Section of glass is loose at master bath shower enclosure.



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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.

EXTERIOR HOSE BIBS:

No deficiencies observed at time of inspection.

B. Drains, Wastes and Vents

Comments:

Hydrostatic pressure test of sewer lines specifically excluded.

Floor drain missing cover at water heater area.

Reverse slope of drain line, does not tilt towards downhill for proper drainage, below kitchen sink.



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.

DRAIN, WASTE, VENT PLUMBING:

Observed to be predominantly plastic.

I	NI	NP	D	Inspection Item
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C. Water Heating Equipment

Energy Source: *gas*

Capacity: *two units: 2003 & 2004 50 gallon units.*

Comments:

WATER HEATING UNIT(S):

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



Buyer's note: water heating units do not sit in a drain pan; floor in front of units is sloped toward a floor drain. Recommend installing drain pans below units if possible with drain lines attached to pans that drain into the floor drain.

WATER HEATER EXHAUST VENT(S):

Observed an unconventional type of water heater venting; vents do not terminate with "class b" vent caps; both vents are run into one section of ductwork that exits the roof. Proper venting to the exterior was not confirmed.

TEMPERATURE & PRESSURE RELIEF VALVE(S):

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

Temperature and pressure relief valve drain line does not line up over floor drain; floor around drain is sloped toward drain.



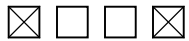
D. Hydro-Massage Therapy Equipment

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".)

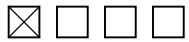
Unit is possibly missing handles on sides of tub; unknown function of brass fittings.



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.

**B. Food Waste Disposer**

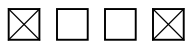
Comments:

No deficiencies observed at time of inspection.

**C. Range Exhaust Vent**

Comments:

Did not confirm / verify proper venting to exterior.

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

Comments:

GAS RANGE/COOKTOP:

Burner igniter(s) will not shut-off after all burners are lit.

Grill unit will not light; igniter was not operational.

GAS OVEN:

Presence for anti-tip bracket on back side of unit not checked / inspected.

No deficiencies observed at time of inspection.

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:

Ceiling cover on master bath commode unit is not secured well.

Did not confirm / verify proper venting to exterior.

I	NI	NP	D	Inspection Item
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H. Garage Door Operator(s)

Comments:

Opener will not close properly; in need of repair/replacement.

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

Did not check reversing operation of opener because door could be easily damaged.

Unit has excessive vibration / noise level; recommend lubrication.

Missing required safety sticker / decal next to operator button.

Remote control hand held units were not checked.

I. Doorbell and Chimes

Comments:

Not checked / inspected.

J. Dryer Vents

Comments:

Exterior dryer flapper door stuck open (remove lint) and/or damaged.

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*

I	NI	NP	D	Inspection Item
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D. Gas Supply Systems

Comments:

Pressure test of gas lines specifically excluded.

Main shutoff located outside garage door.

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

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:

REFRIGERATOR/FREEZER:

Coils are dirty, needs cleaning. Dirty coils reduce air flow thru the system and create high head pressures at the compressor, thereby unduly stressing and reducing life span of system components.

Door light at ice/water dispenser was not operational.

Freezer door seal has a small crack at the lower right corner.

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.