



- *Real Estate Inspections*
- *Infrared Thermography*
- *Stucco Inspections*
- *Diagnostic Inspections*
- *and more*

*Providing Peace of Mind
One home at a time
Since 1989*

INSPECTION GROUP

FIG Services LLC d/b/a FOX INSPECTION GROUP
Property Inspection Report # 090303aw
11227 Endicott Lane Houston, TX 77035
(Office) 713.723-3330 (Email) office@foxinspectiongroup.com

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

2005 Newer Home Inspection Report

PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

Richmond, Texas

(Address or Other Identification of Inspected Property)

By:

Andy Walters TREC PI # 7158

(Name and License Number of Inspector)

March 3, 2009

(Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to [Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I](#).

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies

which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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) and don't require any action.

For Reference: The front of unit faces west.

Description: 1 story, wood framed, single family residence; brick / Hardi-plank / wood exterior; composition roof; attached garage.

I. STRUCTURAL SYSTEMS

A. Foundations

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

Comments:

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

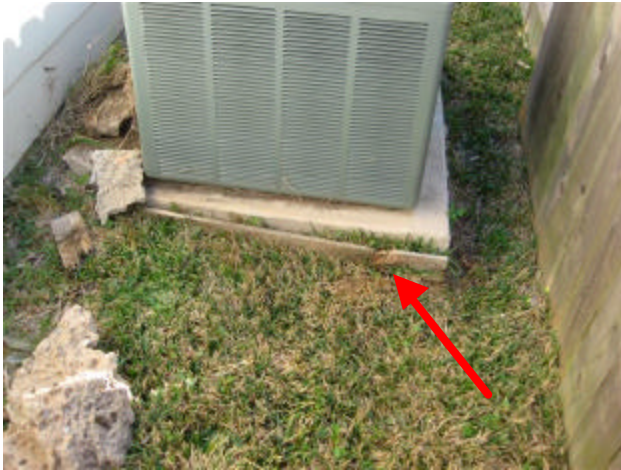
Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

Exposed steel observed at southwest corner needs repair.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

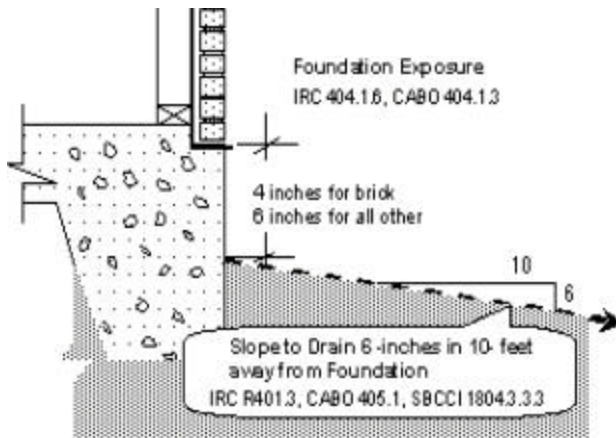
Wood form board(s) around foundation should be removed to reduce chance of wood destroying insect activity.



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.



C. Roof Covering Materials

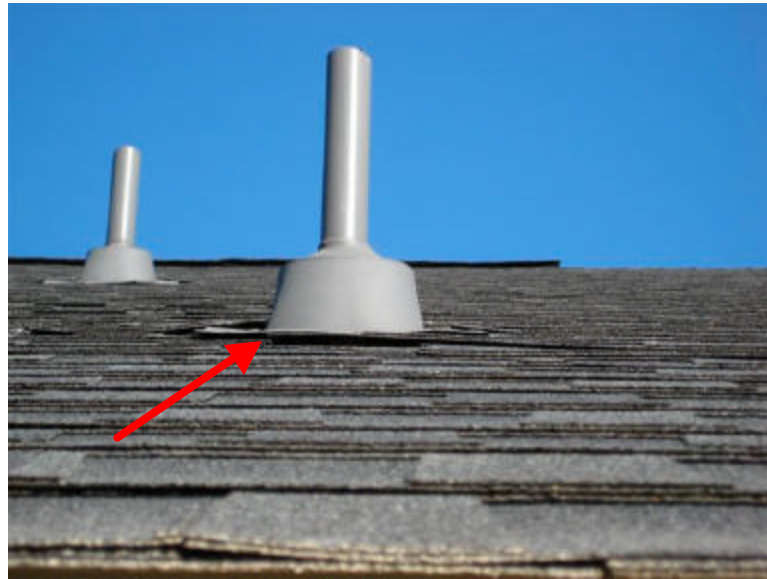
Type(s) of Roof Covering: Type of roof material observed to be composition over solid decking.

Viewed From: ladder level and ground with binoculars.

Comments:

ROOF SURFACE:

Area of raised shingle tabs from fasteners not secured down properly or nail heads popping up through shingles; south section of roof near satellite dish.



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

VISIBLE FLASHING:

No deficiencies observed at time of inspection.

ROOF PENETRATIONS:

No deficiencies observed at time of inspection.

EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

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: *12 inches*

Approximate Average Thickness of Vertical Insulation: *4 inches*

Comments:

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

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

Inadequate nailing used to secure frame of stairway into ceiling opening, recommend additional large nails be added to secure stairway frame to ceiling.

Inadequate attic walkway to mechanical equipment in attic. Code [CABO 1401.5 IRC 1305.1.3] requires a minimum 24 inch wide solid floor to equipment for servicing. Area of deficient attic decking is immediately around pull down attic stairway.

Passageway to water heater must be a minimum of 24" wide solid floor, a maximum of 20' long. Ref: IRC: 1305.1.3,4. Ref: UPC: 511.3,4,5

Not all areas of attic were accessible to inspection.

ROOF STRUCTURE AND FRAMING:

One or more ends of rafters were observed to be not cut flush with corresponding components, some degree of misfit was observed, average/mediocre framing. No repairs recommended.

ATTIC INSULATION:

No deficiencies observed at time of inspection.

ATTIC VENTILATION & SCREENING:

No deficiencies observed at time of inspection.

 E. Walls (Interior & Exterior)

Comments:

INTERIOR:

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

I NI NP D

Inspection Item

Water damage to base of cabinet below sink.



Hole is sheetrock observed in garage near opener button.

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

Buyer's note: limited viewing, and full/proper inspection was impaired, particularly in garage due to stored bricks.

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.



Gap at top of master bedroom window needs to be sealed to prevent water/rodent entry.



Damaged/missing siding observed on south and north walls.



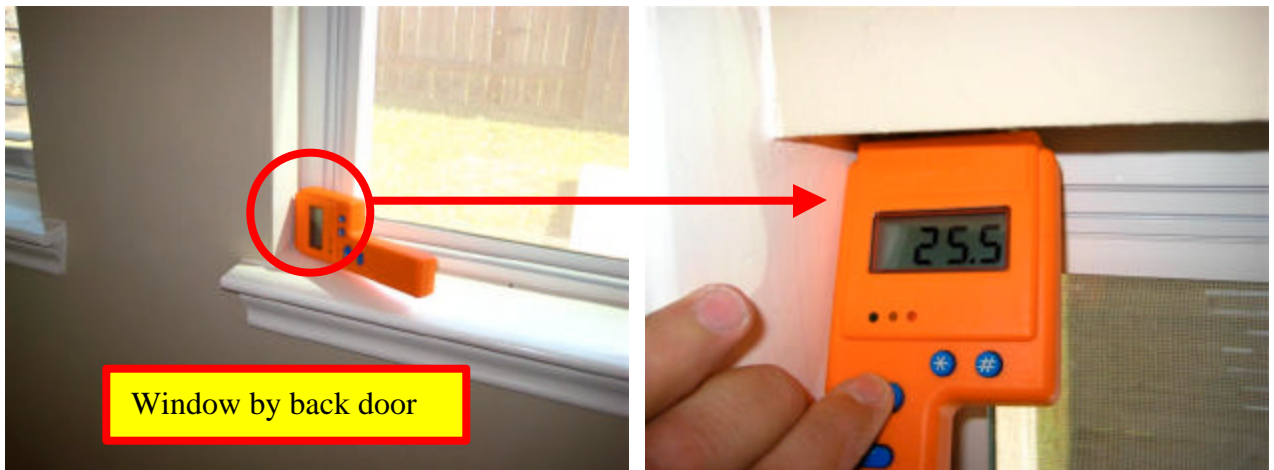
Base of front porch columns need to be caulked where they meet brick to prevent water entry.

EVIDENCE OF WATER PENETRATION:

Water stains / damage on interior of one or more window jambs.



Possible water penetration observed; elevated moisture readings were observed at window jamb near back door and at master bedroom. House has recently been repainted. Inquire with seller if sheetrock repairs have been performed in these areas.





YES!!, Evidence of water penetration observed at back door. Carpet tack strip shows signs of water exposure.



Water penetration possible from window jamb alarm sensors not sealed with silicone caulk.

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; hallway below a/c unit in attic.



FLOORS:

Carpet near kitchen tile is not secured well.



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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

G. Doors (Interior & Exterior)

Comments:

INTERIOR:

One or more doors in house will not latch; laundry room.

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

EXTERIOR:

Weather stripping torn/damaged and/or missing on one or more exterior door(s); back door.

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



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

GARAGE:

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

H. Windows

Comments:

WINDOWS:

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

SAFETY GLASS IN HAZARDOUS LOCATIONS:

Could not confirm presence of proper / code required safety glass on ALL glass shower enclosure panels, which is a recognized safety hazard. Could not find/observe markings on ALL glass shower enclosure panels to indicate the presence of required tempered / safety glass.

I. Stairways (Interior & Exterior)

Comments:

Not present at time of inspection

J. Fireplace/Chimney

Comments:

Not checked / inspected; gas was off to house at time of inspection.

Tile needs to be grouted on front of fireplace to prevent sparks/embers and super heated gas from getting behind tile work.



K. Porches, Balconies, Decks, and Carports

Comments:

Deck obscures view of foundation and prevents visual inspection for termite and/or water penetration.

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

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels

Comments:

100 AMP ELECTRICAL SERVICE PANEL LOCATED INSIDE GARAGE:

Cable TV ground clamp and/or wire not secured to ground rod near service meter.

Breaker is oversized per data plate on side of A/C unit.

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

SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed type of feeder wiring is aluminum.

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:

No deficiencies observed at time of inspection.

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; master bath.

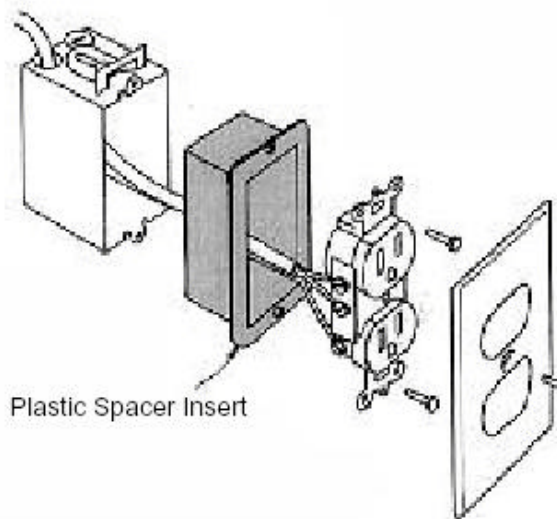
Missing light bulb(s) observed in light fixture(s) at following locations; kitchen and breakfast area, front porch, master bath and hall bath.

OUTLETS:

One or more switch controlled outlets were observed in house; front room.

GFCI reset locations; kitchen, master bath and garage.

Space between face plate and edge of electrical junction box exceeds ¼ inch allowable by code. Missing required spacer (spark ring) on all kitchen 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.



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

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

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

SWITCHES:

No deficiencies observed at time of inspection.

EQUIPMENT DISCONNECTS:

A/C unit electrical disconnect wiring reversed, line / load connections are backwards.
Live electrical wiring to wrong side of electrical disconnect when power turned off at disconnect will result in shock hazard, repair.

**SMOKE DETECTORS AND ALARMS:**

Smoke alarm near kitchen was not connected to wiring at time of inspection. Unit was not operational at time of inspection.

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.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

III HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System: *Forced air*

Energy Source: *gas*

Comments:

Not checked / inspected; gas was off to house at time of inspection.

HEATING UNIT:

Make: Rheem (2005)

Model #: RGPP-05EAUER

S/N: GH5D302F150500326

HOUSE HEATER EXHAUST VENT(S):

Not checked / inspected

BLOWER(S):

Not checked / inspected

THERMOSTAT(S):

Not checked / inspected

Whole house ventilation unit was not checked/inspected.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

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:

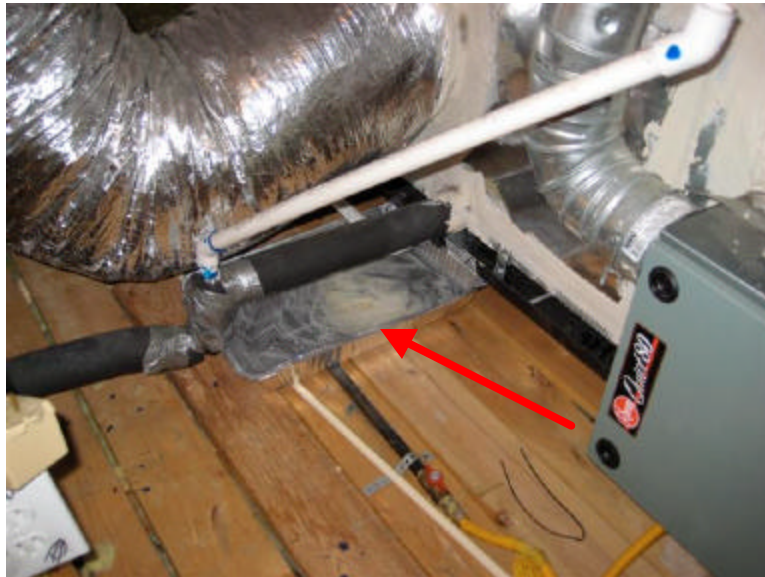
Make: Rheem (2005)
 Model #: RAND-036JBZ (3 tons)
 S/N: 7297M330514879

EVAPORATOR COIL:

Temperature Differential: = 18.2
 64 46 degrees.
 .5 .3
 Make: AllStyle (2005)
 Capacity: 3 tons

CONDENSATION DRAIN PAN / DRAIN LINES:

Cooking pan observed below primary and secondary drain line on unit. Recommend inquiry of seller. Water stains observed on ceiling below this area.



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

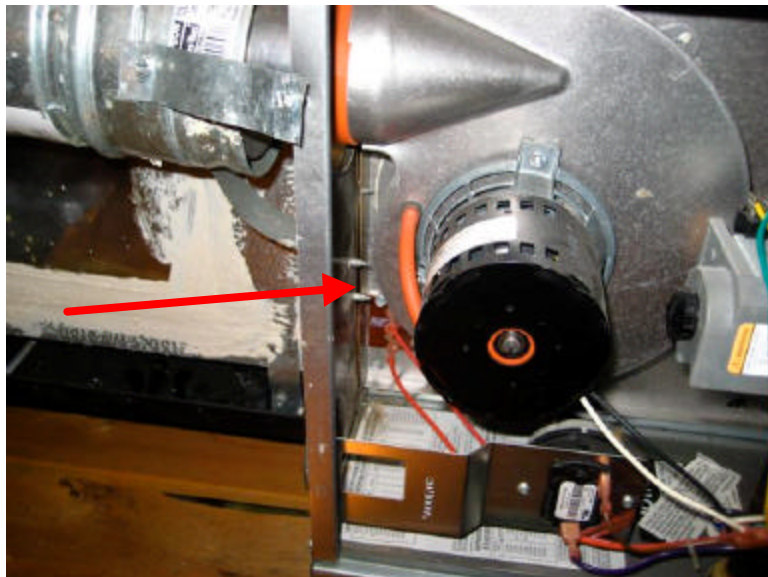
C. Duct System, Chases, and Vents

Comments:

Discolored attic insulation around attic return air chase indicates attic air is drawn in where return air duct is attached to ceiling sheetrock in attic. Needs sealing around perimeter of return air chase to prevent sucking attic air and insulation into system.



Excessive air loss at defective manufacture construction joint / seam of heater.



Excessive air loss around transition between heater and evaporator coil; loose taped joint.



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..

All return air filters are dirty.

Media air filter located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: *west side of property*

Location of main water supply valve: *southwest exterior*

Static water pressure reading: *56 psi*

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly plastic.

Active water leaks observed at clothes washer supply line on the left side. Fitting has a hairline crack.



Recommend insulation of exposed water lines in attic.

COMMODES:

No deficiencies observed at time of inspection.

SINKS:

Small leak below left master bath sink.

FAUCETS:

No deficiencies observed at time of inspection.

TUB(S):

Drain stopper missing at master bath tub.

SHOWER(S):

Master bath shower head leaks water.

24 hour shower pan test specifically excluded.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

LAUNDRY CONNECTIONS:

Corrosion observed on water supply valve with active water leak observed.

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

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

EXTERIOR HOSE BIBS:

Hose bibs are loose; not secured well in walls at southwest corner and east side of master bedroom.

B. Drains, Wastes and Vents

Comments:

Hydrostatic pressure test of sewer lines specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Observed to be predominantly plastic.

C. Water Heating Equipment

Energy Source: *gas*

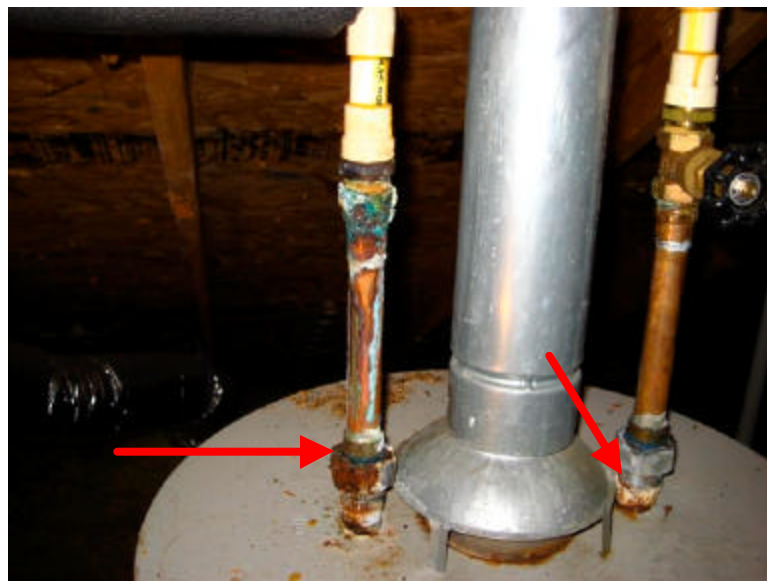
Capacity: *Bradford White 40 gallon*

Comments:

WATER HEATING UNIT(S):

Not checked / inspected; gas was off to house at time of inspection.

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



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Insulation and debris need to be removed from drain pan to prevent drain line from being clogged.

WATER HEATER EXHAUST VENT(S):

No deficiencies observed at time of inspection.

TEMPERATURE & PRESSURE RELIEF VALVE(S):

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

D. Hydro-Massage Therapy Equipment

Comments: *Not present at time of inspection*

V. APPLIANCES

A. Dishwasher

Comments:

Air gap device has not been installed properly (has been removed from counter and replaced with spray wand). Device may be clogged; leaks water when dishwasher drains.



Not secured to underside of kitchen counter top.

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.

Dishwasher was not run through a complete cycle due to leak at air gap.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

B. Food Waste Disposer

Comments:

Debris in unit needs to be removed.

C. Range Exhaust Vent

Comments:

Unit blows air back into house (is set up to exhaust to the exterior). Missing vent cover piece that re-directs air to the exterior.



D. Ranges, Cooktops, and Ovens

Comments:

Not checked / inspected; gas was off to house at time of inspection.

GAS RANGE/COOKTOP:

GAS OVEN:

Timer and cleaning cycles not checked

E. Microwave Oven

Comments: *Not present at time of inspection*

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

F. Trash Compactor
 Comments: *Not present at time of inspection.*

G. Mechanical Exhaust Vents and Bathroom Heaters
 Comments:
 No deficiencies observed at time of inspection.

H. Garage Door Operator(s)
 Comments:
Locks should be made non-operational on garage doors equipped with openers.
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.
Garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."
Missing required safety sticker / decal next to operator button.
Remote control hand held units were not checked.

I. Doorbell and Chimes
 Comments:
 No deficiencies observed at time of inspection.

J. Dryer Vents
 Comments:
Recommend periodic cleaning dryer venting duct of lint to reduce risk of fire.

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
---	----	----	---	-----------------

D. Gas Supply Systems

Comments:

Pressure test of gas lines specifically excluded.

Main shutoff located at southwest exterior.

Gas meter was off at time of inspection. Not checked/inspected.

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 checked / 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.