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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, #8663, #8692, #8693, #8694, #26034, #26504, #26505**

**2008 New Construction Tanglewood Area**

# ***PROPERTY INSPECTION REPORT***

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

**Concerning:** 2008 New Construction Tanglewood Area, Houston, Texas  
77057  
(Address or Other Identification of Inspected Property)

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

March 10, 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-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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards

*Comments in italics are generally FYI (for your information) and don't require any action.*

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

**Description:** 3 story, wood framed, single family residence; stucco exterior; tile roof; attached garage.

### I. STRUCTURAL SYSTEMS

**A. Foundations**

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

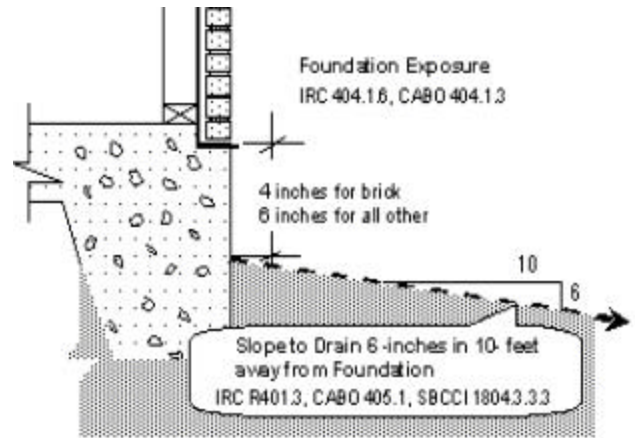
Comments:

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

**B. Grading & Drainage**

Comments:

Soil 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.



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

**C. Roof Covering Materials**

*Type(s) of Roof Covering: Type of roof material observed to be tile.*

*Viewed From: ground with binoculars and 3<sup>rd</sup> floor balcony.*

Comments:

ROOF SURFACE:

Edge of tile roof has not been terminated properly at 2<sup>nd</sup> floor balcony; tiles/flashing missing. Tar paper visible inside large opening.



Recommend removal of debris from valleys at third floor balcony to prevent clogging of gutters/downspouts.



*Did not lift tiles to check roof fastener installation, due to potential for damage to the tiles.*

**VISIBLE FLASHING:**

No deficiencies observed at time of inspection.

**ROOF PENETRATIONS:**

*All roof penetrations were not visible from ground level; water heater & furnace vents; all drain waste vents.*

**EVIDENCE OF ROOF WATER PENETRATION:**

Possible from section of roof at 2<sup>nd</sup> floor balcony that has not been terminated properly.

**RAIN GUTTERS & DOWNSPOUTS:**

Downspouts need splash blocks at bottoms to prevent soil erosion.

Downspout needs to be connected to drain at southeast corner.





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**D. Roof Structure & Attic**

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *10 inches*

Approximate Average Thickness of Vertical Insulation: *4 inches*

Comments:

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

Platform over water heater lines needs additional support below; decking is weak.



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

**ROOF STRUCTURE AND FRAMING:**

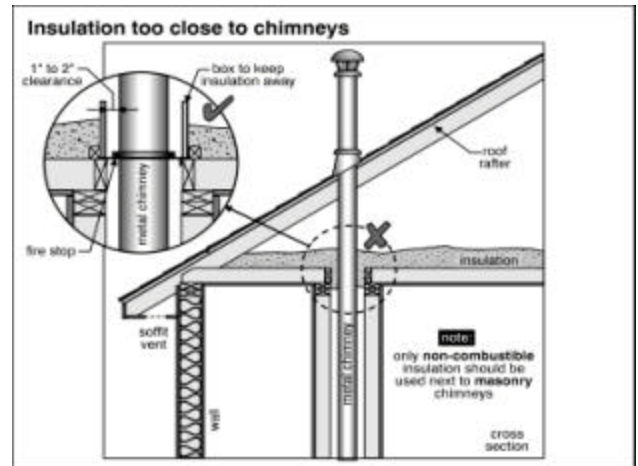
No deficiencies observed at time of inspection.

**ATTIC INSULATION:**

Vertical section of insulation has fallen down off interior wall in far section of attic.



Ensure insulation is maintained a minimum of 2 inches and wood a minimum of 1 inch from around fireplace vent to reduce possible fire hazard.



**ATTIC VENTILATION & SCREENING:**

No deficiencies observed at time of inspection.



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

Comments:

**INTERIOR:**

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

Hole in wall where plumbing lines pass through wall, below laundry room sink.

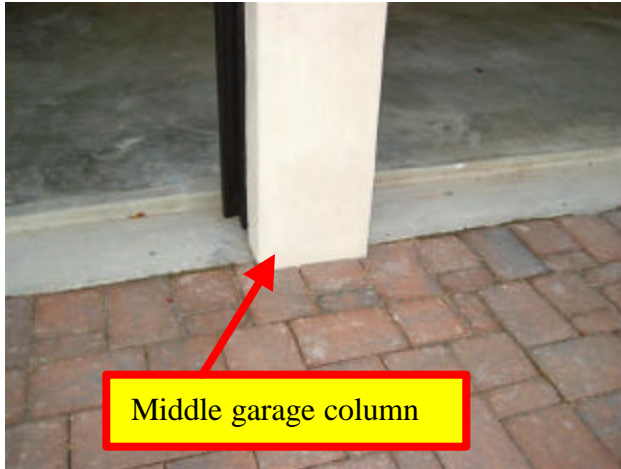


Cabinet doors in garage needs to be re-aligned.

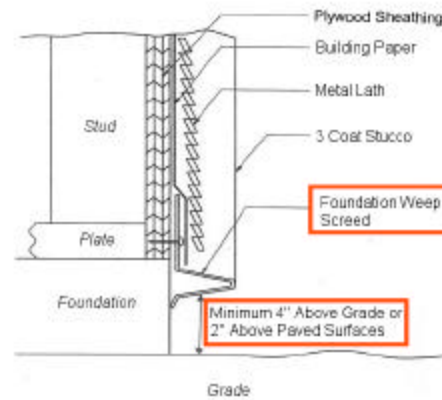
Drawers needs adjustment in master bedroom closet.

**EXTERIOR:**

Inadequate space and / or missing weep screed at base of stucco. "Corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building." (Ref: IRC 2003 Section R703.6.2.1 Weep screeds).



FOUNDATION WEEP SCREED INSTALLATION DETAIL



Stucco is in need of repair around gas lantern valve (on front of house) and 2<sup>nd</sup> floor exterior balcony light.



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.



Grout/caulking needed around exterior of left master bedroom window; possible water entry point.



Flat trim sections around windows encourage standing water that may result in water penetration.

**EVIDENCE OF WATER PENETRATION:**

*None observed at time of inspection.*

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

Comments:

**CEILINGS:**

No deficiencies observed at time of inspection.

**FLOORS:**

*Final flooring selections were not present on 2<sup>nd</sup> and 3<sup>rd</sup> floors.*

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

Comments:

**INTERIOR:**

No deficiencies observed at time of inspection.

**EXTERIOR:**

Lower lock receiver hole missing on 3<sup>rd</sup> floor balcony door threshold.



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Improper threshold used on exterior doors (back doors) 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.



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

*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:

**WINDOWS:**

No window screens on house.

**SAFETY GLASS IN HAZARDOUS LOCATIONS:**

Could not find/observe markings on glass panel of window near spa tub to indicate the presence of required tempered / safety glass. Code reference ; UBC 2406.4.5 & CABO 308.4.5 IRC 308.4.



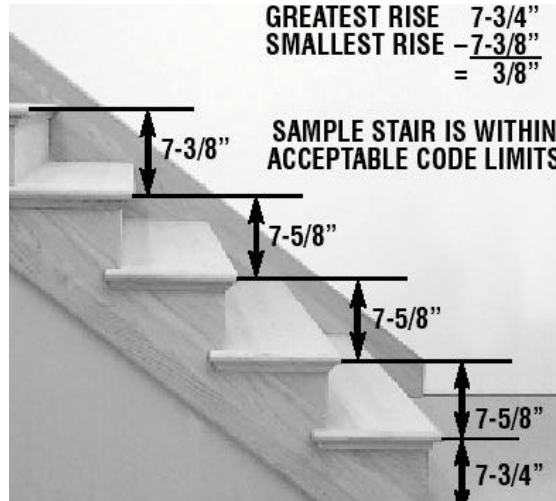
I	NI	NP	D	Inspection Item
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**I. Stairways (Interior & Exterior)**

Comments:

INTERIOR:

Third floor 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. Condition present at interior of house and balcony railings.

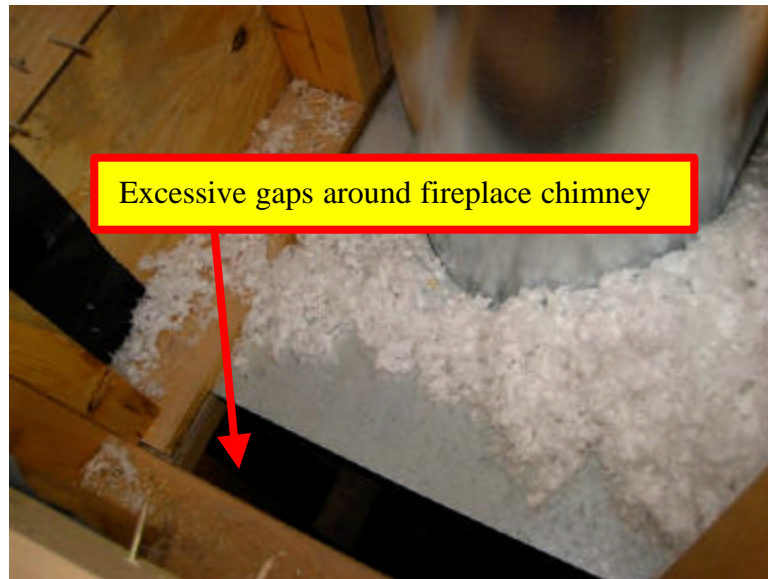




**J. Fireplace/Chimney**

Comments:

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



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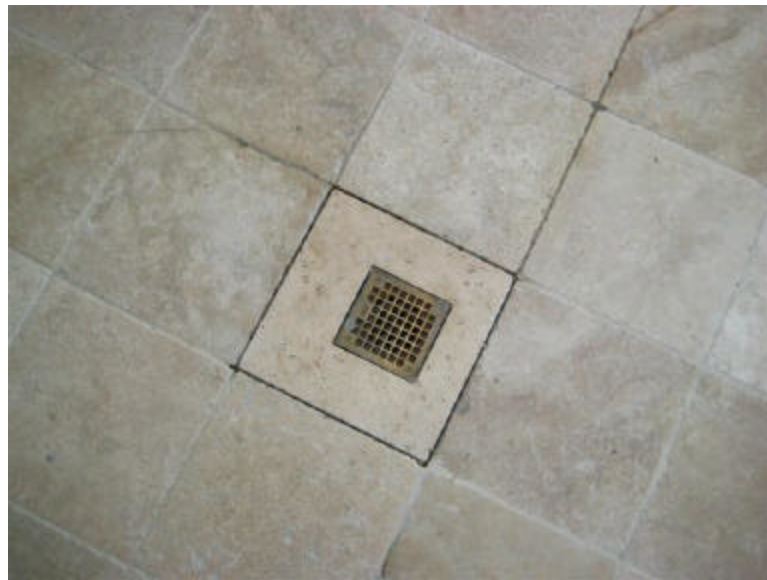
**K. Porches, Balconies, Decks, and Carports**

Comments:

Cracks observed in tile at 3<sup>rd</sup> floor balcony.



Tile around drain needs to be grouted.



*Balcony drain was not checked/inspected.*

Excessive gap observed around flashing at 2<sup>nd</sup> floor balcony.



*Exterior patio installed over living areas are, in this inspector's opinion, prone to water leaks / water penetration. Did not observe evidence of water penetration. Recommend careful observation after heavy rains.*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance & Panels**

Comments:

200 AMP ELECTRICAL SERVICE PANEL LOCATED IN GARAGE:

Ground clamp and/or wire not secured to ground rod below service meter.

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

100 AMP ELECTRICAL SUB PANEL LOCATED IN GARAGE:

No deficiencies observed at time of inspection.

SERVICE WIRING:

*Observed type of service wiring is underground.*

FEEDER WIRING:

*Observed type of feeder wiring is aluminum (main panel)and copper (sub panel).*

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

Type of Wiring:

*Observed type of branch 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; 2<sup>nd</sup> & 3<sup>rd</sup> floor balconies, one bulb in south bedroom.

Observed open incandescent type light fixtures in one or more closets (3<sup>rd</sup> floor) which is considered a potential fire hazard by today's standards. Reference IRC 3903.11 NEC 410-8c.



Recessed light appears to over heat at master bath shower, light cycles on/off, recognized safety / fire hazard, recommend repair.

Per buyer; under cabinet lights are to be installed at kitchen buffet counter area.

*Final fixture selections were not present at 2<sup>nd</sup> and 3<sup>rd</sup> floor locations (bedrooms and baths)*

*Landscape lighting and back patio lighting not checked.*

#### OUTLETS:

Outlet cover plate missing below spa tub.

One or more outlets are not secured well in wall, family room area.

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

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

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

#### SWITCHES:

No deficiencies observed at time of inspection.

#### EQUIPMENT DISCONNECTS:

No deficiencies observed at time of inspection.

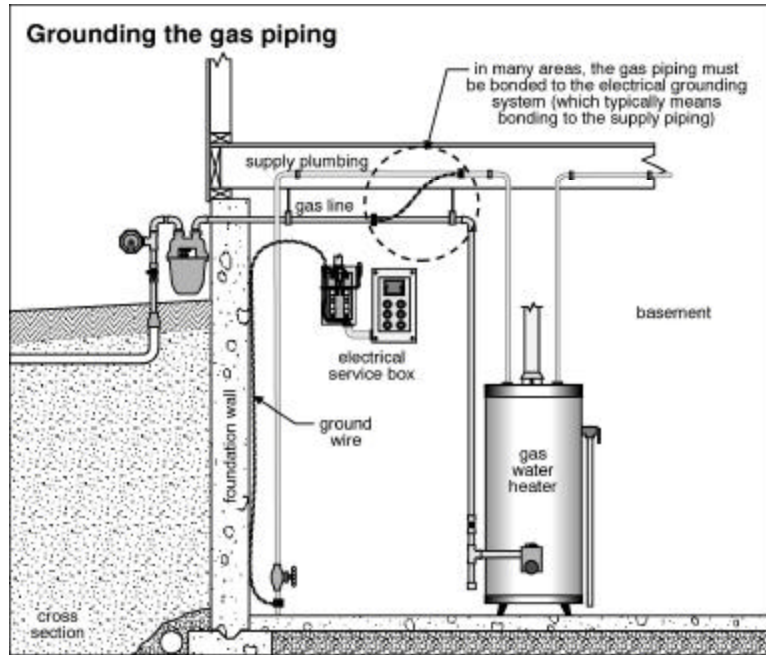
#### SMOKE DETECTORS AND ALARMS:

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

*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).*

**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.



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

**A. Heating Equipment**

Type of System: *Forced air*

Energy Source: *gas*

Comments:

**1<sup>ST</sup> FLOOR HEATING UNIT:**

Make: Trane (2007)  
 Model #: TUD16060A9H31BA  
 S/N: 7191PDJ1G

No deficiencies observed at time of inspection.

**2<sup>ND</sup>/3<sup>RD</sup> FLOOR HEATING UNIT:**

Make: Trane (2007)  
 Model #: TUD1C080A9H41BA  
 S/N: 6525JG21G

No deficiencies observed at time of inspection.



**CONDENSATION DRAIN PAN / DRAIN LINES:**

Insulation / debris in drain pans should be removed to prevent blocking of drain.

Primary drain line needs a trap near the coil to reduce noise at plumbing fixture drain; left master bath sink is noisy.

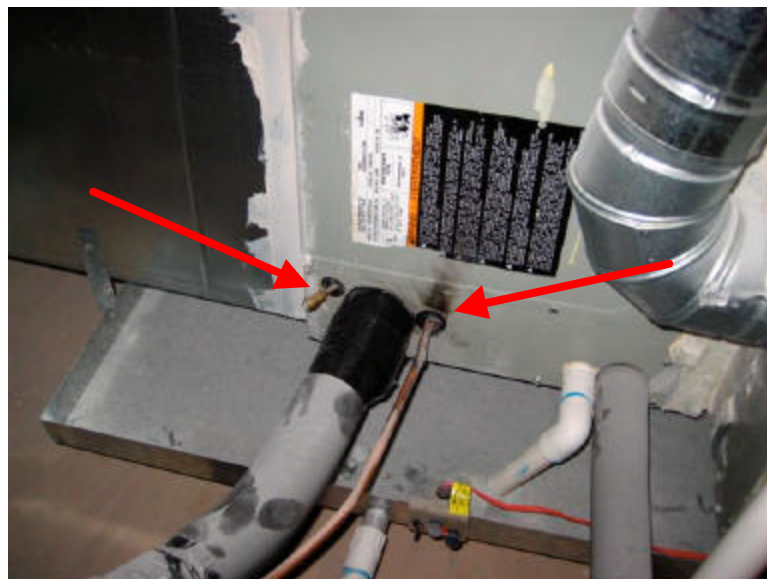
Missing 90 degree elbow fittings on end of emergency drain lines to prevent condensation dripping back onto exterior wall.



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

Comments:

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



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



*Return air filters are dirty.*

#### IV. PLUMBING SYSTEM

**A. Water Supply System and Fixtures**

Location of water meter: *Water meter was not located*

Location of main water supply valve: *Main shutoff located at northwest exterior.*

Static water pressure reading: *40 psi*

Comments:

**WATER SUPPLY PLUMBING:**

*Water supply piping observed to be predominantly copper.*

**COMMODOES:**

No deficiencies observed at time of inspection.

**SINKS:**

1/2 bath sink is not secured to counter top.

Drain stopper not present at 1/2 bath sink.

Slow drain; laundry room.



Bath sinks need additional caulking around rim of sink where it meets counter.



**FAUCETS:**

Faucet is difficult to operate; master bath shower spray wand and 3<sup>rd</sup> floor tub.

Master bath shower faucet handle will not stay in the cold position; handle moves down on its own.

**TUB(S):**

No deficiencies observed at time of inspection.

**SHOWER(S):**

Master bath shower enclosure leaks water.



Shower head not secured in wall; 2<sup>nd</sup> and 3<sup>rd</sup> floor baths.

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

*24 hour shower pan test specifically excluded.*

I	NI	NP	D	Inspection Item
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**LAUNDRY CONNECTIONS:**

Trim ring around clothes washer connections is not secured to wall.

*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.*

**DRAIN, WASTE, VENT PLUMBING:**

*Observed to be predominantly plastic.*

**C. Water Heating Equipment**

Energy Source: *gas*

Capacity: *Two units; 50 gallons each*

Comments:

**WATER HEATING UNIT(S):**

No deficiencies observed at time of inspection.

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

No deficiencies observed at time of inspection.

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

No deficiencies observed at time of inspection.

**D. Hydro-Massage Therapy Equipment**

Comments:

Recommend adding support below spa tub motor.

I	NI	NP	D	Inspection Item
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**V. APPLIANCES**

**A. Dishwasher**

Comments:

No deficiencies observed at time of inspection.

**B. Food Waste Disposer**

Comments:

No deficiencies observed at time of inspection.

**C. Range Exhaust Vent**

Comments:

*Did not confirm / verify proper venting to exterior.*

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

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at time of inspection.

GAS OVEN:

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:

Exhaust fan covers were not secured to ceiling at time of inspection.

Improperly vents to soffit. Should vent to exterior.

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

Comments:

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

Missing required safety sticker / decal next to operator button.

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."

*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 checked / inspected; installation was not complete at time of inspection. Control box not present.

**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 at east side*

Unable to confirm if gas piping is sleeved where it passes through wall as required by Code [CABO 2608.3] IRC 2603.3.



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

**APPLIANCE CONNECTIONS:**  
*Proper flex.*

I	NI	NP	D	Inspection Item
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**E. Whole-House Vacuum Systems**  
 Comments: *Not present at time of inspection.*

**F. Other Built-in Appliances**  
 Comments:  
INSTANT HOT WATER DISPENSER:  
 No deficiencies observed at time of inspection.  
REFRIGERATOR/FREEZER:  
 Ice was not present in dispenser at time of inspection.  
ELEVATOR:  
 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.