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TREC Professional Inspectors # 1718, 3648, 5570, 6000, 6389, 7158, 7244, 7248, 7406, 7415, 7466, 7657, 7932, 9355, 9378, 9459

NAWT – Septic Inspector # 111984 IC

SBCCI Registered Building Inspector #5939

SBCCI Registered Mechanical Inspector # 1739

Exterior Design Institute (EDI) # TX-116, TX-119

ICC Building Inspectors # 1052678-B5, #5294898-B5

State of Texas Registered Code Enforcement Officer # CE1858

ICC Residential Combination Inspectors # 1052678-R5, #5294898-R5

ICC Residential Building Inspectors # 5167093-B1, #5294898-B1

ICC Mechanical Inspectors # 1052678-M5, #5294898-M5, 5230842-M1

Texas Department of Insurance VIP Certificates #20110061045, # 33901081163

SBCCI Registered One & Two Family Dwelling Code Certified Inspector #1863 & #2185

ITC Certified Level 1 Infrared Thermographers #8661, #8662, #8663, #8692, #8693, #8694, #26034, #26504, #26505

1950 Oakforest Home Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: Client
(Name of Client)

Concerning: 1950 Oak Forest area, Houston, Texas 77018
(Address or Other Identification of Inspected Property)

By: Steve Reid TREC PI# 7248
(Name and License Number of Inspector)

April 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

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.

For Reference: The front of unit faces north .

Description: 1 story, wood framed, single family residence; Aluminum clad/ wood exterior;
Composition roof.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Type of house foundation is slab on grade.

Comments:

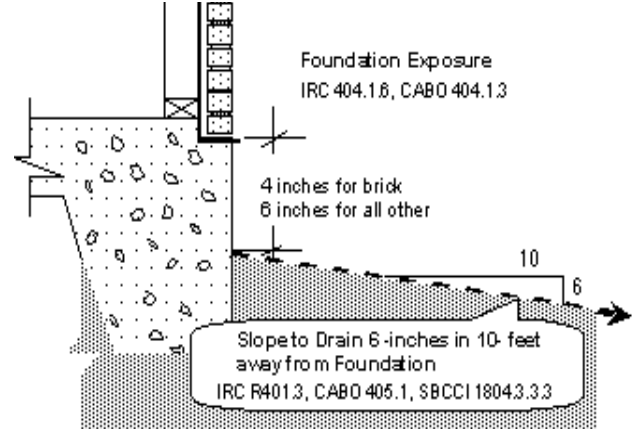
The garage has been converted to living space. This area is the original concrete slab with a raised wooden sub floor structure. The garage slab appears to be 1 ½ to 2 inches higher than the abutting driveway. With limited elevation on the slab this portion of the house is vulnerable to water penetration and potential wood rot. Wood rot of older wood siding, possible masonite, under the aluminum siding was observed along the wall facing the driveway. The driveway also appears to slope towards this area.

The original foundation is performing intended function. No evidence suggesting significant foundation movement at time of inspection.

B. Grading & Drainage

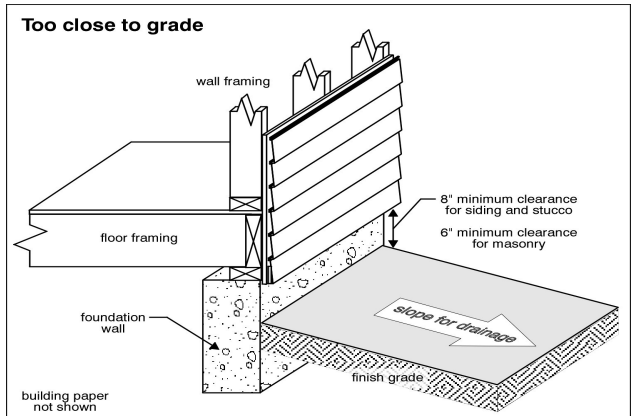
Comments:

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.





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





C. Roof Covering Materials

Type(s) of Roof Covering:

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

Viewed From: *Roof*

Comments:

ROOF SURFACE:

Areas that need immediate attention, are at the front lower area and the multiple satellite/ antenna mounting locations where fasteners have not been caulked.



ROOF SURFACE:

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



VISIBLE FLASHING:

No deficiencies or anomalies observed.

ROOF PENETRATIONS:

Recommend replacement of old style bonnet type roof jack of gas fired house heater(s) with code approved class "B" vent cap to ensure proper drafting.

EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

RAIN GUTTERS & DOWNSPOUTS:

Not present at time of inspection



D. Roof Structure & Attic

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *4-6 inches.*

Approximate Average Thickness of Vertical Insulation: *Unknown.*

Comments:

ROOF STRUCTURE AND FRAMING:

Observed purlin(s) {roof bracing} of improper / inadequate size and/or not installed on strength axis in attic per today's code, did not observe any significant adverse affects / sagging of roof surfaces at time of inspection, no repair recommended.

ROOF STRUCTURE AND FRAMING:

Observed insufficient purlin (roof bracing) supports in attic, needs additional purlin struts at 4 foot centers down to load bearing walls for proper roof support.



Water stain(s) observed in attic at attic vent.

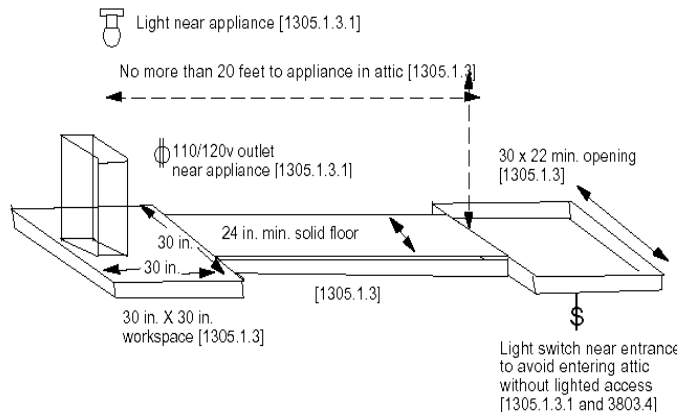


ATTIC INSULATION:

No deficiencies or anomalies observed.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

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



Floor decking in attic improperly installed over electrical wiring running over ceiling joist, pinching electrical wiring between deck and ceiling joist, fire hazard.



ATTIC ACCESS, LADDERS AND SERVICE WALKS:

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



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

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

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

Not all areas of attic were accessible to inspection.

ATTIC VENTILATION & SCREENING:

Gable vent screening damaged / torn at both ends.



I	NI	NP	D	Inspection Item
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E. Walls (Interior & Exterior)

Comments:

INTERIOR:

No deficiencies or anomalies observed.

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

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

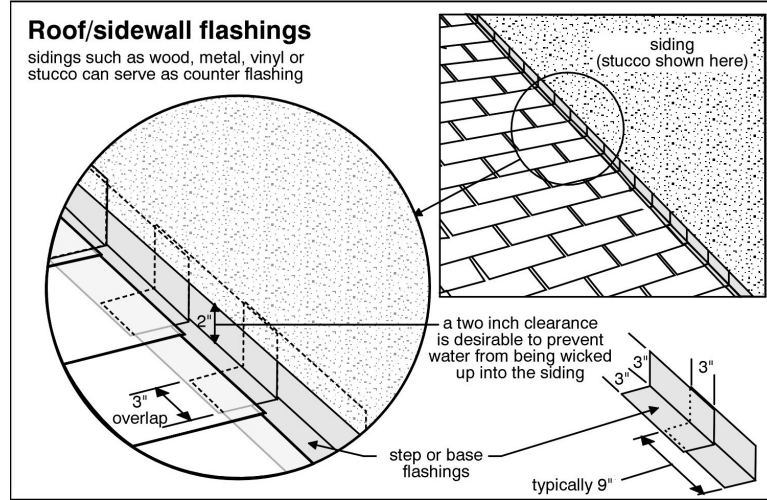
EXTERIOR:

Wood rot observed on areas of house / garage. It appears the aluminum siding was installed over wood siding. Wood rot observed at the dining room/ driveway area.



EXTERIOR:

Most wood siding installation requirements specifically state “Leave 2” clearance between roofing and bottom edge of siding to prevent wood rot. Did not observe the normal 2” clearance from roof surface

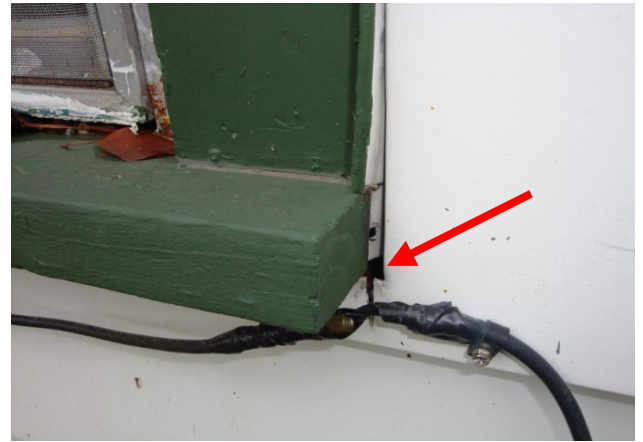


Damaged siding observed at the dining area corner.



EXTERIOR:

Multiple areas observed where aluminum siding may allow water penetrations.



One of the wood columns is warping severely and the hand rail has detached as a result. The columns are not secured at the bottom with anchors and are simply toe nailed (screwed) at the top.



EXTERIOR:

Window sills slant toward the windows. This makes windows more vulnerable to water penetration.



EXTERIOR:

Earth wood contact in some areas, conducive condition to termite activity and wood rot.



Potential rodent entry, where HVAC lines enter attic.



Fence gate latch broken.

EVIDENCE OF WATER PENETRATION:

Possible from soil above foundation and/or improper site drainage during heavy rains, and siding that is not sealed properly.

F. Ceilings & Floors

Comments:

CEILINGS:

No deficiencies or anomalies observed.

FLOORS:

Dining area (old garage) elevated floor is not level/ slopes in multiple directions.

Observed one or more floor tiles not properly bonded to the slab/ sub floor and / or lifted in laundry room.



G. Doors (Interior & Exterior)

Comments:

INTERIOR:

Door sticks some when closed; at master bedroom.

Multiple doors do not have knobs with latch components. Fixed knobs have been installed.

EXTERIOR:

The back door jamb is not square/ plumb and the door sticks. There is no weather seal present and the threshold weather strip is damaged.



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

I	NI	NP	D	Inspection Item
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GARAGE:

Not present at time of inspection

H. Windows

Comments:

Not all windows were operated / accessible in furnished residence.

WINDOWS:

One or more window spring(s) were observed to be sprung/broken/detached. Observed but not limited to the master bedroom.

One or more windows had cracked / broken glass pane(s). Observed at master bedroom (x2).

One or more window locking latches were frozen, would not release. Multiple windows not secure because latches are frozen in the open position.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

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

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

I. Stairways (Interior & Exterior)

Comments:

INTERIOR:

Not present at time of inspection

EXTERIOR:

Not present at time of inspection

J. Fireplace/Chimney

Comments:

Not present at time of inspection

K. Porches, Balconies, Decks, and Carports

Comments:

High soil and driveway obscures view of foundation and prevents visual inspection for termite and/or water penetration.

Driveway improperly slopes towards house. This condition tends to encourage water penetration during heavy rains.



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

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance & Panels

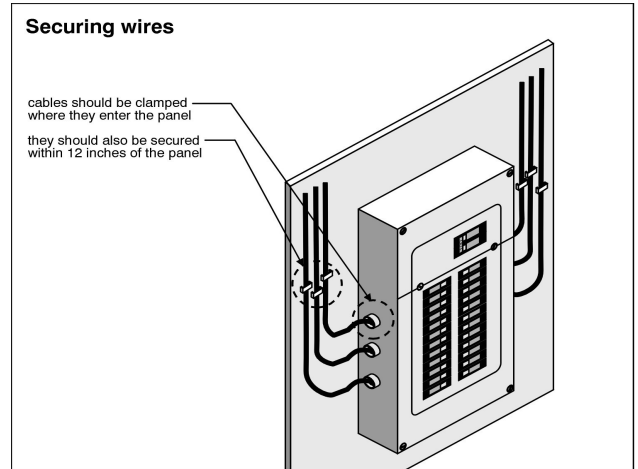
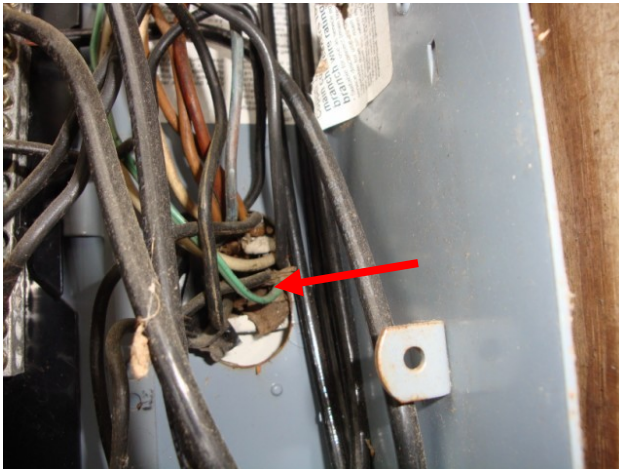
Comments:

100 AMP ELECTRICAL SERVICE PANEL: *Located at the exterior southwest corner:*
Recommend installation of 8 foot ground rod assembly to meet today's minimum standards of safety.

Not all breakers are properly identified.

Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury, and /or death.

Protective bushing not present around electrical wire as it passes through metal box.



Water is entering the panel. Water observed in the feeder wire and rust noted at the bottom of the panel.



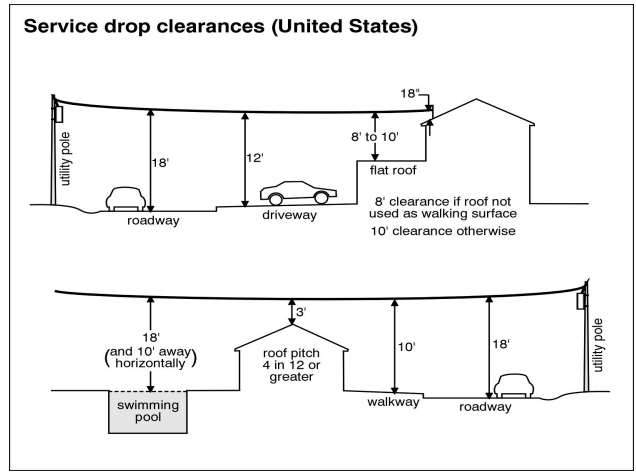
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Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets,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

SERVICE WIRING:

Observed service type of wiring is aluminum.

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



FEEDER WIRING:

Observed feeder type of wiring is copper.

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring:

Observed type of branch wiring is copper.

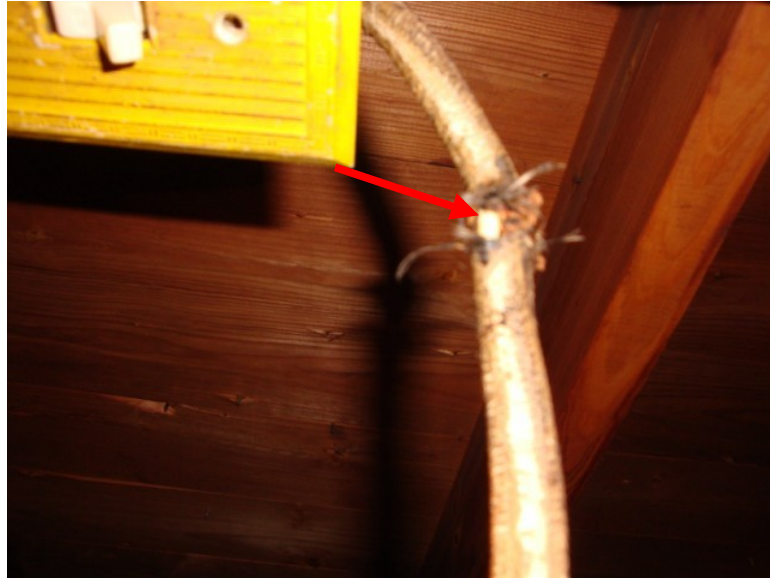
Comments:

BRANCH WIRING:

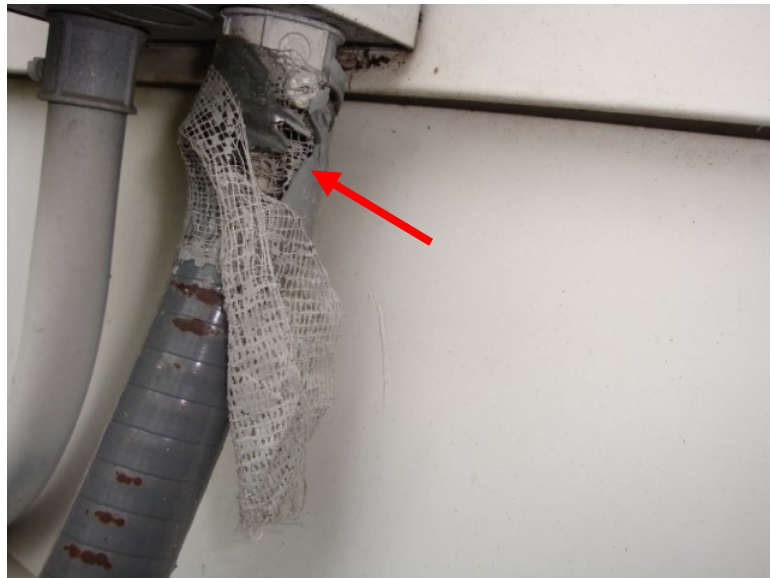
Antiquated electrical system, includes older type Romex wiring without or very limited grounding. Observed a mix of old 2 wire romex and modern 3 wire romex.

BRANCH WIRING:

Romex outer insulation damaged at HVAC disconnect.



Electrical conduit is not secured to base of condensing unit disconnect.

**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; back door (exterior).

Missing light bulb(s) observed in light fixture(s) at following locations; back bedroom closet. Also did not observe a way to turn light on/ off. No switch or pull chain observed.

FIXTURES:

No switch observed to turn of laundry room light.

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

OUTLETS:

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

<p>One or more outlets in the following locations were not protected:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Kitchen counter <input type="checkbox"/> Kitchen island <input type="checkbox"/> Bathrooms <input type="checkbox"/> Garage <input type="checkbox"/> Wet bar <input type="checkbox"/> Pool area <input type="checkbox"/> Other: <ul style="list-style-type: none"> <input type="checkbox"/> Exterior <input type="checkbox"/> Laundry sink <input type="checkbox"/> Spa / hot tub 	<p>Ground fault interrupter</p> <p>the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires</p> <p>if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream</p> <p>note: if the GFI is in the panel, the entire circuit will be shut down</p>
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Did not observe electrical outlet in bathroom.

GFCI reset locations; kitchen

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:

Unknown control, mystery switch(s) found, recommend inquiring current resident regarding use/control; front door (x1).

EQUIPMENT DISCONNECTS:

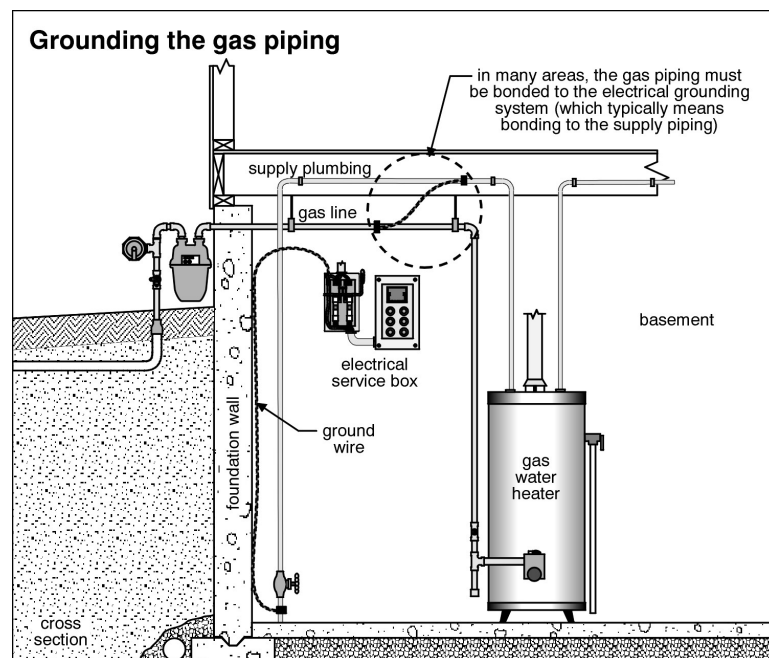
No deficiencies or anomalies observed.

SMOKE DETECTORS AND ALARMS:

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.

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:

Older unit, limited service life remaining.

HEATING UNIT:

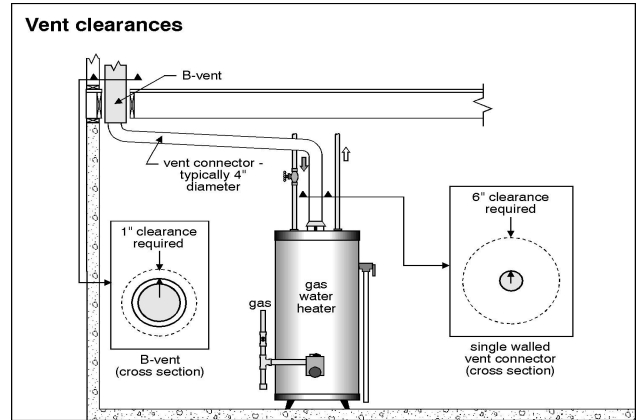
Make: Sears (1997?)

Model #: 867.767922

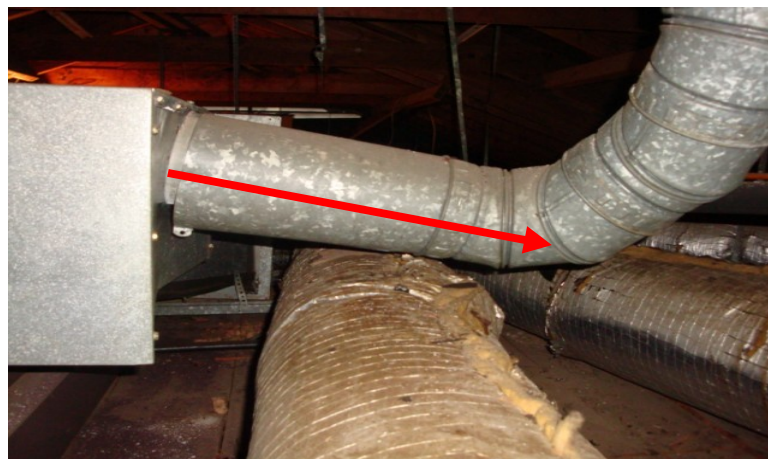
S/N: H406 97670

HOUSE HEATER EXHAUST VENT(S):

Exhaust vent pipe is in contact with combustible material, [wood roof decking]. Current industry standards (code) require 1" clearance for double wall vent pipe.

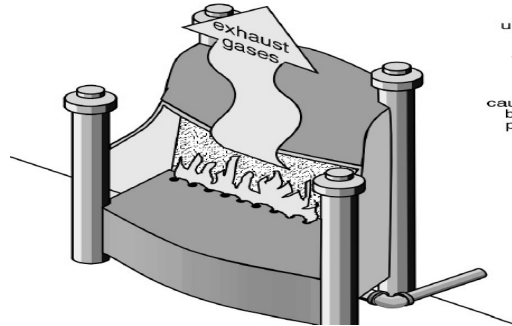


Reverse slope of house heater vent line, does not tilt upwards, possibly blocking proper venting. Ref. IRC 1803.3 "Connectors shall be installed with a slope of not less than 1/4 inch rise per foot of run."



HOUSE HEATER EXHAUST VENT(S):

Gas space heaters shall not be located in bathrooms or bedrooms unless they obtain all combustion air directly from the exterior. Ref. IRC G2406.2.



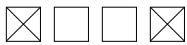
unvented space heaters are not permitted in some areas
these are typically older units
the exhaust gases discharge directly into the living space - causing problems such as spillage backdrafting, carbon monoxide poisoning and excess humidity

BLOWER(S):

No deficiencies or anomalies observed.

THERMOSTAT(S):

No deficiencies or anomalies observed.



B. Cooling Equipment

Type of System: Forced air, split system

Comments:

Older unit, limited service life remaining.

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.

Low voltage control wire insulation damaged to condensing unit, in need of repair. If wires short together it can result in damaged transformer in attic.



CONDENSING UNIT:

Make: 1999 Goodman?
Model #: CK36-1A (3 tons)
S/N: 9909419459

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



EVAPORATOR COIL:

Temperature 0 – 0 = degrees.
Differential:
Make: Data plate not readable
Capacity: Data plate not readable

CONDENSATION DRAIN PAN / DRAIN LINES:

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



CONDENSATION DRAIN PAN / DRAIN LINES:

Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan.



C. Duct System, Chases, and Vents

Comments:

RETURN DUCTS CHASES AND VENTS:

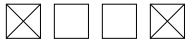
Return air chase is not properly sealed. This condition results in very significant reduction of cooling capacity and substantially increased operating costs.

Return air chase is dirty, needs cleaning.

SUPPLY DUCTS CHASES AND VENTS:

No deficiencies or anomalies observed.

IV. PLUMBING SYSTEM



A. Water Supply System and Fixtures

Location of water meter: *northeast by the street*

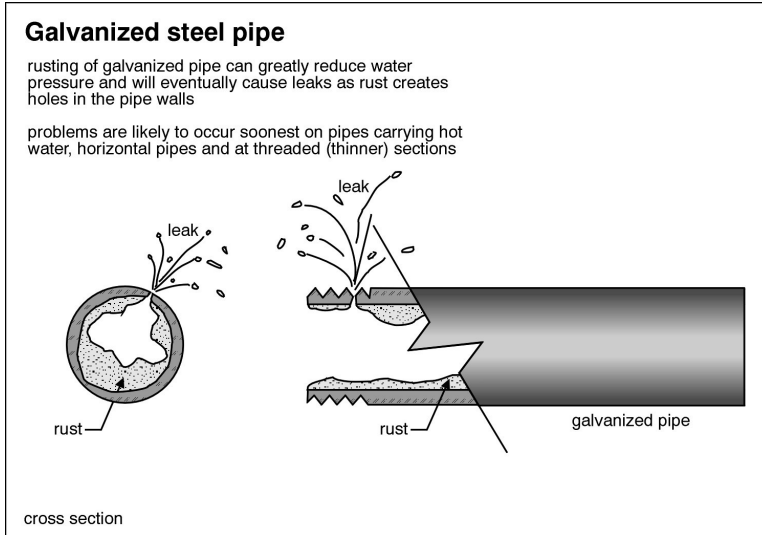
Location of main water supply valve: *at meter*

Static water pressure reading: *48 psi*

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly galvanized



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



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

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. Stain at base suggests toilet may be leaking at wax ring.



SINKS:

Pedestal sink not mounted securely; at bowl or pedestal.

Corrosion noted at "J" trap and/or drain lines below one or more sinks.



FAUCETS:

Drips water, hard to turn off completely, at tub.

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

TUB(S):

Drain stopper broken.

Porcelain damaged/chipped on steel tub and drain hole;

**SHOWER(S):**

No deficiencies or anomalies observed.

24 hour shower pan test specifically excluded.

LAUNDRY CONNECTIONS:

No deficiencies or anomalies observed.

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 or anomalies observed.

I	NI	NP	D	Inspection Item
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B. Drains, Wastes and Vents

Comments:

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

Hydrostatic pressure test of sewer lines specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Cast iron and/or galvanized

C. Water Heating Equipment

Energy Source: *gas*

Capacity: *1991 (30) gallon*

Comments:

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

WATER HEATING UNIT(S):

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



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

Makes noise due to buildup of mineral deposits in tank.

Evidence of flame roll out at lower combustion area.



WATER HEATER EXHAUST VENT(S):

Vent collar not secured around vent pipe at ceiling and/or is missing.



TEMPERATURE & PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) over 3 years old and manufacture recommends replacement of T&P valves over 3 years of age.

Drain line is improperly routed. Should not discharge into drain pan/ floor. When valve is tripped water fills up drain pan below water heater; REF.: 1991 Standard Plumbing Code 1213.7.4 IRC 2803.6.1.

D. Hydro-Massage Therapy Equipment

Comments:

Not present at time of inspection

I	NI	NP	D	Inspection Item
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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:

Unit not operational, does not turn when power on to unit.

C. Range Exhaust Vent

Comments:

Recirculating type of vent that does not exhaust to exterior. Code requirements are that range hoods be exhausted to exterior unless the hood is a listed and labeled ductless range hood and where mechanical and natural ventilation is provided.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies or anomalies observed.

GAS OVEN:

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

Timer and cleaning cycles not checked

E. Microwave Oven

Comments:

No deficiencies or anomalies observed.

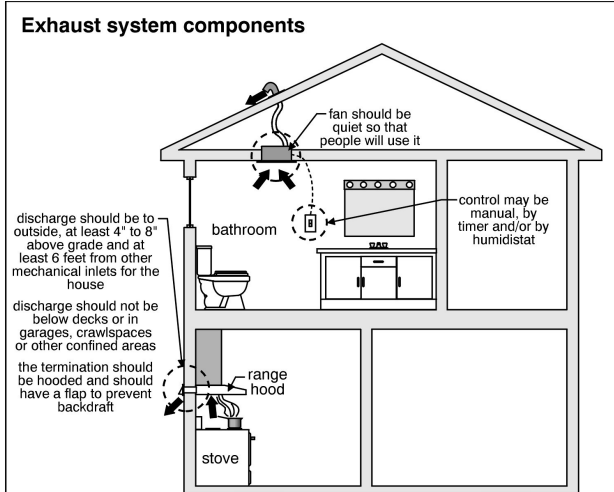
F. Trash Compactor

Comments: *Not present at time of inspection.*

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents into attic. Should vent to exterior.



H. Garage Door Operator(s)

Comments:

Not present at time of inspection .

I. Doorbell and Chimes

Comments:

Not present at time of inspection

J. Dryer Vents

Comments:

Exterior dryer flapper door stuck open (remove lint) and/or damaged and not secured.



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

I	NI	NP	D	Inspection Item
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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments:

Not present at time of inspection

B. Outbuildings

Comments: *Not inspected.*

C. Outdoor Cooking Equipment

Energy Source:

Comments: *Not present at the time of inspection*

D. Gas Supply Systems

Comments:

Main shutoff located at southwest side

Pressure test of gas lines specifically excluded.

OBSERVED BRANCH LINES:

Galvanized and/or black iron.

APPLIANCE CONNECTIONS:

Gas line run in copper; not approved flex line. Noted at gas dryer.

E. Whole-House Vacuum Systems

Comments: *Not present at time of inspection.*

F. Other Built-in Appliances

Comments:

Not inspected.

Ice maker was off.

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.