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INSPECTION GROUP

FIG Services LLC d/b/a FOX INSPECTION GROUP
 Property Inspection Report #200629MD-1529 Rosewood Street
 8616 Daffodil St. Houston, TX 77063
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TREC Inspectors # 1718, 3648, 10503, 10524, 10533, 20283, 20719, 20975, 20976, 20994,
 21225, 21326, 21463, 21810, 22072, 22735, 22779, 22780, 22850, 22922
 Mold Assessment Company ACO1129, Mold Assessment Consultant MAC1452
 Mold Assessment Technicians MAT#'s 1197, 1198, 1203, 1224, 1240, 1246, 1256
 SBCCI Registered Building Inspector #5939
 SBCCI Registered Mechanical Inspector # 1739
 Exterior Design Institute (EDI) # TX-113, TX-116, TX-119, TX-121, TX-140, TDTX-001
 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
 Texas Department of Insurance VIP Certificates #20110061045,
 SBCCI Registered One & Two Family Dwelling Code Certified Inspector #1863 & #2185
 ITC Certified Level 1 Infrared Thermographers #8661, #8662, #8692, #8694, #26034, #26505





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Houston, TX 77065
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PROPERTY INSPECTION REPORT

Prepared For: Scott Braddock & Anna Venardos
(Name of Client)

Concerning: 1529 Rosewood Street, Houston, TX 77004
(Address of Inspected Property)

By: Mark Denton, TREC #10503 06/29/2020
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, 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 may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

All commented items should be reviewed by the client and any questions directed to the inspector for clarification if needed
PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

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 the unit faces West

Description: 4 story, wood framed Single family residence ; Stucco, Cement board, Applied stone; Composition; Attached garage,

Weather Conditions: Overcast,

Approximate Outside Temperature: 80's

Note: When reviewing the report, the reader should consider photos and citations of specific issues to be representative examples of what was observed rather than a detailed catalog of all instances of that item on the property.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments:

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

Reference Point = Hinge Side of Front Door

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level, and adjusting for floor covering height differences.

ROOM	NORTH	EAST	SOUTH	WEST	MIDDLE	FLOOR
Entry Hall	-	-	0	0	+1/8"	W
LAU	-	-	-	-	-1/4"	T
BR	0	-	+1/8"	-	-	W
GAR	-7-1/4"	-	-5-3/4"	-	-	-

B. Grading and Drainage

Comments:

Note to Buyer's:

Underground yard and/or pool deck drainage system not checked/inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector 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: Composition Asphalt Shingles and roll roofing

Viewed From: Roof Level

Comments:

ROOF SURFACE:

Observed satellite dish attached to roof surface. Does not appear to be properly installed to prevent water penetration/wood rot of decking below shingles.

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Observed scuffed/damaged/missing shingles. Probably due to foot traffic and/or impact. Scuffing the mineral surface off of a composition shingle exposes the asphalt to ultraviolet light which causes it to deteriorate and can greatly reduce the life of the shingle. Replace scuffed shingles.



Minor "alligatoring" of roll roofing surface.



VISIBLE FLASHING:

Observed rusted flashing; roll roofing at gutters.



I=Inspected

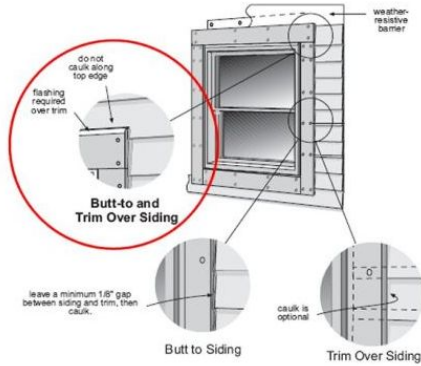
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Head flashing missing over window/door trim pieces. Without head flashing over window trim, sealing must be maintained as a defense against water penetration.



ROOF PENETRATIONS:

Lower side of roof jack is not sealed down properly and/or exposed nails, causing water penetration from wind driven rains.



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EVIDENCE OF ROOF WATER PENETRATION:
Possible from damaged areas of flashing on gutters.



RAIN GUTTERS AND DOWNSPOUTS:
Need general maintenance, clean out debris, resecure to fascia board, tilt toward drains, seal leaks, etc.



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End of downspout(s) needs to be better connected to drain system at one or more locations.



D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 6-8 inches

Approximate Average Thickness of Vertical Insulation: 3 inches

Comments:

ROOF STRUCTURE AND FRAMING:

No deficiencies observed at the time of inspection.

ATTIC INSULATION:

No deficiencies observed at the time of inspection.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

No deficiencies observed at the time of inspection.

Not all areas of attic were accessible for inspection.

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

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E. Walls (Interior and Exterior)

Comments:

INTERIOR:

Cosmetic cracks and/or repaired cracks in sheetrock observed over some/many doors, windows, and/or corners.



Note to Buyer's:

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:

Recommend additional stucco intrusive inspection be conducted to rule out the possibility of unseen/undetected/latent/hidden water damage behind areas of the stucco exterior. Sections of the exterior appear to be traditional hard coat cement-based stucco. A limited visual inspection by this inspector has created concerns regarding the possibility of latent damage from water penetration behind the stucco at one of more locations that can only be verified by drilling/ intrusive testing. Recommend client contact our office or another third party stucco inspector of your choice prior to the expiration of any option period to conduct an intrusive stucco inspection.

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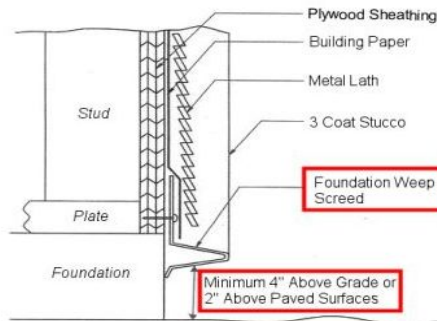
NP=Not Present

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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" 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" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building". Per IRC R703.6.2.1.

FOUNDATION WEEP SCREED INSTALLATION DETAIL



Possible water entry from cracks and/or penetrations in stucco siding. Recommend sealing/caulking around all cracks and exterior siding penetrations including but not limited to light fixtures, electrical outlets/service panels, dryer, bath vents, etc.



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Parapet wall caps not properly sealed.



Note to Buyer's:

Bushes/trees/foliage should not contact siding of house to prevent wood rot and/or insect access.

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EVIDENCE OF WATER PENETRATION:

Water stains/damage on interior of one or more penetrations.



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



THERMAL IMAGING:

Note to Buyer's:

This inspection consisted of using a FLIR or similar infrared camera and walking the interior of the property looking for anomalies that would warrant further investigation using a pin type moisture meter and areas of deficient insulation. Be advised that a thermal scan is not a substitute for indoor air quality testing (IAQ), testing for pollutants and other bio-hazards. If the client is concerned about the quality of indoor air or the presence of bio-hazards or pollutants, a qualified IAQ specialist should be consulted.

I=Inspected

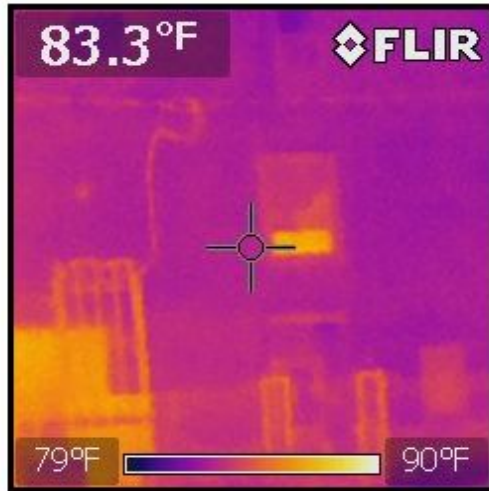
NI=Not Inspected

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No moisture related thermal anomalies noted at time of inspection.

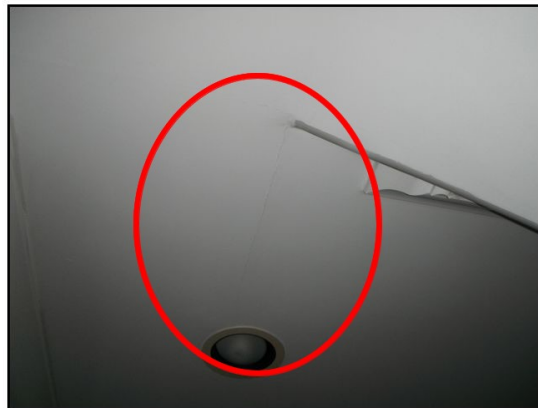


F. Ceilings and Floors

Comments:

CEILINGS:

Cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling; 4th floor.



FLOORS:

Not level upstairs, possibly/probably due to improper/inadequate framing.

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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Door rubs the jamb; 3rd floor guest bedroom entry.

One or more doors in house are not square in jamb.

One or more doors in house will not latch; 3rd floor guest bath, 3rd floor guest bedroom closet.

One or more doors in house are difficult to open/close due to contact with carpet, recommend remove approx. 1 inch from base of door to facilitate air circulation when doors are closed.

EXTERIOR:

Wood rot of lower door and/or jamb; roof top terrace access door.



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Front door has multiple cracks and previous repairs.



Door is difficult to open/close/operate; 1st floor bedroom, balcony access doors.

Improper threshold at one or more balcony access doors.



Locks of stationary door of double door damaged.

Upper bolt missing strike plate to protect door trim.

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Steel skin delaminating from wood core; roof top deck storage room.



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

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

Note to Buyer's:

Recommend buyer seal exterior doors with polyurethane or spar varnish to extend life.

GARAGE:

No deficiencies observed at the time of inspection.

H. Windows

Comments:

WINDOWS:

One or more of the thermal pane windows observed to have lost their seals. This has resulted in condensation and/or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seals. The windows that have noticeably lost their seals are listed but may not be limited to the following: stair landing at 3rd floor. master bedroom.



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Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity change. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. If some lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

Multiple screens are missing and/or damaged.

Not all windows were operated/accessible in furnished residence.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

No deficiencies observed at the time of inspection.

EXTERIOR:

Note to Buyer's:

Not present at time of inspection.

J. Fireplaces and Chimneys

Comments:

No deficiencies observed at the time of inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

Note to Buyer's:

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

Note to Buyer's:

Exterior patio decking 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.

L. Other

Comments:

Not checked/inspected.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

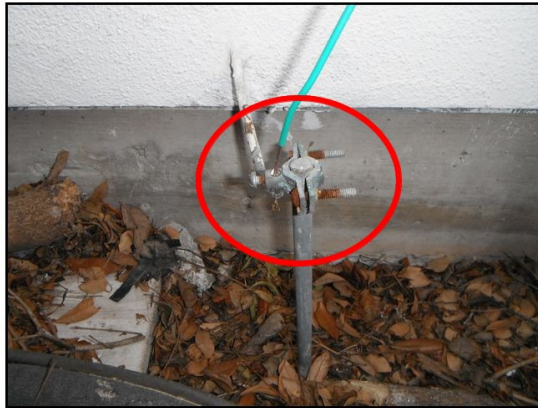
150 AMP SINGLE THROW ELECTRICAL SERVICE PANEL LOCATED AT WEST PROPERTY LINE

Ground conductors cut.



150 AMP ELECTRICAL SUB-PANEL LOCATED AT INTERIOR GARAGE WALL
Not all breakers are properly identified.

Ground clamp and/or wire not properly secured to ground rod with acorn type clamp below service meter.



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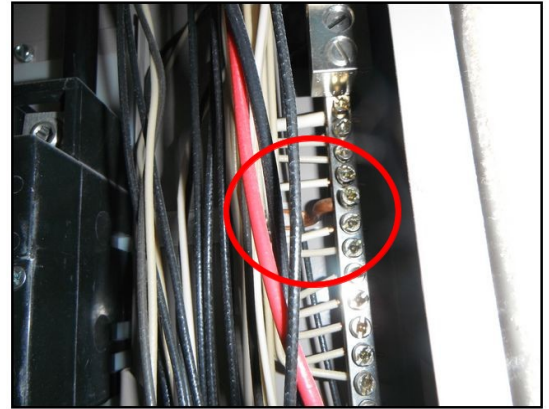
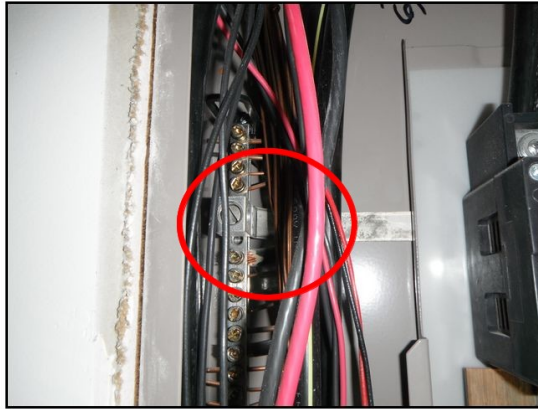
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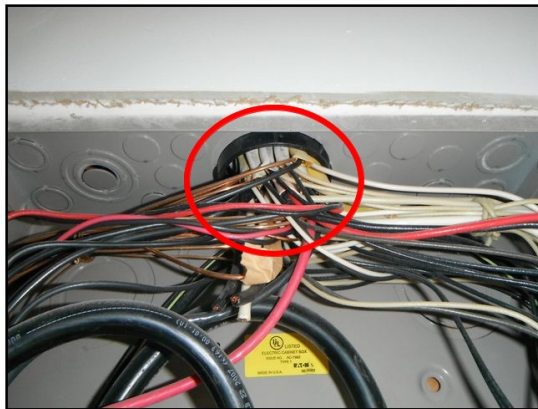
D=Deficient

I NI NP D

Improper wiring to sub-panel, there is no floating neutral. Per NEC 250.24(A)(5).



Overcrowded condition where conductors pass thru breaker panel and into house wall. This condition may/will cause an amperage drop due to heat build-up.



SERVICE WIRING:

Observed type of service wiring is aluminum.

FEEDER WIRING:

Observed type of feeder wiring is aluminum.

Note to Buyer's:

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

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

Electrical conduit not secured in place; 3rd & 4th floors HVAC 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; master bath above tub.

Note: to Buyer's:

Landscape lighting not checked.

Note to Buyer's:

Some exterior lights appear to be equipped with dusk to dawn sensor, motion sensor or timer controls, sensor controlled lights were not checked/inspected.

OUTLETS:

GFCI reset locations; (1) garage, (2) kitchen, (1) master bath countertop, (1) master closet (non-testable unit=hydro-spa).

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.

All exterior outlets whether in use or not are required to have in use weather proof cover per September 1st 2014 NEC Code Change.

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Note to Buyer's:

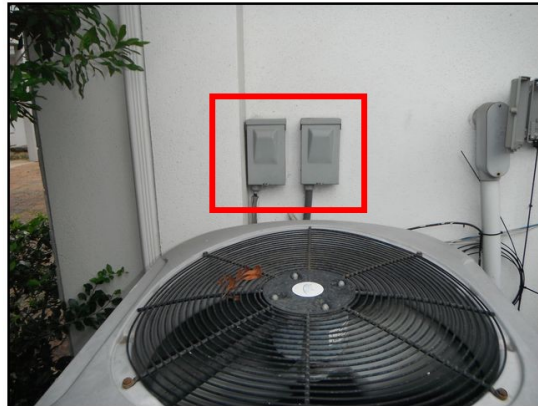
Observed 4-prong outlet for dryer as required by current code. Will not fit older dryer with 3 prong electrical plug.

SWITCHES:

No deficiencies observed at the time of inspection.

EQUIPMENT DISCONNECTS:

AC disconnect improperly located below and/or behind compressor.



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

Per manufacturer's recommendations, smoke detection equipment should be replaced every 10 years.

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DOORBELL & CHIMES:

No deficiencies observed at the time of inspection.

OTHER ELECTRICAL ITEMS:

Not checked/inspected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

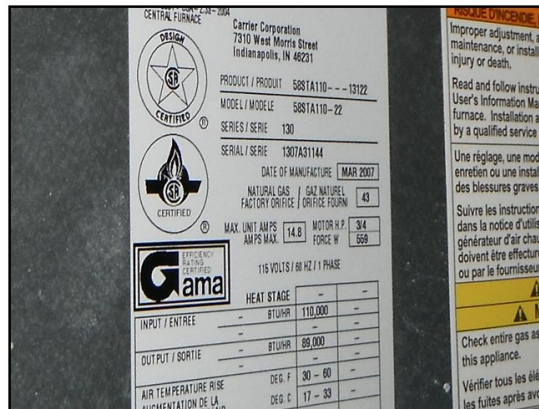
A. Heating Equipment

Type of System: Forced air

Energy Source: Natural Gas

Comments:

Due to age of unit and/or general condition, recommend service by qualified HVAC contractor prior to use.



HEATING UNIT 1ST & 2ND FLOORS: 110/89K BTU

Make: (2007) CARRIER

Model: 58STA110-22

S/N: 1307A31144

Age: 13 YEARS

Typical life expectancy: between 15 - 25 years as reported by Nachi

[Click here for more information](#)

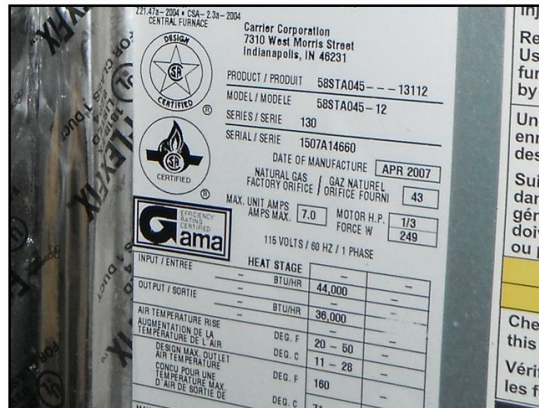
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HEATING UNIT 3RD & 4TH FLOORS: 44/36K BTU

Make: (2007) CARRIER

Model: 58STA045-12

S/N: 1507A14660

Age: 13 YEARS

Typical life expectancy: between 15 - 25 years as reported by Nachi

[Click here for more information](#)

HOUSE HEATER EXHAUST VENT(S):

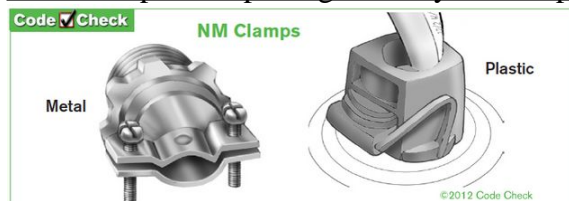
No deficiencies observed at the time of inspection.

BLOWER(S):

No deficiencies observed at the time of inspection.

THERMOSTAT(S):

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



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B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

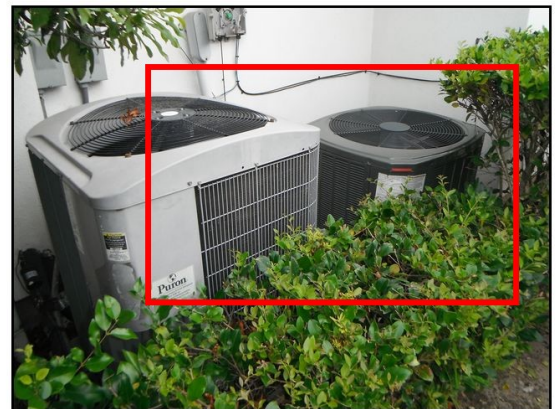
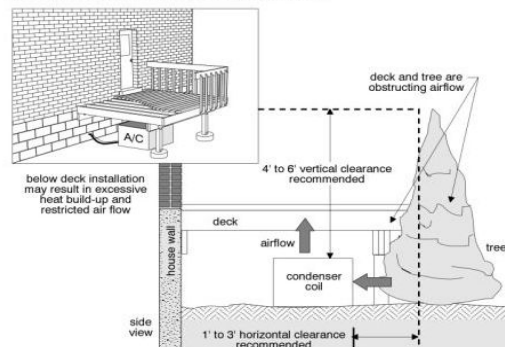
Note to Buyer's:

When 2 A/C units are located closer than 3 feet from each other it can adversely affect the efficiency of both units.

Note to Buyer's;

Keep plant vegetation a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing.

Condenser coil location requirements



Recommend sealing exterior where AC lines enter house.

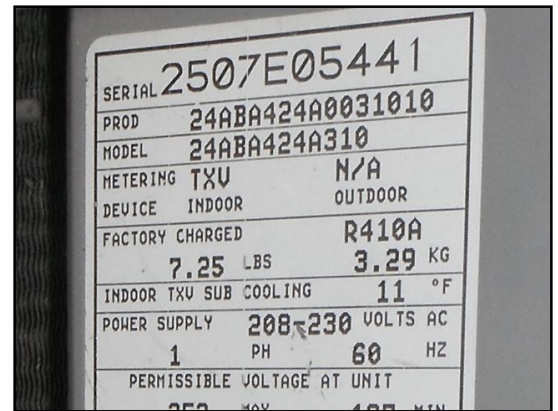
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 35 amps, observed size in service panel is 40 amps.

CONDENSING UNIT 1ST & 2ND FLOORS: 3.5 TON - 22/35 (40)

Make: (2018) TRANE

Model: 4TTR4042L1000AA

S/N: 18074H4M3F

Age: 2 YEARS

Typical life expectancy: between 8 - 20 years as reported by Nachi

[Click here for more information](#)

EVAPORATOR COIL:

Make: (2007) CARRIER

Capacity: 3.5 TON

Temperature Differential:

Return Temp: 76.1

Supply Temp: 63.1

Difference: 13.00

Age: 13 YEARS

Typical life expectancy: between 15 - 25 years as reported by Nachi

[Click here for more information](#)

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I NI NP D



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

CONDENSING UNIT 3RD & 4TH FLOORS: 3.5 TON - 18/25 (25)

Make: (2007) CARRIER

Model: 24ABA424A310

S/N: 2507E05441

Age: 13 YEARS

Typical life expectancy: between 8 - 20 years as reported by Nachi

[Click here for more information](#)

It appears that the coils are under sized for the condenser outside. Observed a **3.5 TON** condensing unit and a **2 TON** evaporator coil. It is common to go up a size on the coils, however going down is not as common. Recommend having a licensed HVAC technician evaluate your system.

EVAPORATOR COIL:

Make: (2014) TRANE

Capacity: 2 TON

Temperature Differential:

Return Temp: 73.9

Supply Temp: 56.8

Difference: 17.10

Age: 6 YEARS

Typical life expectancy: between 15 - 25 years as reported by Nachi

[Click here for more information](#)

CONDENSATION DRAIN PAN/DRAIN LINES:

Note to Buyer's:

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

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

Note to Buyer's:

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

Note to Buyer's:

This company does not inspect the interior of the HVAC Duct System. We do not inspect for, and are not qualified to render opinions on, any type of environmental or other bio-hazards. If this is a concern or potential concern, Fox Inspection Group recommends contacting a qualified professional of your choice for further information/investigation.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: west exterior wall of house

Static water pressure reading: 50 psi

Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly plastic.

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

Recommend insulating exterior water line(s) to prevent freeze damage.



COMMODES:

Tank not secured to bowl; powder room, master bath.

SINKS:

No deficiencies observed at the time of inspection.

I=Inspected

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D=Deficient

I	NI	NP	D
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FAUCETS:

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

TUBS:

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

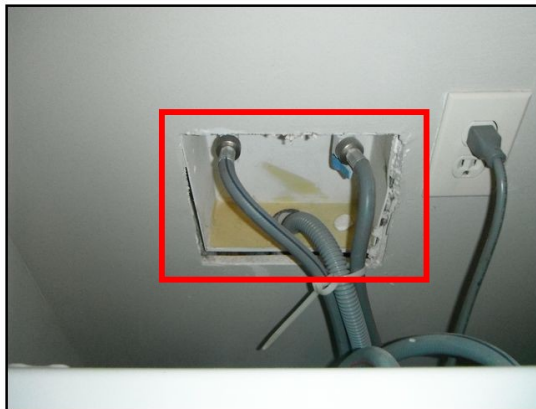
SHOWER(S):

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

24 hour shower pan test has been specifically excluded.

LAUNDRY CONNECTIONS:

Watertight box missing trim ring.



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

EXTERIOR HOSE BIBS:

No deficiencies observed at the time of inspection.

GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the west exterior side of house.

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D=Deficient

I	NI	NP	D
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OBSERVED BRANCH LINES:

Galvanized and/or black iron.

Exposed exterior gas piping not protected from corrosion as required. Per IRC 2603.3.

Above ground gas lines are not properly bonded as required by 2006 IRC/G2411.1 (310). Recommend further evaluation by qualified contractor; ground conductors cut.



APPLIANCE CONNECTIONS:

Proper flex.

-

B. Drains, Wastes, and Vents

Comments:

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to be primarily plastic.

Hydrostatic pressure test of sewer lines was specifically excluded.

There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

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I NI NP D

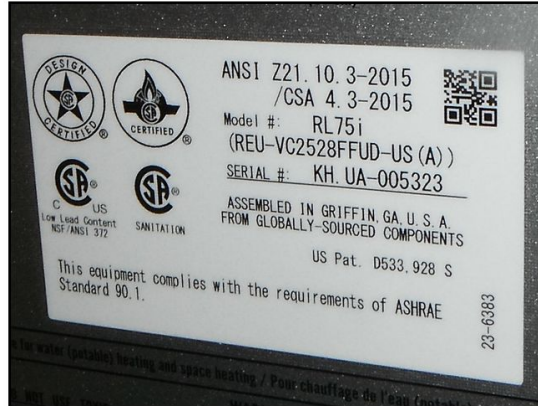
C. Water Heating Equipment

Energy Source: Natural Gas

Capacity: unknown; unit(s) are tankless type of water heater(s)

Comments:

WATER HEATING UNIT(S):



(2019) RINNAI

M#: RL75i

S#: KH.UA-005323

AGE: 1 YEAR

Typical life expectancy of a water heater is 6 - 12 years as reported by Nachi-[Click here for more information](#)

Water temperature is too hot, scalding hazard, temperature measured above 140 degrees.

The following temperatures will produce 2nd & 3rd degree burns on adult skin:

140°F in less than 5 seconds

130°F in about 30 seconds - measured 135 degrees

WATER HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

TEMPERATURE AND PRESSURE RELIEF VALVE(S):

No deficiencies observed at the time of inspection.

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Does not fully comply with NEC 680.73. Accessibility; "Hydromassage bathtub electrical equipment shall be accessible for repair/replacement without damaging the building structure or building finish". Should have access panel installed for servicing/access to pump motor.

Vacuum switch at tub inoperable. Operable only from switch in master closet.

Note to Buyer's:

Switch located in master closet must be on for Spa tub to work.

E. Other

Comments:

Not checked/inspected.

V. APPLIANCES

A. Dishwashers

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 Disposers

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Improper vent duct material used; *Current industry standards requires smooth interior single-wall duct constructed of galvanized steel, stainless steel or copper. The duct serving the hood shall have a smooth interior surface. Per IRC 1503.1.*



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D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

GAS OVEN:

Timer and cleaning cycles not checked.

No deficiencies observed at the time of inspection.

-

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

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D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

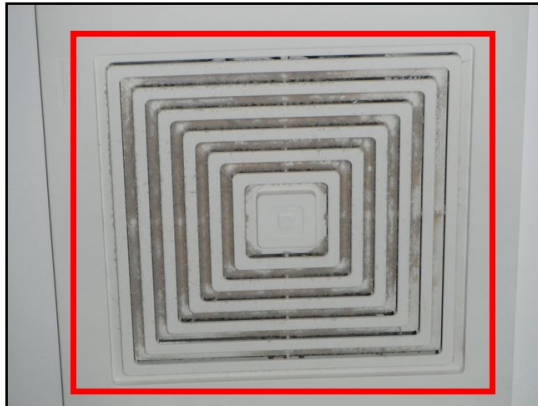
Comments:

Unit has excessive noise/vibration; laundry room.

One or more bathroom vent tubes damaged.



One or more exhaust vent grills have build up of dust, recommend cleaning.



I=Inspected

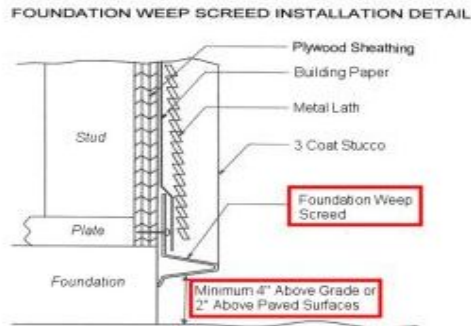
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I NI NP D

Improperly vents to soffit. Should vent to exterior.

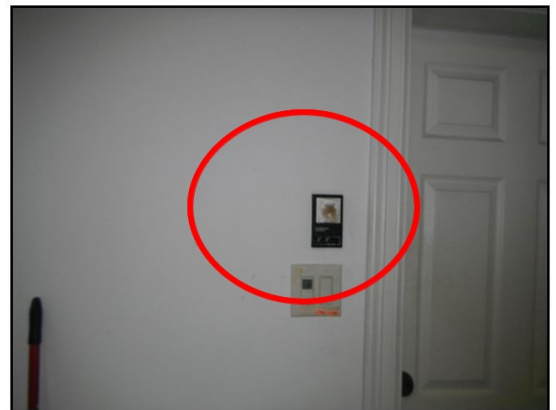


G. Garage Door Operators

Comments:

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

Missing required safety sticker / decal next to operator button.



Remote control hand held units were not checked/inspected.

H. Dryer Exhaust Systems

Comments:

No deficiencies observed at the time of inspection.

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

Not checked/inspected.

2020 FOX INSPECTION GROUP REAL ESTATE INSPECTION SERVICE AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT

**BETWEEN YOU THE CLIENT AND FOX RESIDENTIAL SERVICES GROUP LLC, ITS SUBSIDIARIES, AND ALL
SUBCONTRACTORS SCHEDULED OR ARRANGED THROUGH US**

PLEASE READ CAREFULLY

- 1. SCOPE OF THE INSPECTION:** The inspector will perform a general, non-Invasive limited visual ("eyeball") inspection of the property structure at the address listed below to provide Client(s) with a written opinion as to the apparent general condition of the structure(s) components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the "Standard of Practice" and "Code of Ethics" of "TREC" Texas Real Estate Commission and prepare a written report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. A copy of these Standards are readily available to the Client(s) at http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp Only systems and components that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or other things, or areas/items which have been excluded by "TREC" Texas Real Estate Commission standards and/or by the agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In the event that the property is a part of a condominium unit, such inspection will not include any other connected or external portions of a multi unit building or any common areas covered by a joint use agreement or considered common areas.
- 2. STANDARDS OF PRACTICE:** The parties agree that the Standards of Practice "TREC" Texas Real Estate Commission shall define the standard of duty and the conditions, limitations, scope, and exclusions of the inspection and are incorporated by reference herein.
- 3. CLIENT'S DUTY:** Client agrees to read the entire report when it is received and promptly call the Inspector with any question or concern regarding the inspection or written report. The written report shall be the final exclusive findings of the Inspector. In the event client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) before making any repair, alteration, or replacement.
- 4. FURTHER EVALUATION:** Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect a Client(s) decision to purchase the home. Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report. Inspector is not liable for Client(s) failure to further investigate reported deficiencies.
- 5. CHANGE IN CONDITION(S):** The parties agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes of conditions.
- 6. NOT A WARRANTY:** The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Client(s) understand that the inspection and inspection report does not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OR FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAIN IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.**

7. **NOT AN APPRAISAL:** The Inspection will not include an appraisal of the value or a survey of building and/or property lines. This inspection or the inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.
8. **NOT A COMPLIANCE INSPECTION:** This inspection or inspection report is NOT a code compliance inspection or certification for past or present governmental codes or regulations.
9. **INSURABILITY:** The inspection or inspection report does not determine whether the property is insurable.
10. **THIRD PARTIES AND SUBROGATION:** The inspection and written report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, or claims alleging in whole or part any negligent act or omission of the Inspector, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees, arising from such a claim.
11. **LIMITATION OF LEGAL ACTION:** The parties agree that any legal action must be brought within one (1) year from the date of the inspection(s), or will be deemed waived and forever banned.
12. **LIABILITY:** The parties agree that the Fox Inspection Group and its employees and its agents assume no liability or responsibility for cost of repairing or replacing any defects specified in the written report, as well as no liability for the costs of further evaluation or investigation of the defects specified in the written report. Further, the parties agree and understand that the Inspector and its employees and its agents assume no liability for the costs of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the premises which was inspected by the inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. Client agrees that prior to taking any action, legal or otherwise, Client shall: submit a written claim to Inspection Company within 10 days of the deficiency discovery to 11227 Endicott Lane, Houston TX 77035. The written claim shall describe the suspected deficiency. Allow the Inspection Company, their agent or legal representative to perform a re-inspection of the deficiencies stated in the claim. Agree to not to disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.
13. **DISPUTES AND ARBITRATION** In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify 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 and pursuant to the Federal Arbitration Act 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 Fox Inspection Group and its 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.
14. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas law, the remaining sections of this Agreement shall remain in full force and effect.
15. **DAMAGES:** If the inspection company or any of its employees, agents, providers, officers, members, or shareholders, are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Inspection company performing the home inspection or in the reporting on the condition of the property in the inspection report, **THE MAXIMUM DAMAGE THAT THE CLIENT CAN RECOVER SHALL NOT EXCEED THE COST OF THE INSPECTION FEE PAID BY THE CLIENT.** The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

16. **CLIENT UNDERSTANDS:** The integrity and moisture content of framing and sheathing behind finished wall coverings (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc) is not visible to inspect and beyond the scope of our services and is excluded within our services and is excluded within our inspection and inspection report. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which Fox Inspection Group makes no guarantee, warranty, or implied in the inspection or inspection report.
17. **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 Friday, payable the next Friday
18. **RE-INSPECTIONS:** Fox Inspection Group does not normally conduct re-inspection services. We are not in the business of certifying the 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. In the event a re-inspection is performed it is agreed in advance that Fox Inspection Group does not assume responsibility of any kind for another company's work.
19. **LIMITATION AND EXCLUSION CLAUSE:** The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspector makes no representations or warranties as to them. **THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS WHICH ARE NOT WITHIN THE SCOPE OF THE BUILDING INSPECTION INCLUDE BUT ARE NOT LIMITED TO:** recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts. Cosmetic conditions wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure, equipment or component, soiled, faded, torn, or dirty floor, wall or window coverings, etc. Noise pollution or air quality. Earthquake hazard, flood plain certification, liquefaction, soil, retaining walls, slide potential, wave action and hydrological stability, soil and earth measurements and stability, seismic safety, code and zoning, engineer level analysis, under ground utilities, sink hole potential, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, mildew, fungi, other environmental hazards, pest infestation, security systems, fire protection systems, sump pumps, household appliances, humidifiers, paint, other treatment windows, interior walls, ceilings and floors, water purification systems, (ozone generator/saltwater, etc), under ground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, concealed or private security systems, water wells, all over flow drains, heating system's accessories, solar heating systems, heat exchangers, wood burning stoves, sprinkler systems, water softener or purification systems, central vacuum systems, telephone intercom or cable TV systems, internet connections and cable connections, antennae, lightning arrestors, load controllers, governing codes, permits, ordinances, statues, and covenants, and manufacturer specifications, recalls, EIFS, Chinese drywall and tainted materials, plasterboard, sheet rock, gypsum board, latent and concealed defects, and manufactured stone veneer, culture stone siding, fiber cement siding, flues or chimneys, coal stoves, water leaks, water intrusion, design and architect problems, circuit breaker operation, fireplace drafting, boundaries egress and ingress, quality of materials, private sewage, wattage and wiring, electromagnetic field, non built in appliances, rodents, ants, birds, or other wood boring organisms, security locks and devices, thermostat and gauges. Client understands that these systems, items, and conditions, are excepted and excluded from this inspection and Inspection report. Any general comments about these systems, items, and conditions of the written report are informal only and **DO NOT REPRESENT AN INSPECTION.**
20. **COMPENSATION BY OTHERS:** Fox Inspection Group may accept a fee from various vendors in this real estate transaction to compensate for administrative / coordinating / scheduling their services. Fox Inspection Group is accepting a fee or other valuable consideration from HomeSwitch LLC., in this real estate transaction. Client(s) acknowledges that they have been informed of this arrangement between Fox Inspection Group and HomeSwitch LLC and authorizes HomeSwitch LLC to call Client at the phone number provided to discuss options regarding setting up TV, Internet, Home Phone, Electricity, Home Security, Pest Control – even municipal utilities at their future home. If client(s) does not want to be contacted just let us know by phone (713-723-3330) or by email (Office@FoxInspectionGroup.com) .

21. **PERSONAL SAFETY:** We are not responsible for another participant's personal safety during the inspection process. Client, their representative's, or others participation shall be at his/her own risk for falls, injuries, property damage, etc. We reserve the right to refuse service to anyone for any reason.
22. **REGARDING PREVIOUSLY FLOODED HOMES:** Client is hereby put on notice, Caveat emptor / buyer beware; this property inspection and report specifically excludes any representation that the structure has been properly renovated / repaired after being flooded. Ultimate responsibility for proper renovation and repair lies solely with the property owner / seller and their repair contractors (NOT others associated with the transaction such as Realtors, home inspectors, appraisers, surveyors, title companies, lenders, etc.) Client is strongly advised to obtain all mandatory seller disclosure and documentation, including but not limited to photos and video, regarding any past flooding of the structure, as well as repair methods and techniques used by others to restore the property to its pre-flood condition including their contact information for future reference.
23. This Agreement, including the terms and conditions on all pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. **ACKNOWLEDGMENT:** the undersigned has reviewed this document, understands its content and agrees to the terms and conditions contained. The client further represents and warrants that he or she has full and complete authority to execute this contract on behalf of any spouse or significant other, and to fully bind any spouse or significant other to all terms, conditions, exclusions and limitations of this agreement. The report adheres to the "TREC" Texas Real Estate Commission Standards which is readily available) at

http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp.

FOX SUMMARY PAGE

This page represents a condensed (incomplete) summary of the full inspection report to help with prioritizing. This list is not all inclusive. It is the clients personal responsibility to read the full inspection report and call the inspector if you have any questions.

COOLING EQUIPMENT

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