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INSPECTION GROUP

FIG Services LLC d/b/a FOX INSPECTION GROUP
Property Inspection Report # 090307bg
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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

2006 Heights Annex Home Inspection

PROPERTY INSPECTION REPORT

Prepared For: Client
(Name of Client)

Concerning: 2006 Heights Annex Home Inspection
(Address or Other Identification of Inspected Property)

By: Burney Garland TREC PI# 9378
(Name and License Number of Inspector)

March 7, 2009
(Date)

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

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

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

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

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

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

For Reference: The front of unit faces west .

Description: 2 story, wood framed, single family residence; Hardi-plank / wood exterior;
Composition roof; Attached garage.

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

Type of house foundation is slab on grade.

Comments:

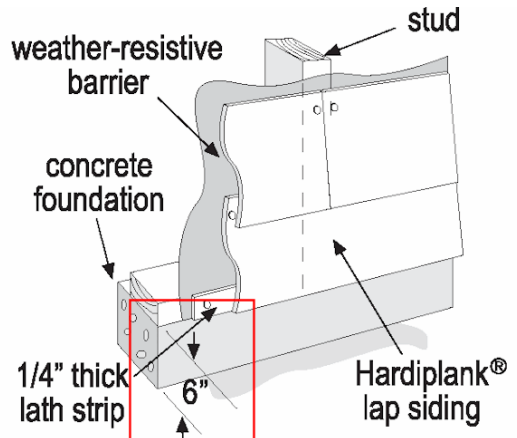
Wood form board(s) around foundation should be removed to reduce chance of wood destroying insect activity. Back of house.



B. Grading & Drainage

Comments:

Soil level too high, or close to Hardi plank siding, promotes wood rot and is considered a conducive condition to termite activity at one or more locations around house/garage.



I	NI	NP	D	Inspection Item
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C. Roof Covering Materials

Type(s) of Roof Covering:

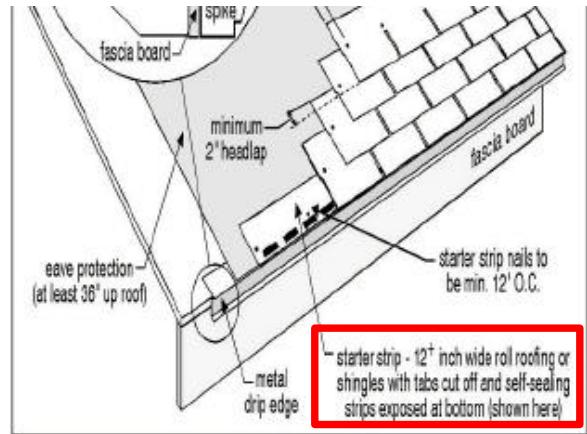
Type of roof material observed to be composition over solid decking.

Viewed From: Roof

Comments:

ROOF SURFACE:

Improper installation of shingle starter course, not installed per manufacture's installation instructions on every bundle of shingle that instructs glue / sealing tabs to be located near lower edge of roofing. When starter course is not installed properly, high winds can peel roofing off. Reference: shingle bundle wrappers. Recommend addition of roof sealant dabs on lower course to mimic / gain effect of properly installed starter course.



VISIBLE FLASHING:

No deficiencies or anomalies observed.

ROOF PENETRATIONS:

Storm collar needs caulking on all house and water heater vent pipes.



I	NI	NP	D	Inspection Item
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EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

RAIN GUTTERS & DOWNSPOUTS:

No deficiencies or anomalies observed.

D. Roof Structure & Attic

Viewed From: *Inside accessible areas of attic*

Approximate Average Depth of Insulation: *8 - 10 inches.*

Approximate Average Thickness of Vertical Insulation: *not visible*

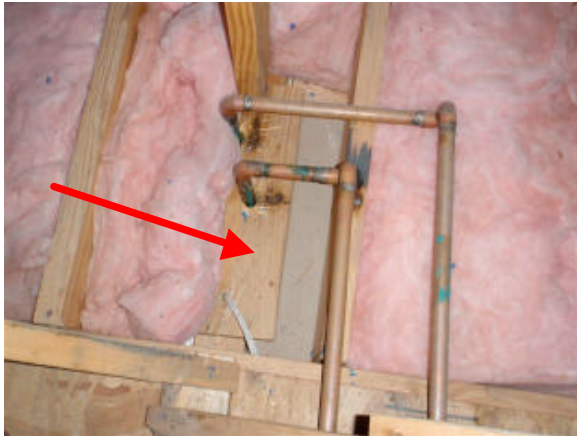
Comments:

ROOF STRUCTURE AND FRAMING:

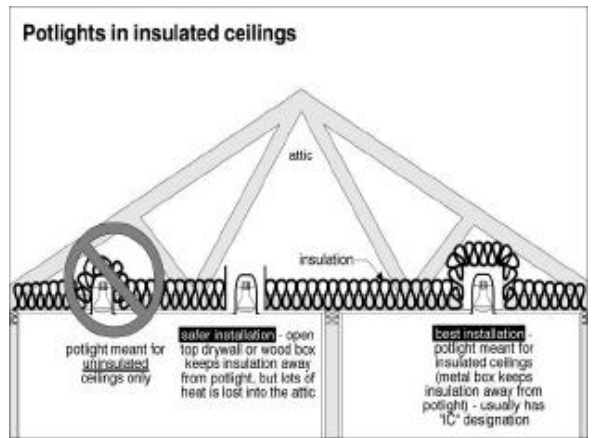
No deficiencies or anomalies observed.

ATTIC INSULATION:

Insulation not properly positioned/missing in areas, etc.



Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.



I	NI	NP	D	Inspection Item
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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

No deficiencies or anomalies observed.

Not all areas of attic were accessible to inspection.

ATTIC VENTILATION & SCREENING:

No deficiencies or anomalies observed.

E. Walls (Interior & Exterior)

Comments:

INTERIOR:

Crown molding separated in 2nd floor bedroom.



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.

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.

I	NI	NP	D	Inspection Item
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EXTERIOR:

Cracked siding observed at back porch/patio.



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



EVIDENCE OF WATER PENETRATION:
None observed at time of inspection.

F. Ceilings & Floors

Comments:

CEILINGS:

No deficiencies or anomalies observed.

FLOORS:

No deficiencies or anomalies observed.

I	NI	NP	D	Inspection Item
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G. Doors (Interior & Exterior)

Comments:

INTERIOR:

No deficiencies or anomalies observed.

EXTERIOR:

No deficiencies or anomalies observed.

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

GARAGE:

No deficiencies or anomalies observed.

H. Windows

Comments:

WINDOWS:

Buyer's note; Many were not operational, painted shut – living room

No window screens on house. (were not in attic)

SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies or anomalies observed.

I. Stairways (Interior & Exterior)

Comments:

INTERIOR:

No deficiencies or anomalies observed.

EXTERIOR:

Not present at time of inspection

J. Fireplace/Chimney

Comments:

Not present at time of inspection

K. Porches, Balconies, Decks, and Carports

Comments:

No deficiencies or anomalies observed.

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

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance & Panels

Comments:

200 AMP ELECTRICAL SERVICE PANEL

MAIN SHUTOFF LOCATED IN GARAGE

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

SERVICE WIRING:

Observed service type of wiring is aluminum.

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:

No deficiencies or anomalies observed.

FIXTURES:

No deficiencies or anomalies observed.

OUTLETS:

No deficiencies or anomalies observed.

GFCI reset locations; 1 – exterior (near entry) 1 – garage 2 – kitchen 1 – master bathroom 1 – hall bath

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.

I	NI	NP	D	Inspection Item
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SWITCHES:

No deficiencies or anomalies observed.

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.

Not checked/Inspected

III HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: *Forced air*

Energy Source: *gas*

Comments:

HEATING UNIT:

No deficiencies or anomalies observed.

Make: WEATHERKING (2006)

Model #: 80PJ07EBR01

S/N: GE5D302F330610073

HOUSE HEATER EXHAUST VENT(S):

No deficiencies or anomalies observed.

BLOWER(S):

No deficiencies or anomalies observed.

THERMOSTAT(S):

No deficiencies or anomalies observed.

I	NI	NP	D	Inspection Item
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B. Cooling Equipment

Type of System: Forced air, split system

Comments:

CONDENSING UNIT:

No deficiencies or anomalies observed.

Make: RUUD (2006)
Model #: UAND 048JB2 (4 tons)
S/N: 7303F18065119

EVAPORATOR COIL:

No deficiencies or anomalies observed.

Temperature Differential: = 22.0
7 5 degrees.
2 0

Make: A & M (2006)
Capacity: 4 tons

CONDENSATION DRAIN PAN / DRAIN LINES:

No deficiencies or anomalies observed.

C. Duct System, Chases, and Vents

Comments:

RETURN DUCTS CHASES AND VENTS:

No deficiencies or anomalies observed.

SUPPLY DUCTS CHASES AND VENTS:

No deficiencies or anomalies observed.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: *West of property*
Location of main water supply valve: *Main shutoff located at south side of home.*
Static water pressure reading: *55 psi*
Comments:

WATER SUPPLY PLUMBING:

Water supply piping observed to be predominantly copper.
Water softener, treatment and filtration type equipment is not checked / inspected.

COMMODES:

No deficiencies or anomalies observed.

SINKS:

No deficiencies or anomalies observed.

FAUCETS:

No deficiencies or anomalies observed.

TUB(S):

No deficiencies or anomalies observed.

SHOWER(S):

No deficiencies or anomalies observed.
24 hour shower pan test specifically excluded.

LAUNDRY CONNECTIONS:

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

B. Drains, Wastes and Vents

Comments:
Hydrostatic pressure test of sewer lines specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Observed to be predominantly plastic.

I	NI	NP	D	Inspection Item
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C. Water Heating Equipment

Energy Source: *gas*

Capacity: *Two 2006 American brand 40 gallon units*

Comments:

WATER HEATING UNIT(S):

No deficiencies or anomalies observed.

WATER HEATER EXHAUST VENT(S):

Improperly vented, vent pipe not properly aligned at top of water heater allowing products of combustion (bad gas) to vent into house/attic.



TEMPERATURE & PRESSURE RELIEF VALVE(S):

No deficiencies or anomalies observed.

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:

No deficiencies or anomalies observed.

B. Food Waste Disposer

Comments:

No deficiencies or anomalies observed.

C. Range Exhaust Vent

Comments:

No deficiencies or anomalies observed.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies or anomalies observed.

GAS OVEN:

No deficiencies or anomalies observed.

Timer and cleaning cycles not checked

E. Microwave Oven

Comments: *Not present at time of inspection*

F. Trash Compactor

Comments: *Not present at time of inspection.*

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

No deficiencies or anomalies observed.

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

Comments:

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



Remote control hand held units were not checked.

I. Doorbell and Chimes

Comments:

No deficiencies or anomalies observed.

J. Dryer Vents

Comments:

No deficiencies or anomalies observed.

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 present at time of inspection.*

C. Outdoor Cooking Equipment
Comments: *Not present at the time of inspection*

D. Gas Supply Systems
Comments:
No deficiencies or anomalies observed.
Main shutoff located at south side of home.
Pressure test of gas lines specifically excluded.

OBSERVED BRANCH LINES:
Galvanized and/or black iron.

APPLIANCE CONNECTIONS:
Proper flex.

E. Whole-House Vacuum Systems
Comments: *Not present at time of inspection.*

F. Other Built-in Appliances
Comments:
REFRIGERATOR/FREEZER:
Water dispenser was not operational at time of inspection.

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.