

Real Estate Inspections
Infrared Thermography
Stucco Inspections
Diagnostic Inspections
Mold Inspections
Sewer Line Inspections



**Providing Peace of Mind,
One Home at A Time,
since 1989**

INSPECTION GROUP

FIG Services LLC d/b/a FOX INSPECTION GROUP

Property Inspection Report #8/1/20263614 Montrose Boulevard, Unit 401
8616 Daffodil St. Houston, TX 77063

(Office)713.723-3330 (Email)office@foxinspectiongroup.com

TREC Inspectors # 1718,364,10524 20283, 20975, 22779, 22780, 22850, 22922, 24370, 24823, 25332, 25649,25897, 25992

Mold Assessment Company ACO1129

MAC1452, MAC1933 MAT1240, MAT1256

SBCCI Registered Building Inspector #5939

SBCCI Registered Mechanical Inspector # 1739

Exterior Design Institute (EDI) TX-111, 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 Certificate #20110061045

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

Infrared Thermographers



PROPERTY INSPECTION REPORT FORM

<u>Sandra Reeves</u>	<u>8/1/2026</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>3614 Montrose Boulevard, Unit 401, Houston, , TX 77006</u>	
<i>Address of Inspected Property</i>	
<u>David Mahaffey</u>	<u>TREC P.I. #25332</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspectors findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturers installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

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

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.

Highest Priority Items are printed in bold print.

Description: 12 Story, Condo
Weather Conditions: Mostly Cloudy
Approximate Outside Temperature: 90's/Rain

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.

Get an accurate Home repair estimate: <https://www.repairpricer.com/>

We appreciate your feedback and you can be entered to win an Ipad Mini: <https://foxinspectiongroup.com/win-an-ipad>

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

X			
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 A. Foundations

Type of Foundation(s): Condo/High Rise Deep Foundation

Comments:*Performing its intended function. No evidence suggesting significant foundation movement at the time of inspection.***SLAB:***No significant deficiencies or anomalies observed at the time of inspection.*

	X		
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 B. Grading and Drainage**Comments:***Common area maintenance, not checked/inspected.*

	X		
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 C. Roof Covering Materials

Type(s) of Roof Covering:

- Not observable

Viewed From:

- Not observable no access

Comments:*Not Checked/ Inspected; no access.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Roof Structure and Attics

Viewed From:

- Not checked/inspected; no attic

Approximate Average Depth of Insulation: Not observable no access

*Comments:**Not present at time of inspection.*

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E. Walls(Interior and Exterior)*Comments:***INTERIOR WALLS:**

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.

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.

Due to furnishings/stored items, limited viewing, and full/proper inspection was impaired, particularly in furnished rooms, closets, attic, garage etc.

Recommend sealing all holes in interior walls / cabinets to reduce air and water infiltration.

EXTERIOR WALLS:

Common area maintenance, not checked/inspected.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

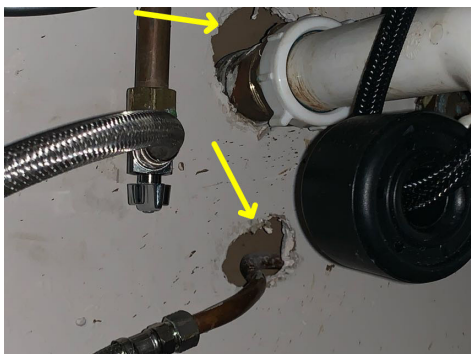
I=Inspected

NI=Not Inspected

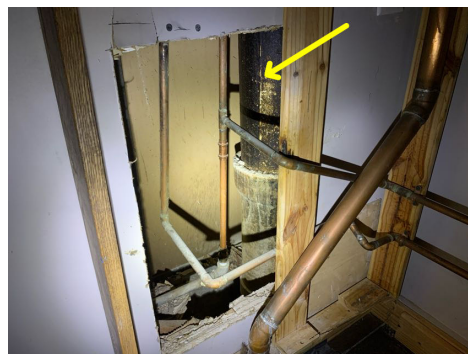
NP=Not Present

D=Deficient

I	NI	NP	D



Recommend sealing all holes in interior walls /
cabinets



Recommend sealing all holes in interior walls /
cabinets

X			X	F. Ceilings & Floors
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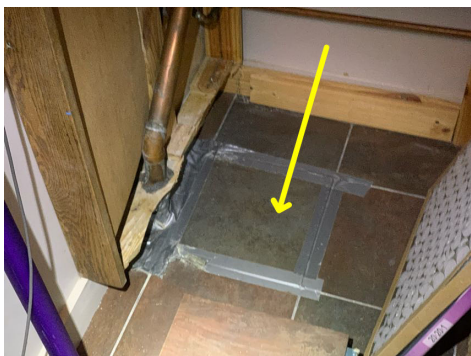
*Comments:***CEILINGS:**

Cosmetic cracks observed at seams and/or tape joints in sheetrock.

FLOORS:

Improper repairs observed; including but not limited to;
utility room

Cracked/chipped and/or loose floor tile observed;
Entryway

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

Improper repairs observed



Chipped floor tile observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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X			X
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 G. Doors (Interior and Exterior)*Comments:***INTERIOR DOORS:**

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

EXTERIOR DOORS:

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

X			X
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 H. Windows*Comments:***WINDOWS:**

Note; Inspector does not repair and / or replace any blinds manual or motorized / window coverings that fails / breaks / malfunctions due to testing process.

SCREENS:

No window screens on the house.

SAFETY GLASS:

No significant deficiencies or anomalies observed at the time of inspection.

	X		
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 I. Stairways (Interior and Exterior)*Comments:*

Common area maintenance, not checked/inspected.

		X	
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 J. Fireplace & Chimney*Comments:*

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

*Comments:***PORCHES, DECKS, CARPORTS:**

Did not observe end dam/diverter flashing where a balcony terminates along a vertical wall / column (or end dam does not project out from wall). This flashing encourages rain water running down balcony to be diverted / kicked out away from wall and reduce chance of water penetration behind wall.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

Did not observe end dam/diverter flashing where a balcony terminates along a vertical wall / column



Did not observe end dam/diverter flashing where a balcony terminates along a vertical wall / column

		X	
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L. Other

*Comments:**Not present at time of inspection.*

I=Inspected

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

X			X
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 A. Service Entrance and Panels

Panel Locations:

- Subpanel is located in the Electrical Room

Materials and Amp Rating:

- Subpanel: Unknown Amp - Copper feeder wiring

Comments:

The inspector is not required to: (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; (C) conduct voltage drop calculations; (D) determine the accuracy of over current device labeling; (E) remove covers where hazardous as judged by the inspector; (F) verify the effectiveness of over current devices; or (G) operate over current devices. 22 TAC A7535.229 (a) Standards of Practice. Acceptance of these conditions rest solely with the buyer, if you have concerns or questions we recommend contacting a licensed electrical contractor for a professional analysis of the system, equipment and / or components.

BREAKER PANEL:

Panel exterior circular knockout(s) need to be sealed.

Not all breakers are properly identified. Per NEC E3606.2

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 the dead-front and cause shock, fire, serious injury.

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

There was no surge protector observed on the breaker panel, IRC 3606.5. Homes built before 2021 generally were not required to have surge 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 the date the home was constructed.

BREAKERS:

I=Inspected

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I	NI	NP	D
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Did not observe installed AFCI (Arc Fault Circuit Interrupter) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation 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 before 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 the date the home was constructed.

WIRES:

No significant deficiencies or anomalies observed at the time of inspection.

FEEDER WIRING:

No significant deficiencies or anomalies observed at the time of inspection.

SERVICE WIRING:

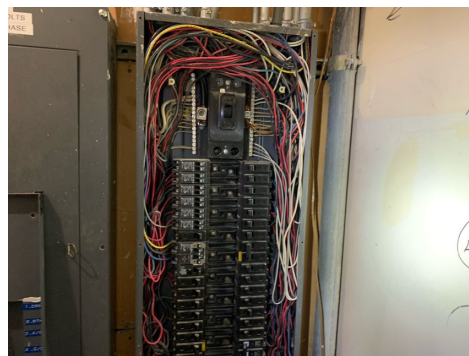
No significant deficiencies or anomalies observed at the time of inspection.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

Exterior of subpanel located in electrical closet



Copper feeder wires at subpanel located in electrical closet



Interior of subpanel located in electrical closet

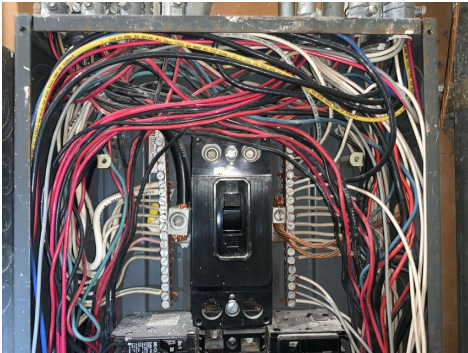
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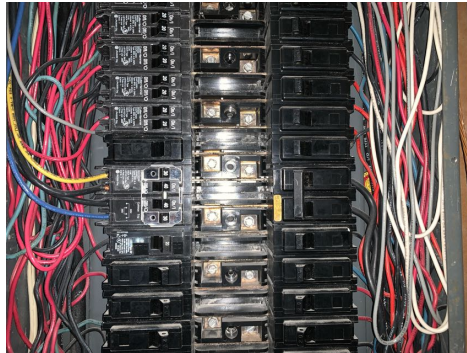
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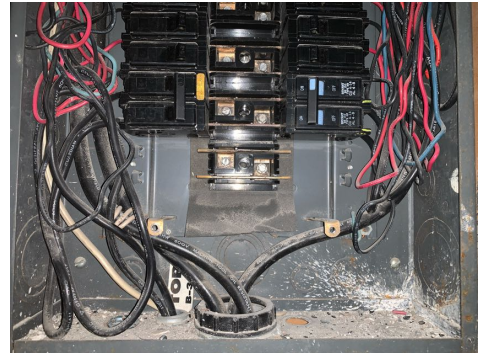
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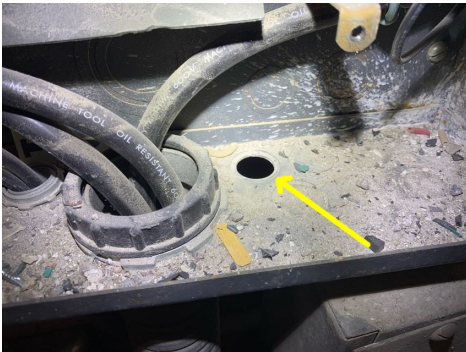
Top of subpanel located in electrical closet



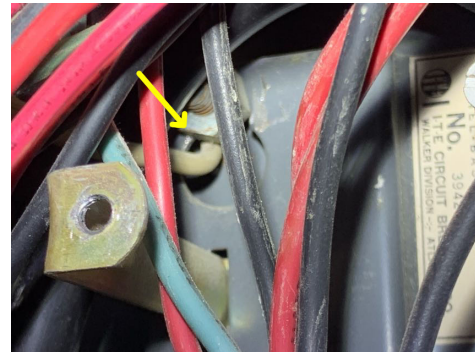
Middle of subpanel located in electrical closet



Bottom of subpanel located in electrical closet



Panel exterior circular knockout(s) need to be sealed.



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

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

Comments:

BRANCH WIRING:

Note; Inspector does not repair and / or replace any light bulb, GFCI, or AFCI that fails / breaks / malfunctions due to testing process.

FANS:

No significant deficiencies or anomalies observed at the time of inspection.

BULBS:

Light diffuser / globe cracked, damaged or missing; bathroom

Multiple lights found to be not functioning. Probably just burned out/missing bulbs, or it could be a broken fixture/switch or improper wiring.

FIXTURES:

No significant deficiencies or anomalies observed at the time of inspection.

GFCI:

GFCI reset locations;

Did not observe GFCI protection of all outlets(240V/120V) in required locations, including but not limited to the following locations;Primary bathroom

OUTLETS:

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.

Not all outlets were checked / inspected / accessible in furnished residence.

3-prong outlet not grounded, including but not limited to;
Foyer

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I	NI	NP	D
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Missing required outlet(s) as required by National Electric Code 210-52a. Any wall greater or equal than 2 feet wide requires an electrical outlet. Per IRC 3801.2.2;
Utility room

Missing required outlet(s) on any wall greater than or equal 6 feet wide requires an electrical outlet, per NEC 210.52(1).

SWITCHES:

No significant deficiencies or anomalies observed at the time of inspection.

ELECTRICAL DISCONNECTS:

No significant deficiencies or anomalies observed at the time of inspection.

FIRE PROTECTION EQUIPMENT:

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 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.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

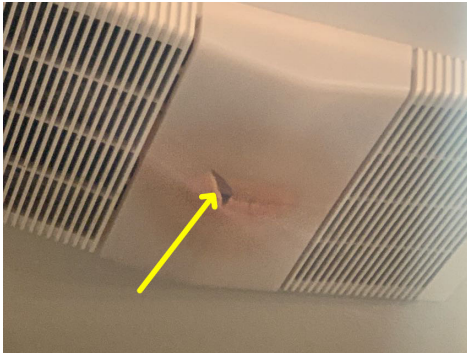
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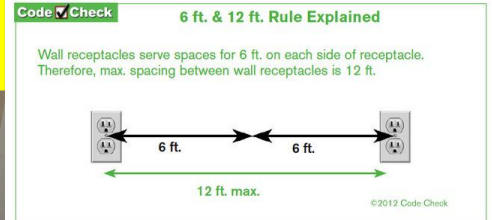
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Light diffuser damaged



Any wall greater or equal than 2 feet wide requires an electrical outlet.



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C. Other

*Comments:**Not present at time of inspection.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			X
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 A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

*Comments:***HVAC-HEATING:**

For heating, ventilation, and air conditioning systems inspected under TREC guidelines, the inspector is not required to perform the following actions: inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; If buyer is concerned recommend consulting with a qualified HVAC specialist.

Recommend having equipment serviced by qualified/licensed HVAC Technician as needed.

FURNACE:

Data plate is not present or legible.

The unit was not operational, not performing its intended function. Unit in need of repair/replacement.

BLOWERS:

No significant deficiencies or anomalies observed at the time of inspection.

THERMOSTATS:

No significant deficiencies or anomalies observed at the time of inspection.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

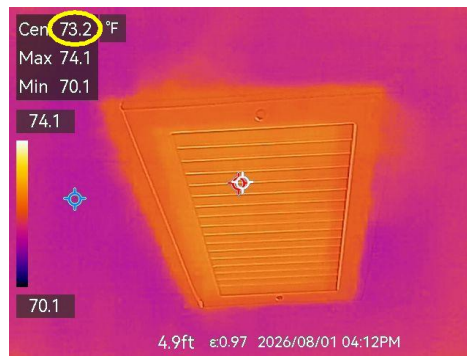
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Heater was not operating as intended

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒☐☐☒**B. Cooling Equipment**

Type of Systems: Forced Air Chiller System

*Comments:***HVAC-COOLING:**

This inspector is not required to A) verify tonnage match of indoor coils and outside coils or condensing units B) determine the correct sizing, efficiency, or adequacy of the HVAC system. 535.230 Standards of Practice. Acceptance of these conditions rest solely with the buyer, if you have concerns or questions we recommend contacting a licensed HVAC technician for a professional analysis of the system.

Temperature differential at time of inspection was 11°F.

Recommend qualified/licensed HVAC technician service/repair/replace as needed, not cooling well. Temperature differential was below minimum TREC standard of 15 degrees.

Recommend having equipment serviced by qualified/licensed HVAC Technician as needed.

CONDENSER UNIT:

Data plate is not present or legible.

No significant deficiencies or anomalies observed at the time of inspection.

EVAPORATOR COIL:

Data plate is not present or legible.

No significant deficiencies or anomalies observed at the time of inspection.

Evaporator coils have rust.

The unit has excessive noise/vibration, which typically indicates the unit having a limited serviceable life remaining.

DRAIN LINES:

No significant deficiencies or anomalies observed at the time of inspection.

DRAIN PANS:

The secondary drain pan contains water, correct existing conditions.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

Video



The unit has excessive noise

AC was not performing as intended
with a 11° differential

Rust observed at coils



Water in pan observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:***HVAC-DUCTS & VENTS:**

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.

Note: Inspector cannot confirm proper venting or operation of make-up air venting for gas fired appliances.

FILTERS:

No significant deficiencies or anomalies observed at the time of inspection.

RETURNS:

No significant deficiencies or anomalies observed at the time of inspection.

DUCTS:

Not checked/inspected. Limited visibility.

VENTS:

No significant deficiencies or anomalies observed at the time of inspection.

		X	
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D. Other

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Not located

Location of Main Water Supply Valve:

- Not located

*Comments:**Type of supply piping material: Copper, Galvanized***WATER SUPPLY SYSTEM:**

Galvanized water supply piping observed. Rusting of galvanized pipes can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls. Problems are likely to occur the soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections.

Observed copper pipe connected to a galvanized water line without the benefit of di-electric coupling to prevent corrosion from dissimilar metals in contact with each other.

COMMODOES:

Commode 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.

SINKS:

Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment;
Bathroom

FAUCETS:

*Faucet turns 360 over counter top;
Kitchen sink*

Faucet loose, not secured; bathroom sink

No hot water noted at fixture when tested. Recommend consulting with a qualified licensed plumber;
Utility room

SHOWERS:

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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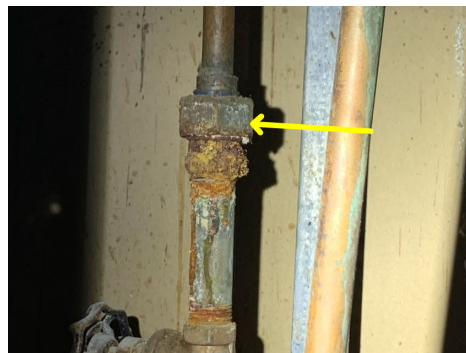
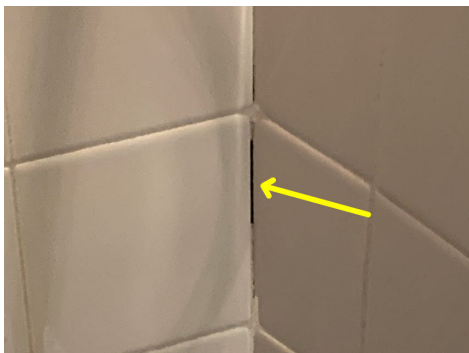
24 hour shower pan test has been specifically excluded.

Due to no access to apt below, inspector was unable to test shower pan.

Missing or non-functioning door stop behind one or more shower doors to prevent damage to door / enclosure / sheetrock / interior finishes.

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

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



Grout/caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles

Observed copper pipe connected to a galvanized water line without the benefit of di-electric coupling

X			
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B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Comments:

DRAINS, WASTES, VENTS:

Hydrostatic pressure test of sewer lines was specifically excluded.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐	☒	☐	☐
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C. Water Heating Equipment

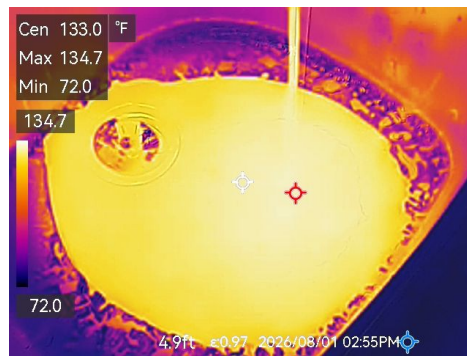
Energy Source:

- Unknown

Capacity:

- Unknown - Communal system

Comments:

Not present at time of inspection.

Water temperature at time of inspection.

☐	☐	☒	☐
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D. Hydro-Massage Therapy Equipment

Comments:

Not present at time of inspection.

☐	☐	☒	☐
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- No gas meter, all electric

Type of Gas Distribution Piping Material:

- Not present all electric house

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐	☐	☒	☐
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F. Other

Comments:

Not present at time of inspection.

V. APPLIANCES

☒	☐	☐	☐
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A. Dishwashers

*Comments:**No significant deficiencies or anomalies observed at the time of inspection.***INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:**

Dishwasher data plate

☒	☐	☐	☒
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B. Food Waste Disposers

*Comments:*The unit has excessive noise/vibration, which typically indicates the unit having a limited serviceable life remaining.**INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Disposal data plate



The unit has excessive noise/vibration

X			
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C. Range Hood and Exhaust Systems

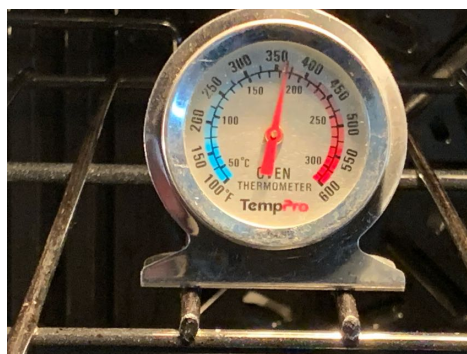
*Comments:**Data plate is not present or legible.**Proper vent termination to exterior not verified.*

X			
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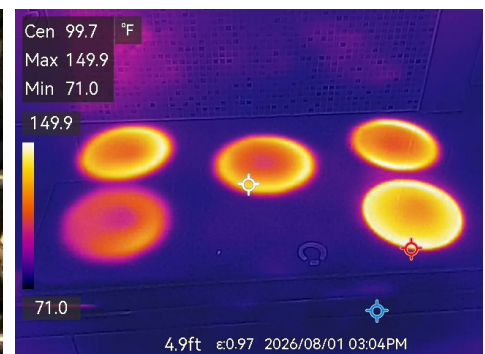
D. Ranges, Cooktops, and Ovens

*Comments:***ELECTRIC RANGE/COOK TOP:***Data plate is not present or legible.**No significant deficiencies or anomalies observed at the time of inspection.***ELECTRIC OVEN(S):***Timer and cleaning cycles not checked.***INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:**

Oven data plate



Oven operational at time of inspection



Range operational at time of inspection

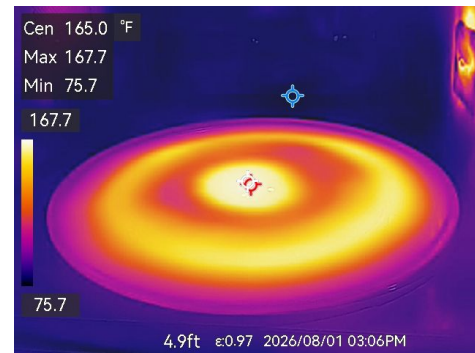
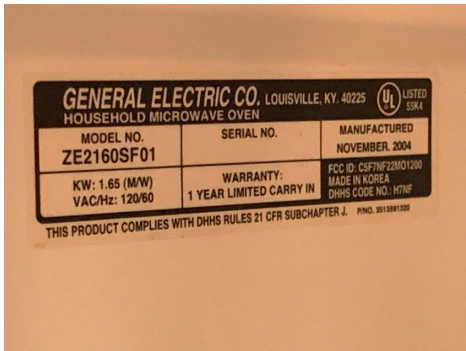
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ E. Microwave Ovens
*Comments:**No significant deficiencies or anomalies observed at the time of inspection.***INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:**

Microwave operational at time of inspection

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters
*Comments:**Did not confirm/verify proper venting of all units to the exterior.*
☐ ☐ ☒ ☐ G. Garage Door Operators
*Comments:**Not present at time of inspection.*
☐ ☐ ☒ ☐ H. Dryer Exhaust Systems
*Comments:**Not present at time of inspection.*

I=Inspected

NI=Not Inspected

NP=Not Present

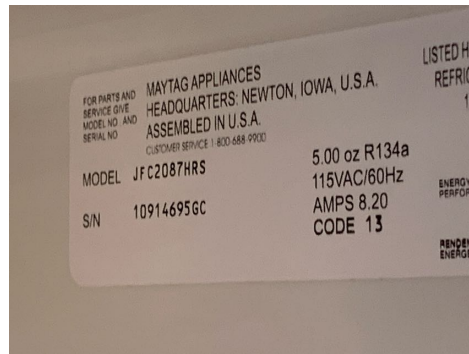
D=Deficient

I	NI	NP	D
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X			
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 I. Other
*Comments:***REFRIGERATOR:**

Temperature measures: Refrigerator: 36°F Freezer: 0°F

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

Refrigerator data plate

VI. OPTIONAL SYSTEMS

	X		
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 A. Landscape Irrigation (Sprinkler) Systems
*Comments:**Common area maintenance, not checked/inspected.*

		X	
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 B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: N/A

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐	☐	☒	☐
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C. Outbuildings

Materials: N/A

Comments:

Not present at time of inspection.

☐	☐	☒	☐
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: N/A

Type of Storage Equipment: N/A

Comments:

Not present at time of inspection.

☐	☐	☒	☐
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E. Private Sewage Disposal Systems

Type of System: N/A

Location of Drain Field: N/A

Comments:

Not present at time of inspection.

☐	☐	☒	☐
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F. Other Built-in Appliances

Comments:

Not present at time of inspection.

☐	☐	☒	☐
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G. Other

Comments:

Not present at time of inspection.

INSPECTION SERVICE AGREEMENT

NOTE – THIS IS A LEGAL CONTRACT THAT DETAILS THE RIGHTS AND OBLIGATIONS OF THE PARTIES. THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

THIS CONTRACT IS BETWEEN YOU THE CLIENT AND FIG SERVICES LLC dba FOX INSPECTION GROUP LLC, ITS SUBSIDIARIES, AND ALL SUBCONTRACTORS SCHEDULED OR ARRANGED THROUGH US

PLEASE READ ALL PAGES CAREFULLY

SCOPE OF SERVICES PROVIDED: A home inspection is a noninvasive, visual observation and operation of the accessible systems and components of real property, including buildings and other improvements. Its purpose is a) to identify conditions that, in the professional opinion of the Inspector, are significantly deficient or b) to identify systems and components that are at the end of their service lives.

The Inspection is strictly limited to the examination of readily accessible, installed systems and components of homes by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the Property: structure, foundation, exterior, roof, attic, major mechanical systems (heating, air conditioning, electrical, and plumbing), built-in appliances, and interior (floors, ceilings, walls, windows, and doors). All components will be inspected pursuant to the Standards of Practice set forth for Home Inspectors by the Texas Real Estate Commission as contained in the Texas Administrative Code, §§535.227 through 535.233. This inspection is limited to only those systems or components, as set forth in these Standards of Practice, as agreed upon by the client and the inspector, or as expressly excluded in writing. Where multiple instances of the same component exist, a representative number shall be inspected. The observations of conditions are limited to those areas of the home which 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. Any additional services outside the list of components in this contract or in those rules must be specifically agreed to in writing between the Inspector and the Client.

The Inspector will prepare and provide the Client with a written report for the sole use and benefit of the Client. The written report shall document any deficiencies discovered in the Property's systems and components. A deficiency is a condition that, in the reasonable judgement of the Inspector, is not functioning properly or is unsafe. However, the fact that a system or component is near, at, or beyond the end of its normal service life is not, in itself, a deficiency in the system or component.

Nothing in the report and no opinion of the Inspector should be construed as advice to the Client to purchase, or not to purchase, the Property, or serve as a prediction of future conditions or the value of the Property. Further, any descriptions of deficiencies of the Property should not be interpreted as estimates for the costs of repairs to any system or component of the Property.

CLIENT'S DUTY: The Client understands and accepts that the Inspection and report, in accordance with this Agreement, are intended to reduce, but cannot eliminate, uncertainty regarding the condition of the Property. The Client is responsible for reviewing the permit history and for researching any legal actions or insurance claims involving the Property.

The Client agrees to read the entire written report when it is received and to promptly contact the Inspector with any questions or concerns regarding the Inspection or written report. The written report shall be the exclusive findings of the Inspector. Verbal representations not recorded within the Inspection report are not part of the Inspection.

The Client acknowledges that the Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information on the condition of the Property. Should the Inspector's report reveal any additional conditions that require further investigation or repair, the Client agrees that any further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified to perform the work.

CLIENT'S DUTY Cont.: In the event the Client becomes aware of a reportable condition not contained in the written inspection report, the Client agrees to promptly notify the Inspector and allow the Inspector and/or the Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. If the Client fails to so notify the Inspector and fails to allow an additional inspection, then any costs of such repairs, alterations or replacements will be entirely at the Client's cost without recourse against the Inspector.

LATENT DEFECTS: The Client agrees that the Inspection is not a technically exhaustive investigation or evaluation of every aspect of the Property. The Client acknowledges and agrees that the Inspection and the written report will not reveal every existing deficiency and future condition affecting the Property. The Inspector is not responsible for the non-discovery of any latent defects of the Property or any problems that may occur or become evident after the date of the Inspection. Latent defects of the Property include, but are not limited to: cracking, leaking, surface dislocations, or landslides resulting from, without limitation to, water leaks, land subsidence, or other geological problems. The Inspector is not responsible for any defects that may manifest themselves in the future, any structural failures that may occur in the future, or damages that result from future repairs.

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.

COMPLIANCE WITH BUILDING CODES: Consistent with the scope of the Inspection, as provided in this Agreement, the Inspector will identify items that may present a health or safety issue. However, the Inspector will not provide an opinion on compliance with any particular building code.

INSURABILITY: The Client understands that the Inspection will not determine the insurability of the Property. Insurance companies have different underwriting criteria, and the Inspector cannot be expected to determine how a particular system or component may affect insurability.

ENVIRONMENTAL AND HEALTH CONDITIONS: The Client agrees that the Inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding the Property, including, but not limited to the presence of: asbestos, radon, lead, or urea-formaldehyde; wood destroying organisms, fungi, molds, mildew, feces, urine, vermin, pests, or any animal or insect; drywall that may have been manufactured with contaminated materials (including carbon disulfide, carbonyl sulfide and hydrogen sulfide), polychlorinated biphenyls (PCBs), or other toxic, reactive, combustible, or corrosive contaminants, materials; or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

If the Client wishes to have an inspection for any specific health or environmental condition, that must be covered by a separate addendum to this Agreement.

In addition to the above limitations on the scope of services, the Inspection will not include any engineering or architectural analysis. The report will not offer any opinion about the adequacy of the structural systems and components of the Property.

RE-INSPECTION OF COMPONENTS: In the event that the Inspector is asked by the Client to re-inspect a

component or condition that has been repaired, the Inspector's scope of re-inspection will be limited to the components or conditions identified. The Inspector will not be responsible for any changed conditions in other components or conditions since the date of the original Inspection. Any re-inspection of repaired components or conditions will not determine if the repair is adequate, proper, or compliant with current building codes. Any re-inspection will only determine if visually identifiable deficiencies still exist.

LIMITATION OF LIABILITY

THE FOLLOWING CLAUSE LIMITS THE LIABILITY OF THE INSPECTOR – PLEASE READ CAREFULLY

THE CLIENT AGREES AND UNDERSTANDS THAT THE INSPECTOR IS NOT AN INSURER AND IS NOT WARRANTING OR GUARANTEEING THE ADEQUACY, PERFORMANCE, OR LIFE EXPECTANCY OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM OF THE PROPERTY. THE CLIENT FURTHER AGREES THAT, IF THE INSPECTOR OR ANY OF THE INSPECTOR'S AGENTS, EMPLOYEES, SUBCONTRACTORS, OFFICERS, OR SHAREHOLDERS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO NEGLIGENCE OR THE FAILURE TO PERFORM THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE PROPERTY, **THE INSPECTOR'S MAXIMUM LIABILITY SHALL BE LIMITED TO TWICE THE AMOUNT OF THE PAID INSPECTION FEE.** THIS LIMITATION SHALL NOT APPLY TO ANY DAMAGES SPECIFICALLY ALLOWED BY STATUTE.

THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR: DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, GOVERNMENTAL FINES AND CHARGES, PUNITIVE DAMAGES, ATTORNEY'S FEES, AND COURT COSTS.

AT THE CLIENT'S OPTION, A **COMPREHENSIVE INSPECTION** WITHOUT LIMITATION OF LIABILITY IS AVAILABLE. A **COMPREHENSIVE INSPECTION** INCLUDES A CONTRACTOR, ENGINEER, AND ARCHITECT REVIEWING THE PROPERTY FOR A MINIMUM FEE OF \$9,250 (REQUIRES QUOTE AND ADDITIONAL SCHEDULING). A **COMPREHENSIVE INSPECTION** REQUIRES A SEPARATE CONTRACT.

THIS LIMITATION OF LIABILITY SHALL NOT APPLY TO ANY DAMAGES CAUSED BY THE GROSS NEGLIGENCE OF THE INSPECTOR IN THE PERFORMANCE OF THE INSPECTOR'S OBLIGATIONS IN THIS AGREEMENT.

RESOLUTION OF DISPUTES

Any controversy or claim arising out of or relating to this Agreement shall be resolved through **Small Claims Court** (or similar court of limited monetary jurisdiction) in the jurisdiction applicable to this Agreement. In the event that the amount in dispute exceeds the jurisdiction of the applicable **Small Claims Court**, the dispute shall be settled by **binding arbitration** administered by Construction Dispute Resolution Services, or if unavailable, Resolute Systems, before a single arbitrator using its Commercial Arbitration Rules. The arbitrator shall have at least three years of knowledge and experience in the home inspection industry or similar knowledge and experience in construction. Each party agrees to pay its own costs of arbitration.

Any legal action or proceeding shall be brought in the County in which the Property is located.

ENFORCEMENT FEES AND COSTS

Any party failing to follow the RESOLUTION OF DISPUTES process identified above, shall be **liable for all fees and costs** associated with compelling or enforcing compliance with the RESOLUTION OF DISPUTES process.

TIME TO INITIATE ACTION

Any action regarding or arising from the condition of the Property and the Inspection and/or the written report must be filed and initiated by the Client no later than **two (2) years** following the date of the Inspection.

Otherwise, the claim will be barred. If the matter is in arbitration, the arbitrator will be bound by the terms of this paragraph as a limitation on the arbitrator's ability to render an award in favor of the Client.

NO WARRANTIES OR GUARANTEES

The Inspection and the written report are not intended, nor shall they be used or treated by the Client or anyone else, as a guarantee or warranty expressed or implied, regarding the adequacy, performance, or condition of any aspect of the Property. The Client acknowledges and agrees that the Inspector is not an insurer of any inspected or non-inspected conditions of the Property.

RELIANCE BY THIRD PARTIES

The Client agrees and understands that the Inspection report provided to the Client under this Agreement is solely for the Client's exclusive use in evaluating the physical condition of the property. No representation is made by the Inspector as to the value of the Property.

If anyone other than the Client relies upon the inspection report, that person agrees to be bound by all of the terms and conditions in this Agreement.

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 Fox Concierge Services / Home Binder in this real estate transaction. Client(s) acknowledges that they have been informed of this arrangement and authorizes them to call Client at the phone number provided to discuss options regarding setting up TV, Internet, Home Phone, Electricity, Home Security, municipal utilities, etc. at their future home. If client(s) does not want to be contacted just let us know by phone or text to (713-723-3330) or by email (Office@FoxInspectionGroup.com) ..

ENTIRE AGREEMENT AND SEVERABILITY OF PROVISIONS

This Agreement contains the entire Agreement between the Client and the Inspector. This document supersedes any and all representations, both oral and written, among the parties. This Agreement may be modified, altered, or amended only in writing and having been signed by both the parties. Any provision of this Agreement which proves to be invalid, void, or illegal shall in no way affect, impair, or invalidate any other provision of this Agreement, and all such other provisions shall remain in full force and effect.

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.

- Additional inspection services are available upon request for additional fee if desired: Termite / WDI report, underground sewer line, pool, invasive stucco moisture, infrared / thermal imaging, indoor air quality, Chinese drywall, well and septic, forensic, as well as other types of inspections.
- If after walking thru the property with the inspector, if you are in anyway dissatisfied with the services provided, you are under no obligation to pay.
- Unless otherwise instructed we will provide a copy of this report to YOUR realtor only

You may not assign this Agreement. If there is more than one Client, you are signing on behalf of all of them and you represent that you are authorized to do so for all Clients and/or intended beneficiaries. The provisions of this Agreement will be binding upon any party that takes title to the Property with the Client or claims title to the Property through the Client.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

FOX INSPECTION GROUP SEWER INSPECTION

PLEASE READ CAREFULLY

Professional Home Inspectors are generalist by trade. We are trained and licensed to review the structural integrity, functionality and safety of systems and components associated with residential properties. Our goal is to provide an unbiased description of observable and accessible conditions, so that clients can make sound financial decisions based on their own resources when purchasing real property. As part of that decision-making process, we often refer clients to qualified or license specialists for further evaluation.

In Texas, the scope of our inspection is governed by the Standards of Practice set forth by the Texas Real Estate Commission (TREC). These standards represent the minimum requirements for inspecting a residential property. For the benefit of our clients, Fox Residential Services Group regularly exceeds those standards.

A camera inspection of the main sewer lines exceeds the TREC Standards of Practice, while maintaining the non-invasive nature of the inspection. It involves removing a readily accessible “panel” (the drain cleanout cap) much akin to an electrical or HVAC panel cover. Then utilizing an extension camera to view interior conditions. A camera inspection of the main sewer lines, while limited in nature, provides the client with additional information during the option period concerning the general condition of main drain lateral lines and whether or not further investigation is warranted.

Further evaluation is often required by a licensed plumber to determine the presence and/or severity of specific waste line conditions. Additional forms of testing are often employed by Licensed Plumbers that are **considered invasive in nature and may require the owner’s consent to proceed**. Examples may include a combination of the following:

- **Plumbing Scopes** – utilizing specialized camera equipment to view the interior of pipes as well as pinpoint the location of deficiencies with sonar devices.
- **Hydrostatic Drain Test** – drain lines are isolated with inflatable test plugs, filled with water to establish a “head load,” and then monitored for an extended time-period. If the water level (hydro) remains static over time the drain lines are watertight. If the water level drops over time, leaks may be present.

- **Visual Investigation** – manually removing fixtures or digging to unearth concealed drain lines in order to visually identify deficiencies.

Frequently Asked Questions

I thought home inspectors were not allowed to do “plumbing scopes”? (see Purpose below)

- Correct, in part. It has been a long-standing practice that according to Texas State Board of Plumbing Examiners, licensed plumbers are to perform plumbing scopes. The standard has recently changed.
- Ken Paxton, the current Attorney General, recently offered an opinion that it is within the scope of TREC inspection for a professional home inspector to visually examine the interior of a drainpipe with a non-invasive camera. In the same manner we utilize cameras and mirrors to inspect components such as furnaces, air handlers or fireplaces.
- We are attempting to provide a timely, cost-effective method of determining if further investigation by a licensed plumber is necessary. Our goal is to work in concert with plumbers.

My plumber told me your report is invalid. (See Limitations below)

- Our sewer camera reports are not intended to supersede the expertise of state-licensed plumbers.
- Our findings or description of conditions are general in nature, and we defer to the expert opinion of reputable, state-licensed plumbers.
- We are happy to discuss our findings with state-licensed plumbers at the direction of our clients. We value the opportunity to clarify and learn.

Why do I have to pay for an additional plumbing scope if I paid you guys already? (see Limitations)

- We are attempting to provide a timely, cost-effective method of determining if further investigation by a licensed plumber is necessary. Our goal is to work in concert with plumbers.
- Our pricing is competitive, and often more affordable, than plumbing contractors. We are already on site for the inspection and can gather valuable information readily for the client, saving time and money in the long run.

- For the sake of liability, many licensed plumbers will not perform camera inspections apart from hydrostatic testing. This process, while effective, is considerably more expensive.
- The goal of our sewer camera report is to help the client justify the expense of further evaluation based on their own resources.

Language from the Sewer Camera Report Template

Purpose

A camera inspection of the main sewer lines is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals: from the house to the street or septic system and directly under the house. It is not an exhaustive inspection to pinpoint every drain line deficiency. The camera inspection of the main sewer lines looks for visible defects, including obstructions, offsets, bellies, breaks, rust and scaling, and other visible conditions. Future performance cannot be predicted or guaranteed. Further investigation and testing by a licensed plumber may be necessary to identify the presence and/or severity of certain conditions.

General Limitations

The camera inspection of the main sewer lines is limited to the accessible areas of the main drain laterals, specifically to the street or septic system and directly under the house. Branch lines and vents cannot be accessed with the camera. Drain cleanout configurations/defects can limit access and will be noted as a defect, if present. Accessibility is further limited if a roof sewer vent is utilized as the point of access. Certain defects and conditions are not observable with a camera inspection of the main sewer lines, such as pipe wall thickness and leaks. Further investigation and testing by a licensed plumber may be necessary to identify the presence and/or severity of certain conditions.

Specific Limitations

Cleanouts Not Located - The cleanouts could not be located at this time. Recommend further information from the homeowner.

Drain Cleanout Cap Seized - The drain line could not be inspected due to the cap being seized in place at the time of inspection. Removal risked damage to the property. Further evaluation and/or repair by a licensed plumber is advised.

Improper Drain Cleanout Installation - The drain cleanouts are directed on the same lateral and/or improperly installed. As indicated above, one or more lateral lines could not be viewed at the time of the inspection.

One Cleanout - The main drain line is equipped with only one cleanout. This is not uncommon for the age of the home. As indicated above, one or more lateral lines could not be viewed at the time of the inspection.

Utilities Disconnected - The water service was disconnected at the time of the inspection. As a result, the flow of water in the waste lines could not be observed. The waste laterals were inspected for other visible defects and noted accordingly.