

Fox Inspection Group

Pool Inspection Report



14014 Hampton Cove Drive, Houston, TX 77077

Inspection prepared for: Musab Saeed & Maria Choubhary

Date of Inspection: 4/30/2026 Time: 8:30 AM

Age of Home: 2008 Size: 6165

Order ID: 124798

Inspector: Jovan Martin

TREC 25649

8616 Daffodil street, Houston, TX 77063

Email: jovan@foxinspectiongroup.com



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Visual Assessment of Structure

I	NI	NP	D	
X			X	Tile & Grouting

Some calcium buildup observed spa & pool walls.

Loose, damaged and/or missing tiles should be repaired or replaced immediately to prevent further damage to pool & spa tiles.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



Calcium buildup observed on the tiles.



Calcium buildup observed on the tiles.



Calcium buildup observed on the tiles.



Damaged tiles.

X			X	Interior Finish
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Finish & Chlorination
 • Gunite- Crushed Granite
 • Chlorine

Approximate Volume: 14,000 Gallons

Note: Inspector can not confirm proper bonding performed when/at/during construction.

There are some visible deficiencies observed in the pool finished surface at this time. Some resurfacing may be necessary. This condition should be further evaluated by a qualified pool service.

Some discoloration of the pool surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.

There are some visible deficiencies observed in the spa finished surface at this time. Some resurfacing may be necessary. This condition should be further evaluated by a qualified pool service.

Some discoloration of the spa surface was observed at the time of this inspection. A qualified technician should investigate the cause and remedy of this condition.

Pool plaster showing signs of major wear, plaster worn to point that gunite shell of pool is showing through.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



Excessive wear and tear observed on the pool finish.



Excessive wear and tear observed on the pool finish.



Excessive wear and tear observed on the pool finish.



Excessive wear and tear observed on the pool finish.



Excessive wear and tear observed on the pool finish.



Excessive wear and tear observed on the spa finish.

X			X	Deck & Expansion Joints
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Some damage, cracking, and/or deficiencies to the decking were observed.

Loose flagstone/coping observed; water wall.

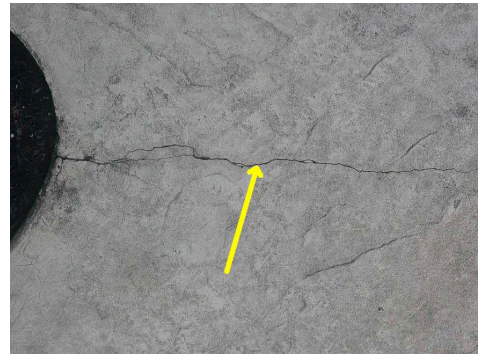
INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



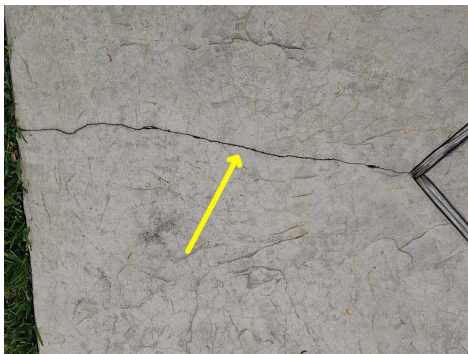
Cracks for observed in the pool deck.



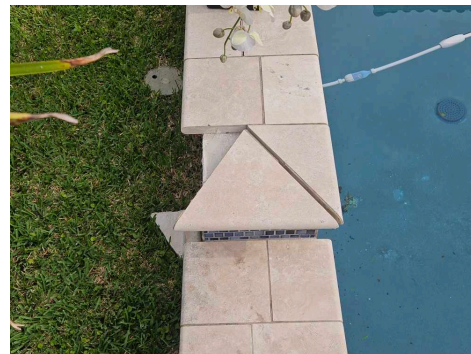
Cracks were observed in the pool deck.



Cracks were observed in the pool deck.



Cracks were observed in the pool deck.



Loose tile was observed on the water wall.

X			X	Coping & Caulking
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Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.

Some damage to the coping was observed.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The coping was damaged near the stairs.

X				Skimmer(s)
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Number of Skimmers: 2

X				Main Drain Cover(s)
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No significant deficiencies or anomalies observed at the time of inspection.

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

Deck Equipment

I	NI	NP	D	
		X		Ladder(s) & Handrails

Not present at time of inspection.

X			X	Deck Fittings
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Umbrella stand is missing its cover that should be in place when not in use.

		X		Diving Board/ Slide
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Not present at time of inspection.

		X		Cover(s)
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Not present at time of inspection.

X		X	X	Fencing & Barriers
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There is no pool barrier in place at the time of this inspection. This condition needs to be corrected for reasons of safety.

House alarm system was observed on multiple door and windows, however these do not typically meet the current standards for pool safety.

All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.

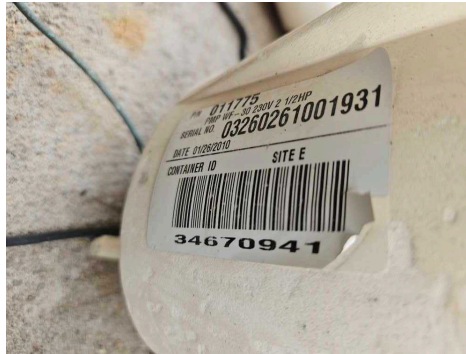
Under current standards, all the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

Mechanical Equipment

I	NI	NP	D	
X				Pump/Motor

The filter pump appears to be operating as intended.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

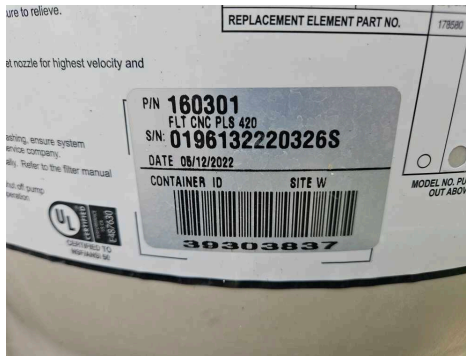


The filter pump data plate. 16 years old

X				Filter
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Filter Type: Cartridge
 Approximate PSI: 25 to 30 psi
 The pool filter appears to be performing it's intended function.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The filter data plate.

X			X	Gauges
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The filter gauge is damaged.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



Filter gauge cloudy / damaged

X		X	Heater
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Heater Fuel Source: Natural Gas
 Did not observe gas line drip leg(s) on gas heater which is called for in the manufactures installation instructions.

The pool heater did not respond to controls when tested in the manual / service settings. The cause and remedy should be further elevated.

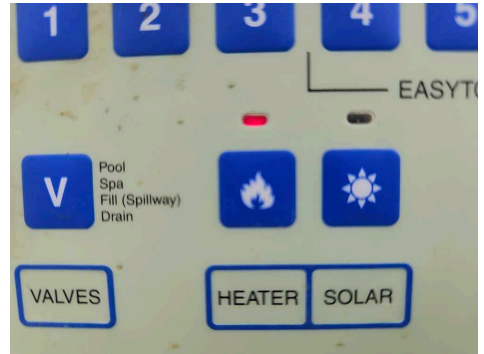
INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The heater data plate was not legible at the time of the inspection.



The pool heater is not responding to any of the control panel commands.



The pool heater is not responding to any of the control panel commands.



The pool heater is not responding to any of the control panel commands.

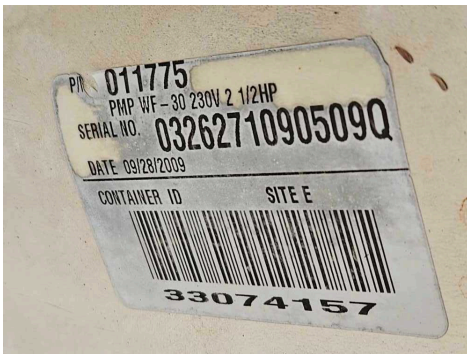
X			X	Water Feature
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A leak was observed on the water feature pump. Further evaluation as to the cause and remedy is recommended.

Cavitation (Air) observed in the water feature pump housing. The cause and remedy should be further evaluated.

Pump bearing noise observed coming from Water feature pump which generally indicates imminent failure in the not-too-distant future.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The water feature pump data plate. 17 years old



The water feature function was operational at the time of the inspection.



The pool equipment pad was wet underneath the water feature pump at the time of the inspection.

X			X	Auto Cleaning Equipment
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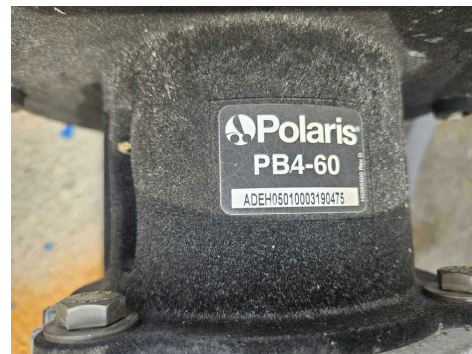
Type of Pool Cleaner: Pressure
 Pool cleaner motor breaker was tripped at the time of the inspection, needs diagnosis and repair/ replacement. The inspector turned on the breaker to check the booster pump once the booster pump was tested the inspector returned the breaker to the off position.

Pump bearing noise observed coming from Pool / Cleaner pump which generally indicates imminent failure in the not-too-distant future.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The pool cleaner booster pump was noisy at the time of the inspection.



Booster pump data plate.

X			X	Piping & Valves
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Note: Inspector does not operate manual and/or unlabeled valves as unforeseen damage is possible to equipment. Recommend contracting a pool construction company for servicing.

PIPING:

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

VALVES:

Leak observed at spa control valve.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

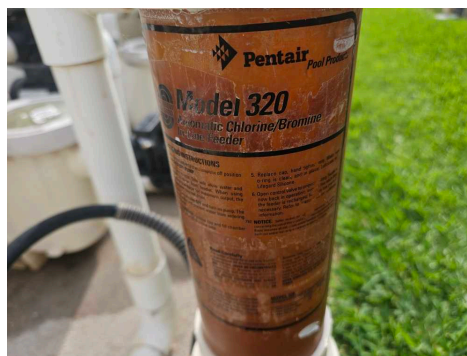


The spa valve was leaking at the time of the inspection.

X				Chemical Feeders & Generators
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No significant deficiencies or anomalies observed at the time of inspection.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The inline feeder data plate.

X			X	Air Blowers
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The air blower housing is damaged. Recommend repair.

Not operational, repair/replace as needed.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The spa housing was cracked at the time of the inspection.



The spa blower did not respond to commands from the control panel.

X			Fill Line
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Did not observe automatic or manual fill valve which could indicate one is not present and pool must be filled with a hose.

		X	Chiller
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Not present at time of inspection.

X			X	Controls/ Time Clocks
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Not all pool equipment/ features are responsive from the panel when put in "Service Mode". Recommend qualified pool technician repair as necessary.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:



The pool equipment control panel.

X			X
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Branch Circuits**BRANCH WIRING:**

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

SWITCHES:

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

LIGHTS:

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

GFCI:

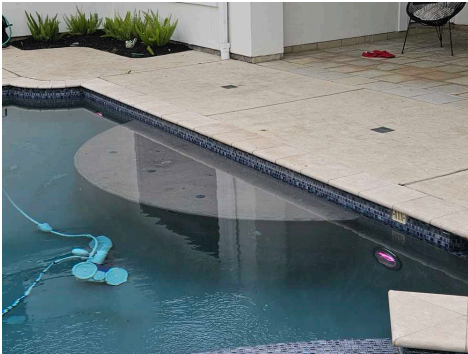
GFCI not operational, recommend replacement.

BONDING/GROUNDING:

Note: Inspector is unable to confirm proper grounding/bonding of pool structure.

The motor(s) are not electrically bonded back to the rest of the associated components.

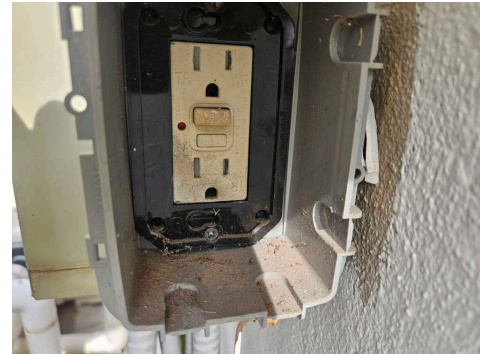
Did not observe proper electrical bonding wire attachment to all pool mechanical equipment. This is required for safety from potential shock hazard.

INSPECTION PHOTOS/DOCUMENTATION AS FOLLOWS:

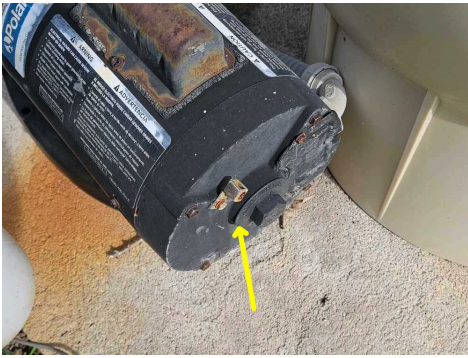
The pool lights were operational at the time of the inspection.



The spa light was operational at the time of the inspection.



The pool equipment GFCI panel was damaged at the time of the inspection.



The booster pump motor was not bonded at the time of the inspection period



The pool filter motor was not bonded at the time of the inspection period



The water feature motor was not bonded at the time of the inspection.

Water Chemistry

I NI NP D

Total Hardness

1000ppm (High)

The measure of all the dissolved minerals such as calcium, magnesium and sodium is known as total hardness. Regarding pool water chemistry, it's known as calcium hardness. High or low levels of calcium hardness can result in issues, so the recommended level for calcium hardness is 200–400 parts per million.

Total Chlorine

10ppm (High)

Total chlorine is the sum of combined and free chlorine. In all instances, the level of total chlorine will always be above or equal to free chlorine levels. An ideal reading would be between 1 and 5 parts per million.

Total Bromine

20ppm (High)

Bromine is most commonly used in conjunction with the total chlorine as a sanitizer, an ideal reading would be between 2 to 10 parts per million.

Free Chlorine

10ppm (High)

Free available chlorine is the part of the total chlorine measurement that has not yet reacted with contaminants. Therefore, it is called available or free. Desired range would be 1 to 3 parts per million for a pool, and 3 to 5 parts per million for a spa.

pH Levels

8.4 (High)

pH is the intensity of acid or alkaline materials in the water of your pool or spa. An ideal range would be from 7.2 to 7.8. Low readings could be the cause of etching to the plaster surface, whereas high readings could create scaling or cloudy water.

Total Alkalinity

80ppm (OK)

Total alkalinity measures the amount of alkaline substances (primarily bicarbonates and carbonates in your water). Alkaline substances buffer your water against sudden changes on pH so that your water chemistry is more easily controlled. An ideal range would be between 80 and 120 parts per million.

Cyanuric Acid

150ppm (High)

Cyanuric acid stabilizes chlorine from degradation caused by UV rays of the sun. An ideal reading would be between 30 and 50 parts per million.

Phosphate

Materials: 200 • Phosphates are food for algae, which can lead to algae blooms. Phosphates can increase chlorine demand and reduce chlorine efficiency. Ideal range is 0-100ppb.

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 Pool 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 pools by using normal operating controls and opening readily operable access panels, where applicable, of the following components of the pool equipment. The observations of conditions are limited to those areas of the pool 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 Pools 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 pool 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 pool should not be interpreted as estimates for the costs of repairs to any system or component of the pool.

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.

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 Pool. 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.

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.

REGARDING PREVIOUSLY FLOODED POOLS: Client is hereby put on notice, Caveat emptor / buyer beware; this pool 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, other pool 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.

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 Pool.

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 POOL AND/OR 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 \$2,500 (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 pool 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 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, Pool Phone, Electricity, Pool Security, Pest Control, municipal utilities, etc. at their future pool. 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 discussing the pool inspection with the inspector, and 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