

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION AGREEMENT
SAMPLE REPORT**

ALLIED HOME INSPECTION SERVICES

**JOHN O. FRANZEN
LICENSED BUILDING INSPECTOR
T.R.E.C. # 1553**

800 / 498 - 4498

BUYER / CLIENT INFORMATION:

REALTOR INFORMATION

NAME:

NAME:

ADDRESS:

REALTY CO

ADDRESS:

CELL / WORK PHONE:

PHONE

HOME PHONE

FAX / E-MAIL:

FAX / E-MAIL:

PROPERTY INFORMATION:

TYPE OF INSPECTION REQUESTED:

ADDRESS:

STRUCTURAL: XX

MECHANICAL: XX

COUNTY HARRIS

POOL:

KEY MAP NO.

SPA:

TYPE OF STRUCTURE: CONDO

OTHER:

APPROX. AGE OF STRUCTURE: 30 YEARS

TOTAL INSPECTION FEE \$ (TO BE PAID AT TIME OF INSPECTION)

IMPORTANT NOTICE: (PLEASE READ CAREFULLY)

NOTE:

IT WAS NOT DETERMINED IF ANY REPAIR ITEMS, THAT ARE LISTED IN THIS REPORT,, DID OR DID NOT MEET THE EXISTING BUILDING CODES AT THE TIME THE PROPERTY WAS BUILT. IF ANY ITEM IS LISTED AS "DEFICIENT", IT MAY BE LISTED AS A REPAIR ITEM BECAUSE IT DOES NOT MEET THE CURRENT BUILDING CODES. THE SELLER, OF THIS PROPERTY, IS NOT REQUIRED TO MAKE REPAIRS ON ANY "DEFICIENT ITEM", THAT DOES NOT MEET CURRENT BUILDING CODES UNLESS THE PROPERTY IS NEW.

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VACANT HOUSES:

THE FOLLOWING ITEMS ARE THE MOST COMMON PROBLEMS FOUND AFTER A HOUSE HAS BEEN VACANT FOR A WEEK OR MORE; AND ALLIED HOME INSPECTION SERVICES WILL NOT BE RESPONSIBLE FOR:

- 1. SEWER AND DRAIN LINES STOPPING UP AND LEAKS AT FAUCETS DUE TO SEALS AND WASHERS DRYING OUT.**
- 2. LEAKS AT DISHWASHERS (SEALS DRYING OUT), DISHWASHER MOTOR OR PUMP LOCKING UP**
- 3. GARBAGE DISPOSAL LOCKING UP.**
- 4. WATER HEATERS LEAKING AT DRAIN VALVE AND/ OR SUPPLY LINE**
- 5. DAMAGE TO ELECTRIC WATER HEATERS WHEN WATER IS DRAINED FROM WATER HEATER BUT ELECTRIC POWER IS NOT SHUT OFF TO WATER HEATER. (CAUSES DAMAGE TO HEATING ELEMENTS AND THERMOSTATS.**
- 6. GAS WATER HEATERS AND GAS FURNACES. (IF GAS HAS BEEN TURNED OFF, THERMOCOUPLE (PILOT GENERATOR) MAY FAIL.**

STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE FOLLOWING: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, SECURITY & FIRE SYSTEMS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF-CLEANING CYCLE ON OVENS, RADIATION LEAKAGE FROM MICROWAVE OVENS, OR RISER HEIGHT ON STAIRWAYS.

STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE DETERMINATION OF THE PRESENCE OF ANY WOOD-DESTROYING INSECTS, ASBESTOS CONTAINING MATERIALS, RADON, LEAD PAINT, ON ANY TYPE OF CHEMICAL OR CARCINOGENIC SUBSTANCE OR GAS THAT IS HARMFUL TO HUMANS OR ANIMALS INCLUDING MOLD, FUNGI, OR OTHER MICROBES.

IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS

THIS INSPECTION REPORTS ONLY ON THE ITEMS LISTED AND ONLY ON THE PRESENT CONDITION OF THOSE ITEMS. THIS INSPECTION REPORT REFLECTS ONLY IF THE ITEMS INSPECTED ARE OBSERVED TO BE "FUNCTIONAL" OR "IN NEED OF REPAIR" AT THE TIME OF THE INSPECTION. THAT IS, WHETHER SUCH ITEMS AT THE TIME OF THE INSPECTION ARE OBSERVED TO BE SERVING THE PURPOSE FOR WHICH THEY ARE ORDINARILY INTENDED. THIS INSPECTION IS NOT A CODE INSPECTION. THIS INSPECTION REPORT REFLECTS ONLY THOSE ITEMS REASONABLY OBSERVABLE AT THE TIME OF THE INSPECTION. NO REPRESENTATION OR COMMENT CAN BE MADE CONCERNING ANY LATENT DEFECTS OR DEFECTS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR AT THE TIME OF THE INSPECTION OR OF OTHER ITEMS WHICH REQUIRE THE REMOVAL OF PERMANENT COVERINGS. THIS INSPECTOR IS RENDERING OPINIONS ON THE CONDITION OF THE PROPERTY AT THE TIME OF THE INSPECTION. THIS IS COVERED UNDER THE "PROFESSIONAL SERVICES" EXEMPTION OF THE TEXAS DECEPTIVE TRADE ACT. REFER TO TEXAS COURT OF APPEALS CASE IN FORT WORTH, TEXAS "HEAD VS U.S. INSPECT".

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IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)

FOR EXAMPLE, BUT WITHOUT LIMITATION, RECENT REPAIRS, PAINTING, OR COVERING MAY CONCEAL PRIOR OR PRESENT LEAD DAMAGE WHICH IS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR, AND NO REPRESENTATION OR COMMENT CAN BE MADE.

THIS INSPECTION DOES NOT COVER THE POSSIBLE EXISTENCE OF SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OTHER TYPES OF GEOTECHNICAL PROBLEMS CONCERNING THE LAND THAT THE PROPERTY IS LOCATED ON. A FULL EVALUATION OF STUCCO OR EIFS EXTERIOR CLADDING (IF PRESENT) IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN, ARE EXCLUDED AND DISCLAIMED. IF A COMMENT IS MADE CONCERNING THE PRESENT CONDITION OF AN ITEM, THE BUYER / CLIENT IS URGED TO CONTACT A QUALIFIED SPECIALIST TO MAKE FURTHER INSPECTIONS OR EVALUATIONS OF THAT ITEM. BUYER / CLIENT MUST NOTIFY ALLIED HOME INSPECTION SERVICES OF ANY COMPLAINTS WITHIN SEVEN (7) DAYS OF THE DATE OF THE INSPECTION AND THEREAFTER ALLOW A PROMPT REINSPECTION OF THE ITEM (S) IN QUESTION, OTHERWISE, ALL CLAIMS FOR DAMAGES, ARISING OUT OF SUCH COMPLAINT, ARE WAIVED BY THE BUYER / CLIENT.

IF BUYER / CLIENT INSTITUTES ANY LEGAL ACTION CONCERNING THIS INSPECTION, AND FAILS TO PREVAIL ON ALL OF THE CAUSES OF ACTION ALLEGED, BUYER / CLIENT SHALL BE LIABLE TO ALLIED HOME INSPECTION SERVICES FOR ALL OF ITS ATTORNEY FEES INCURRED IN SUCH LEGAL ACTION. ACTUAL DAMAGES FOR ANY BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE, OR OTHERWISE, ARE LIMITED TO THE AMOUNT OF THE INSPECTION FEE SHOWN HEREON. BUYER / CLIENT, BY ACCEPTING THIS INSPECTION REPORT, OR RELYING ON IT IN ANY WAY, EXPRESSLY AGREES TO THESE LIMITATIONS AND DISCLAIMERS.

BUYER / CLIENT AND ALLIED HOME INSPECTION SERVICES AGREE THAT SHOULD A COURT OF COMPETENT JURISDICTION DETERMINE AND DECLARE ANY PORTION OF THIS INSPECTION AGREEMENT VOID, VOIDABLE, OR UNENFORCEABLE, THE REMAINING PROVISIONS AND PORTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

**DATED: SEPTEMBER 13, 2011
SIGNATURES OF BUYER / CLIENT AND JOHN O. FRANZEN WERE ON THE ORIGINAL INSPECTION AGREEMENT.**

**NOTE:
IF BUYERS /CLIENTS ARE NOT PRESENT DURING THE INSPECTION, A COPY OF THIS INSPECTION AGREEMENT WILL BE EMAILED OR FAXED TO THEM PRIOR TO THE TIME OF THE INSPECTION, SO THAT THEY CAN READ IT CAREFULLY, DATE, SIGN, AND RETURN THE AGREEMENT VIA FAX OR EMAIL.**

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STATUS OF PROPERTY AT TIME OF INSPECTION

APPROX. AGE OF THE PROPERTY? 30 YEARS	APPROX. SQUARE FOOTAGE? 982 SQ. FT.	
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? ONE	
APPROX. HOW LONG HAS THE STRUCTURE BEEN VACANT? 6 MONTHS	PROPERTY FACES WHICH DIRECTION? NORTH	
IS ELECTRICITY ON? YES	IS GAS ON? N/A	
IS PROPERTY ALL ELECTRIC? YES	IS WATER ON? YES	
IS THERE A SPRINKLER SYSTEM? NO	IS THERE A WATER WELL SYSTEM? NO	
IS A WOOD SHINGLE ROOF STILL IN PLACE? NO	IS THERE A SEPTIC SYSTEM? NO	
ARE THERE ANY SKYLIGHTS? NO	LOCATION OF SKYLIGHTS? N/A	
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? N/A	
DATE OF INSPECTION? SEPTEMBER 13, 2011	START TIME OF INSPECTION? 3:45 PM	
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 5:30 PM	

NOTE:

AIR DRAFTING QUALITY OR ITS ADEQUACY OF THE FIREPLACE (S) ARE NOT TESTED. THE FOLLOWING ITEMS WERE NOT INSPECTED: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, SECURITY / FIRE PROTECTION SYSTEMS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF-CLEANING CYCLE ON OVENS, OVEN TIMERS, AND ANY RADIATION LEAKAGE FROM MICROWAVE OVENS. T & P VALVES, ON WATER HEATERS, ARE NOT OPERATED.'

NOTE:

THE DETERMINATION, OF THE EXISTENCE OF BROWNFIELDS, SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OR OTHER GEOTECHNICAL TYPE PROBLEMS ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES, IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NOTE:

IF WOOD SHINGLE ROOF IS STILL IN PLACE UNDER THE COMPOSITION ROOF, BUYER (S) MAY HAVE DIFFICULTY OBTAINING HOMEOWNER'S INSURANCE.

NOTE:

IF ALUMINUM BRANCH WIRING IS PRESENT IN THE PROPERTY. BUYER (S) MAY HAVE HAVE DIFFICULTY OBTAINING HOMEOWNER'S INSURANCE.

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ADDRESS OF PROPERTY:

NOTE:

THE PURPOSE OF A PROPERTY OR HOME INSPECTION, IS TO INFORM THE BUYER (S) OF THE PRESENT CONDITION OF THE PROPERTY OR DWELLING BASED ON CURRENT BUILDING STANDARDS. THIS INSPECTOR HAS NO AUTHORITY TO REQUIRE ANYONE TO MAKE ANY REPAIRS THAT ARE LISTED IN THIS REPORT.

NOTE:

A MINIMUM OF 4 INCHES OF SLAB NEEDS TO BE LEFT EXPOSED AND POSITIVE DRAINAGE AWAY FROM THE SLAB NEEDS TO BE MAINTAINED AT ALL TIMES. IF THERE ARE ANY TREES LOCATED WITHIN 5 FEET OF THE FOUNDATION, IT IS RECOMMENDED THAT THE TREES EITHER BE REMOVED OR TREE ROOT BARRIERS BE INSTALLED TO DECREASE THE POSSIBILITY OF FUTURE FOUNDATION PROBLEMS CAUSED BY THE TREE ROOTS. THE INSTALLATION AND USE, OF SOAKER HOSES AROUND THE SLAB, IS STRONGLY RECOMMENDED.

NOTE:

THE DETERMINATION, OF THE EXISTENCE OF BROWNFIELDS, SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OR OTHER GEOTECHNICAL TYPE PROBLEMS ON THE SUBJECT PROPERTY OR ADJACENT PROPERTIES, IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NOTE:

THE OPINIONS, OF THE INSPECTOR, EXPRESSED IN THIS REPORT, ARE SUBJECTIVE OPINIONS.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

NOTE:

THE FOLLOWING IS A LIST OF REPAIR, FIRE OR SAFETY ISSUES THAT WERE OBSERVED DURING THE INSPECTION OF THE SUBJECT PROPERTY. THEY INCLUDE MISSING, DAMAGED, "IN NEED OF REPAIR", "NOT FUNCTIONING AS INTENDED", AND ITEMS THAT DO NOT MEET THE CURRENT STATE OF TEXAS BUILDING CODES.

NOTE:

THE TEXAS REAL ESTATE COMMISSION REQUIRES THAT THE INSPECTION REPORT BE BASED ON CURRENT BUILDING CODES NOT WHAT WAS IN EFFECT AT THE TIME THE STRUCTURE WAS BUILT.

NOTE:

THIS INSPECTOR OR ALLIED HOME INSPECTION SERVICES HAVE NO JURISDICTION OVER THE OWNER (S) OR SELLER (S) OF THE SUBJECT PROPERTY. THE OWNER (S) OR SELLER (S) OF THE SUBJECT PROPERTY ARE NOT REQUIRED TO MAKE ANY OF THESE LISTED REPAIRS.

NOTE:

THESE REPAIR ITEMS ARE NOT LISTED IN ANY TYPE OF PRIORITY ORDER. IT IS JUST A LIST. ESTIMATED REPAIR COST ARE ESTIMATES. ONLY. THIS INSPECTOR OR ALLIED HOME INSPECTION SERVICES ARE NOT IN THE REPAIR BUSINESS.

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

I. STRUCTURAL SYSTEMS

D. ROOF STRUCTURE AND ATTIC

- NO. 1 INSULATION IS LAYING IN THE ATTIC ON LIGHT FIXTURES
OR VENT FAN ASSEMBLIES. THE PRESENT SETUP POSES A FIRE
HAZARD. THE INSULATION NEEDS TO BE PULLED BACK FROM THESE
AREAS. SEE APPENDIX JJ-4 & S-3.
SCUTTLE HOLE, TO ATTIC IN THE OUTSIDE STORAGE ROOM, IS
MISSING A COVER. ATTIC**
- NO. 2 ATTIC IS MISSING FIRE-BLOCKING BETWEEN THE UNITS. SEE
APPENDIX FF-1-A. REPAIRS ARE NEEDED.**

E. WALLS (INTERIOR AND EXTERIOR)

NOTE:

**THE INSPECTION, FOR THE POSSIBLE
PRESENCE OF MOLD, FUNGI, OR OTHER MICROBES IS NOT WITHIN
THE SCOPE OF THIS INSPECTION. IF THERE IS ANY EVIDENCE OF
MOISTURE PENETRATION IN THE HOUSE, IT IS STRONGLY
RECOMMENDED THAT THE BUYER (S) HAVE A QUALIFIED LICENSED
MOLD INSPECTION COMPANY DO A MOLD INSPECTION ON THE
PROPERTY PRIOR TO PURCHASE. BUYER (S) SHOULD ALSO CHECK
WITH THEIR HOMEOWNER'S INSURANCE COMPANY TO DETERMINE
IF THERE HAVE BEEN ANY PREVIOUS WATER DAMAGE CLAIMS ON
THIS PROPERTY.**

- NO. 3 BACK WALL, UNDER THE KITCHEN SINK, IS DAMAGED. REPAIRS
ARE NEEDED.**

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F. CEILINGS AND FLOORS

**NO. 4 VINYL FLOORING, IN THE UTILITY ROOM AREA, IS DAMAGED.
REPAIRS ARE NEEDED.**

G. DOORS (INTERIOR AND EXTERIOR)

**NO. 5 STORAGE ROOM DOOR, ON THE OUTSIDE DECK, IS DAMAGED AT
THE BOTTOM. THIS DOOR NEEDS TO BE REPLACED. MISSING OR
DAMAGED DOOR STOPS IN SEVERAL AREAS. MISSING ONE SLIDING
PATIO SCREEN DOOR. REPAIRS ARE NEEDED.**

H. WINDOWS

NO. 6 MISSING APPROX. TWO WINDOW SCREENS

I. STAIRWAYS

**NO. 7 EXTERIOR STAIRWAY DOES NOT MEET THE "4-INCH" RULE.
THE PRESENT SETUP POSES A SAFETY HAZARD. REPAIRS
ARE NEEDED. SEE APPENDIX G.**

K. PORCHES, BALCONIES, DECKS, AND CARPORTS

**NO. 8 GUARD RAIL SEPARATION, AT THE FRONT PORCH AND BACK
DECK, DOES NOT MEET THE "4-INCH" RULE. SEE APPENDIX G.
REPAIRS ARE NEEDED.**

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

- NO. 9 THERE ARE APPROXIMATELY FOUR WHITE NEUTRAL WIRES COMING OUT OF BREAKERS. THESE WHITE WIRES NEED TO BE TRACED BY LICENSED ELECTRICIAN TO DETERMINE IF THEY ARE REALLY HOT WIRES THAT HAVE NOT BEEN TAGGED AS HOTS, IF THEY ARE REALLY NEUTRAL WIRES, THEN THE BREAKER BOX NEEDS TO BE REWIRED. ALUMINUM WIRES, THAT ARE ATTACHED TO THE LUGS, ARE MISSING A PASTE. SEE APPENDIX E110.14. BARE GROUND WIRES AND WHITE NEUTRAL WIRES ARE ATTACHED TO THE SAME BUSBAR. THEY SHOULD BE ON SEPARATE BUSBARS. ALL, OF THE BREAKERS, NEED TO BE LABELED PROPERLY. ALL 15 & 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. WIRES, THAT ARE LEAVING THE BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER--HEATING ISSUE. THESE WIRES NEED TO BE SPREAD OUT. THE MAIN BREAKER BOX, ON THE OUTSIDE BACK WALL, IS NOT IDENTIFIED AS BELONGING TO UNIT 2914. THERE IS NO EVIDENCE OF ANY PIG-TAILING OF THE ALUMINUM BRANCH WIRING.

NOTE:

AS DISCUSSED DURING THE INSPECTION, THE SUB-PANEL BREAKER BOX, INSIDE THE CLOSET, POSES A FIRE HAZARD. IT IS STRONGLY RECOMMENDED THAT BOTH SYLVANIA BREAKER BOXES BE REPLACED AND UPGRADED TO MEET ALL CURRENT NEC AND CITY OF WEBSTER ELECTRICAL CODES. ESTIMATED COST IS \$2,000 - \$2,500.

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B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- NO. 10** **ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 KITCHEN OUTLET, BY THE RANGE / OVEN, DOES NOT HAVE GFCI PROTECTION. ADDITIONAL KITCHEN OUTLETS ARE NEEDED TO SERVE THE COUNTER TOP. SEE APPENDIX M, P-1, & P-2. WALL SWITCH, IN THE MASTER BATH, CAN BE REACHED WHILE STANDING IN THE TUB. THE PRESENT SETUP POSES A SEVERE SAFETY HAZARD. THESE WALL SWITCHES NEED TO BE RELOCATED AWAY FROM THE TUB. CLOSET LIGHT FIXTURES ARE MISSING GLOBES. SEE APPENDIX N-1. NO. 2 FRONT BEDROOM IS MISSING A CEILING LIGHT FIXTURE. REPAIRS ARE NEEDED.**

III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

- NO. 11** **ELECTRIC FURNACE IS MISSING AN ELECTRICAL DISCONNECT. IT IS REQUIRED SINCE THE BREAKER BOX IS NOT VISIBLE WHILE STANDING BY THE VERTICAL FURNACE. REPAIRS ARE NEEDED**

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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT

**NO. 12 THE TEMPERATURE READINGS ON PAGE 32 OF THIS REPORT,
INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.**

NOTE:

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S),
PAGE 33 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED
AND LICENSED A/C TECHNICIAN.**

NOTE:

**THE CORRECT SIZING, OF THE A/C SYSTEM (S) CAN BE DETERMINED
BY THE FOLLOWING:**

**A. SQUARE FOOTAGE OF AIR CONDITIONED AREA X 20 DIVIDED BY
12,000 = TONS OF A/C.**

**B. TOTAL SQUARE FOOTAGE OF AIR-CONDITIONED AREA DIVIDED BY
600 = TONS OF A/C**

**HIGH CEILINGS AND / OR A LOT OF GLASS WINDOWS WILL CHANGE
AND HAVE AN EFFECT ON THESE CALCULATIONS**

**NO. 13 A/C CONDENSER, IN BACK, HAS HEAVY FIN DAMAGE. ELECTRICAL
DISCONNECT, AT THE CONDENSER UNIT, NEEDS TO BE
RELOCATED A MINIMUM OF 15 INCHES TO THE SIDE OF THE
CONDENSER. SEE APPENDIX E3305.2 SUCTION LINE, AT THE
CONDENSER UNIT, NEEDS TO BE REINSULATED**

NOTE:

**AS DISCUSSED DURING THE INSPECTION, A/C SYSTEM IS OLD AND
HAS A VERY LIMITED REMAINING USEFUL LIFE. ESTIMATED COST,
TO REPLACE THE A/C SYSTEM, IS \$4000 - \$4,500.**

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III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (CONT.)

C. DUCT SYSTEMS, CHASES AND VENTS

- NO. 14 A/C DUCTWORK IS OLD AND NEEDS TO BE CLEANED PROPERLY.
A/C FILTER NEEDS TO BE REPLACED.**

IV. PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM AND FIXTURES

- NO. 15 THERE IS A MAJOR PLUMBING LEAK AT THE KITCHEN SINK.
COMMUNE TANK, IN THE NO. 2 BATH, ALSO LEAKS.
BOTH BATH SINKS ARE DAMAGED AT THE DRAINS.
BOTH BATH TUBS ARE MISSING PLUMBING ACCESS PANELS.
SEE APPENDIX K-2 & K-3. CERAMIC TILE, OVER BOTH TUBS,
IS DAMAGED. MAJOR REPAIRS ARE NEEDED.
TUB, IN THE MASTER BATH, IS DAMAGED. REPAIRS ARE NEEDED**

B. DRAINS, WASTES, AND VENTS

- NO. 16 SINK STOPPER ASSEMBLY, IN THE MASTER BATH, NEEDS
REPAIR.**

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V. APPLIANCES

B. FOOD WASTE DISPOSER

- NO. 17 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT. DISPOSAL HAS DEBRIS IN IT. REPAIRS ARE NEEDED.**

C. RANGE EXHAUST VENT

- NO. 18 VENT FAN LIGHT, IN THE KITCHEN, IS NOT OPERABLE. IT MAY BE JUST A BURNT OUT BULB.**

D. RANGES, COOK-TOPS, AND OVENS

- NO. 19 FREE-STANDING RANGE / OVEN IS MISSING AN ANTI-TIPPING DEVICE. BROIL ELEMENT IS NOT OPERABLE. REPAIR OR REPLACEMENT OF THE RANGE / OVEN IS NEEDED. THE UNIT IS OLD.**

E. MICROWAVE OVEN

**NOTE:
A MICROWAVE UNIT SHOULD HAVE A DEDICATED 20 AMP CIRCUIT IN THE BREAKER BOX.**

G. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- NO. 20 VENT FAN ASSEMBLY, IN THE NO. BATH, IS NOT OPERABLE. BATH VENTS ARE NOT ROUTED TO THE OUTSIDE. SEE APPENDIX E-3. REPAIRS ARE NEEDED.**

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V. APPLIANCES (CONT.)

I. DOOR BELL AND CHIMES

NO. 21 BUZZER, AT THE FRONT DOOR, IS NOT OPERABLE. REPAIRS ARE NEEDED.

J. DRYER VENTS

NOTE:

IT WAS NOT DETERMINED IF THE LENGTH OF THE METAL DRYER VENT MEETS THE "25-FOOT RULE. SEE APPENDIX E & EE-1-A.

NOTE:

IF DRYER VENT IS LOCATED ON AN INTERIOR WALL AND IS ROUTED THROUGH THE ATTIC AND ROOF OR IS ROUTED VERTICALLY AND BETWEEN FLOORS, THE BOTTOM, OF THE DRYER VENT, NEEDS TO BE CLEANED OUT PERIODICALLY TO AVOID LINT BUILDUP WHICH MAY CAUSE THE DRYER TO OVERHEAT AND START A FIRE.

OTHER:

NO. 22 SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS. SEE APPENDIX E-2.

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I. STRUCTURAL SYSTEMS

FOUNDATION MAINTENANCE PROGRAM

DRAINAGE:

IF WATER IS POOLING NEAR THE FOUNDATION AFTER A HEAVY RAIN, CORRECT THE GRADE SLOPE OR ADD UNDER GROUND DRAINAGE.

CHECK THAT PATIOS AND FLATWORK AROUND THE STRUCTURE ARE PROVIDING POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.

CHECK THAT FENCES, FLOWERBEDS,, OR EDGING ARE NOT BLOCKING DRAINAGE.

CHECK THAT CLOGS OR LEAKS IN ANY EXISTING DOWNSPOUT EXTENSIONS, AREA DRAINS, OR UNDER GROUND DRAINAGE PIPES. IF PRESENT, CLEAN AND REPAIR AS REQUIRED.

VEGETATION:

CHECK THAT THERE IS NO BROADLEAF TREE (e.g. OAK, ASH, TALLOW, PECAN, AND HACKBERRY, ETC.) CLOSER TO THE FOUNDATION A DISTANCE EQUAL TO THE HEIGHT FO THE TREE, EVEN IF THE TREE IS ON AN ADJACENT PROPERTY. IF THIS EXISTS, BEGIN A PRUNING PROGRAM TO KEEP THE TREE'S CANOPY AT THAT SIZE FOR THE REST OF ITS LIFE. A REASONABLE PRUNING INTERVAL WOULD BE EVERY 2-3 YEARS.

CHECK THAT THERE IS NO NEW TREE, OF ANY KIND, COMING UP NEXT TO THE FOUNDATION. IF FOUND, REMOVE IT.

CHECK THAT THERE ARE NO SHRUBS NEXT TO THE FOUNDATION THAT HAVE GROWN TO THE POINT WHERE THEY APPROACH A ONE STORY ROOF IN HEIGHT. IF FOUND, CUT THEM BACK TO WINDOW HEIGHT OR REPLACE THEM WITH A SMALLER VARIETY.

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T.R.E.C. # 1553**

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE (CONT.)

FOUNDATION MAINTENANCE PROGRAM (CONT.)

WATER LEAKS:

CHECK THAT NO LEAKS HAVE DEVELOPED NEAR THE FOUNDATION, SUCH AS A FAUCET DRIP OR A CONDENSATE DRIP FROM AN AIR CONDITIONING UNIT, PARTICULARLY FROM AN A/C EMERGENCY OVERFLOW PIPE. IF FOUND, REPAIR AS NEEDED.

CHECK THAT UNDERGROUND DRAINAGE SYSTEM (IF PRESENT) IS PROPERLY FUNCTIONING. IF IT DOES NOT DRAIN FREELY, INVESTIGATE AND CLEAN AS NEEDED TO ACHIEVE NORMAL FLOW.

CHECK THAT SWIMMING POOLS, PONDS, FOUNTAINS, ETC, ARE HOLDING WATER WITHOUT LEAKING. IF SUSPECTED OF LOSING WATER BELOW GRADE, HAVE A POOL-LEAK- DETECTION COMPANY INVESTIGATE, ISOLATE, AND REPAIR THE LEAK.

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D. ROOF STRUCTURE AND ATTIC

DESCRIPTION:

METHOD ATTIC WAS INSPECTED? FROM TOP OF STEP LADDER

TYPE OF INSULATION MATERIALS IN THE ATTIC (S)? FIBERGLASS

APPROX. DEPTH OF THE INSULATION? 10 - 12 INCHES

LOCATION OF ATTIC ACCESS OPENING (S)? OUTSIDE PORCH
CLOSET

TYPE (S) OF STATIC ATTIC VENTILATION? **SOFFIT & RIDGE VENTS**

**IS THERE A MECHANICAL VENTILATION SYSTEM PRESENT
IN THE ATTIC?** NO

**ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED
SURFACES?** NO

**ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR
SOFFIT VENTS?** NO

ARE SOFFIT VENTS PRESENT ON AT LEAST 3 EAVES? YES

**IF OSB (ORIENTATED STRAND BOARD) DECKING IS PRESENT, IS
THE LABELING VISIBLE WHEN STANDING IN THE ATTIC?** N/A

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I. STRUCTURAL SYSTEMS (CONT.)

E. WALLS (INTERIOR AND EXTERIOR)

DESCRIPTION:

TYPE (S) OF EXTERIOR WALLS?	BRICK & SIDING
TYPE (S) OF INTERIOR WALLS?	DRYWALL
EXTERIOR WALL STRUCTURE?	WOOD FRAME, BRICK VENEER

F. CEILINGS AND FLOORS

DESCRIPTION:

CEILING FINISH (S) ?	DRYWALL
FLOOR SURFACES (S)?	CARPET, TILE, VINYL

G. DOORS (INTERIOR AND EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS?	ONE
GARAGE DOOR MATERIAL?	N/A
ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?	N/A
INTERIOR DOOR TYPE?	HOLLOW CORE WOOD

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

DESCRIPTION:

WINDOW STYLE (S)?

DOUBLE - SINGLE HUNG - SINGLE PANE

NOTE:

NOT ALL WINDOWS WERE INSPECTED FOR OPERATION. ONLY A FEW, ACCESSIBLE WINDOWS, WERE CHECKED. THE FLASHING DETAILS ARE CONCEALED AND NOT ACCESSIBLE. NO COMMENT IS MADE ON THE INTEGRITY OF THE FLASHING DETAILS. A LEAK CHECK WOULD BE REQUIRED ON THE FLASHING DETAILS WHICH IS NOT WITHIN THE SCOPE OF THIS INSPECTION, TO DETERMINE THEIR INTEGRITY.

DO ANY OF THE ESCAPE WINDOW SILLS, IN THE BEDROOMS, EXCEED A MAXIMUM HEIGHT OF 44 INCHES FROM THE FLOOR? NO

DO ANY OF THE ESCAPE WINDOWS, IN THE BEDROOMS, NOT MEET A MINIMUM SIZE OF 5.7 SQUARE FEET? NO

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I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

NOTE:

**THE PRESENCE, OF SAFETY GLASS, IS REQUIRED IN
HAZARDOUS AREAS SUCH AS THE FOLLOWING:**

ENTRY AND EXIT DOORS EXCEPT JALOUSIES

FIXED AND SLIDING PANELS OF SLIDING PATIO DOORS

ASSEMBLIES AND PANELS IN SWINGING DOORS

**DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS.
SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS**

**IN ANY EXTERIOR WALL, WHERE THE BOTTOM OF THE
EXPOSED EDGE OF GLASS IS LESS THAN 60 INCHES
MEASURED ABOVE ANY STANDING OR WALKING SURFACE**

**EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN
NINE (9) SQUARE FEET IN SIZE.**

**THE INSPECTOR WAS NOT ABLE TO DETERMINE IF THE
EXISTING GLASS IN THESE AREAS (IF PRESENT) WAS
SAFETY GLASS.**

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I. STRUCTURAL SYSTEMS (CONT.)

J. FIREPLACE / CHIMNEY

DESCRIPTION:

NO. OF FIREPLACES?

ONE

LOCATION OF FIREPLACES?

LIVING ROOM

IS THE FIREBOX (S) METAL OR MASONRY?

METAL

ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?

YES

NOTE:

ANY FIREPLACE / CHIMNEY REPAIRS, LISTED IN THIS REPORT, ARE BASED ON THE CONDITION OF THE FIREPLACE SYSTEM (S) AT THE TIME OF THE INSPECTION. THE INSPECTION, OF THE FIREPLACE / CHIMNEY, IS LIMITED IN SCOPE DUE TO LIMITED ACCESSIBILITY TO THE FIREPLACE AND CHIMNEY.

NOTE:

IF THERE ARE ANY FIREPLACE / CHIMNEY REPAIRS, IT IS STRONGLY RECOMMENDED THAT THE SERVICES, OF A QUALIFIED CERTIFIED FIREPLACE INSPECTOR, BE UTILIZED FOR A SECOND OPINION ON THE FIREPLACE / CHIMNEY AND TO DETERMINE THE SCOPE OF NEEDED REPAIRS.

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L. OTHER

DESCRIPTION:

TYPE OF KITCHEN COUNTER TOPS?	LAMINATE
TYPE OF BATH SINK COUNTER TOPS?	MARBLE
TYPE OF DRIVEWAY?	CONCRETE
TYPE OF FRONT WALKWAY?	CONCRETE
TYPE OF PATIO?	CONCRETE

NOTE:

**A REPRESENTATIVE NUMBER OF CABINET DOORS AND
DRAWERS WERE OPERATED.**

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II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

TYPE OF SERVICE WIRING?	STRANDED - ALUMINUM	
TYPE OF BRANCH WIRING?	ROMEX - COPPER & ALUMINUM	
VOLTAGE RATING OF THE MAIN SERVICE?	120 / 220 VOLTS	
AMPERAGE RATING OF THE MAIN SERVICE?	100 AMPS	
IS ALUMINUM BRANCH WIRING PRESENT?	YES	
LOCATION (S) OF MAIN BREAKER BOX (S)?	OUTSIDE BACK WALL	
LOCATION (S) OF SUB-PANEL BOX (S)?	FRONT BEDROOM CLOSET	
BREAKER BOX MANUFACTURER (S)?	SYLVANIA	
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?		NO
TYPE AND LOCATION OF SERVICE DROP?	UNDERGROUND	
LOCATION OF SERVICE GROUNDING?	BACK	

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

DESCRIPTION:

TYPE OF HOUSE WIRING?	COPPER - ROMEX & ALUMINUM	
ARE GFCIs PRESENT ON KITCHEN, BATH, WETBAR, GARAGE, AND EXTERIOR OUTLETS?		NO
ARE BEDROOM OUTLETS CONNECTED TO ARC-FAULT BREAKERS IN THE BREAKER BOX?	NO	
ARE OUTLETS GROUNDED?	YES	

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II ELECTRICAL SYSTEMS (CONT.)

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

SMOKE ALARMS:

NOTE:

SINGLE AND MULTI-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

IN EACH SLEEPING ROOM

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

ON EACH ADDITIONAL STORY OF THE DWELLING EXCLUDING UNINHABITABLE ATTICS

MULTI ALARMS ARE NOT INTERCONNECTED. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. (IRC-R317.1). IT SHOULD BE NOTED THE SPECIFIC LOCATION REQUIREMENTS OF THE SMOKE ALARMS WERE NOT INSPECTED PER NFPA 72-11.8.3.5.

NOTE:

SMOKE ALARMS WERE NOT OPERATED NOR TESTED.

NOTE:

IF THE BREAKER BOX WAS MADE BY FEDERAL PACIFIC ELECTRIC, ZINSCO, OR SYLVANIA, IT IS STRONGLY RECOMMENDED THAT THE BREAKER BOX BE CHECKED OUT BY A QUALIFIED AND LICENSED ELECTRICIAN TO DETERMINE IF THE BREAKER BOX NEEDS REPAIR OR REPLACEMENT.

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

NUMBER OF HEATING SYSTEMS?	ONE
TYPE OF HEATING SYSTEM?	FORCED AIR
ENERGY SOURCE?	ELECTRIC
LOCATION (S) OF HEATING SYSTEMS?	HALLWAY CLOSET
APPROX. AGE OF THE HEATING SYSTEM (S)?	UNKNOWN, BUT LOOKS OLD
TYPE OF WARM AIR DISTRIBUTION SYSTEM?	DUCTWORK
TYPE OF GAS LINE (S) TO THE HEATING SYSTEM (S)?	N/A
ARE ANY OF THE GAS LINES, TO THE HEATING SYSTEMS, GALVANIZED STEEL?	N/A
IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE FURNACE FLUES GO THROUGH THE ROOF?	N/A

NOTE:

**IF THE ELECTRICAL HEATING SYSTEM IS MORE THAN 10 YEARS OLD,
THE HEATING SYSTEM NEEDS TO BE SERVICED BY A QUALIFIED
AND LICENSED HEATING TECHNICIAN.**

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	ONE
SIZE (S) OF THE COOLING SYSTEMS?	2.5 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	OUTSIDE BACK
LOCATION (S) OF THE EVAPORATOR COIL (S)?	HALLWAY CLOSET
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	UNKNOWN, BUT LOOKS OLD
ENERGY SOURCE?	ELECTRIC

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT

NOTE:

AS OF JANUARY 23, 2006, THE US DEPARTMENT OF ENERGY HAS MANDATED THAT ALL MANUFACTURED A/C UNITS WILL BE A 13 SEER. WHEN 10 SEER PARTS ARE GONE, THEY ARE GONE. THE HOMEOWNER WILL HAVE TO PURCHASE A 13 SEER COMPRESSOR. THE UNKNOWN IS WHETHER THE EVAPORATOR COIL WILL ALSO HAVE TO BE REPLACED. THEY ARE WORKING ON AN "ADAPTER" TO ALLOW THE TWO TO "SPEAK" TO EACH OTHER. IT'S AVAILABILITY AND EFFICIENCY ARE NOT KNOWN YET. VISA VERSA, IT IS ALSO TRUE IF THE EVAPORATOR COIL HAS TO BE REPLACED, THIS MEANS THAN AN INSPECTION REPORT THAT INDICATES A BAD COMPRESSOR MAY NOT ONLY REQUIRE A MORE EXPENSIVE 13 SEER UNIT BUT MAY ALSO REQUIRE STRUCTURAL AND SPACE CHANGES TO ACCOMMODATE THE LARGER AND HEAVIER 13 SEER UNIT. IT MAY ALSO REQUIRE THAT THE EVAPORATOR COIL TO ALSO BE REPLACED.

NOTE:

BUYERS SHOULD VERIFY WITH THE BUILDER, THAT ALL A/C SYSTEMS ARE AT LEAST A 13 SEER.

C. DUCT SYSTEM, CHASES AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? ONE

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IV PLUMBING SYSTEMS

A. WATER SUPPLY SYSTEM AND FIXTURES

WATER SUPPLY SOURCE?	PUBLIC WATER SUPPLY
TYPE OF SERVICE PIPE TO HOUSE?	UNKNOWN
TYPE OF SUPPLY LINES?	GALVANIZED, COPPER, & PLASTIC
TYPE OF DRAIN LINES?	PVC
LOCATION OF MAIN WATER SHUTOFF VALVE?	UNKNOWN
TYPE OF VENT PIPING MATERIALS?	PLASTIC
LOCATION OF GAS LINE MAIN SHUTOFF VALVE?	N/A

NOTE:

IF WALK-IN SHOWERS ARE PRESENT, AND DWELLING IS OLDER THAN 10 YEARS AND / OR HAS BEEN VACANT FOR A PERIOD OF TIME, IT IS STRONGLY RECOMMENDED THAT A LICENSED PLUMBER PERFORM A SHOWER PAN LEAK TEST ON THE SHOWER (S) PRIOR TO CLOSING.

NOTE:

POLYBUTYLENE PIPING CAN BE IDENTIFIED BY BEING EITHER BLUE, GRAY, OR BLACK IN COLOR AND MAY HAVE THE NAMES VANGUARD OR QUEST STAMPED ON THE PIPING. IF PRESENT, THESE TYPE OF WATER LINES NEED TO BE REPLACED SINCE THEY HAVE A HIGH FAILURE RATE.

NOTE:

IT WAS NOT DETERMINED THE PRESENCE OR ABSENCE OF AIR ADMITTANCE VALVES AT ALL PLUMBING FIXTURES. IT WAS NOT DETERMINED IF THESE AIR ADMITTANCE VALVES ARE OPERATING PROPERLY.

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IV PLUMBING SYSTEMS (CONT.)

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

NOTE:

SHUTOFF VALVES, AT THE HOUSE AND UNDER KITCHEN, WETBAR, COMMODES, AND BATH SINKS, ARE NOT OPERATED. IT WAS NOT DETERMINED IF THEY OPEN AND CLOSE PROPERLY. IF PROPERTY IS MORE THAN 10 YEARS OLD, THERE IS A STRONG POSSIBILITY THAT SOME OF THESE SHUTOFF VALVES WILL NOT OPEN OR CLOSE PROPERLY AND WILL HAVE TO BE REPLACED.

B. DRAINS, WASTES, VENTS

DESCRIPTION:

TYPE OF WASTE SYSTEM?	PUBLIC SEWER SYSTEM
TYPE (S) OF DRAIN LINES?	PVC
LOCATION OF MAIN CLEANOUT?	FRONT

NOTE:

WASHING MACHINE (S) ARE NOT OPERATED DURING THE INSPECTION. NO DETERMINATION WAS MADE AS TO WHETHER THE WASHING MACHINE DRAIN LINE IS OPERABLE.

NOTE:

OVERFLOW DRAINS, ON SINKS AND TUBS, ARE NOT OPERATED. IT WAS NOT DETERMINED IF THEY DRAIN PROPERLY.

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE: AMANA	SIZE: 2.5__ TON	THIS A/C UNIT SERVES: ENTIRE UNIT			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	79.10	C. WET BULB?	37.40	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	65.40	D. WET BULB?	34.10	
	SPLIT? E.	13.70	F.	3.30	

NOTE:

DRY BULB SPLIT SHOULD BE WITHIN 13 TO 18 DEGREES?

WET BULB SPLIT SHOULD BE WITHIN 8 TO 10 DEGREES?

OUTDOOR EQUIPMENT:

G. SUCTION LINE TEMP?	89.00	I. CONDENSER LEAVING AIR TEMP?	126.60
H. LIQUID LINE TEMP?	108.70	J. CONDENSER ENTERING AIR TEMP?	92.60
		K. CONDENSER HEAT RISE? (I LESS J)	34.00

NOTES:

SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).

LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).

CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE

OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS (CONT.)

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE:	SIZE: _____ TON	THIS A/C UNIT SERVES:
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	C. WET BULB?
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	D. WET BULB?
	SPLIT? E.	F.

NOTE:

DRY BULB SPLIT SHOULD BE WITHIN 13 TO 18 DEGREES?

WET BULB SPLIT SHOULD BE WITHIN 8 TO 10 DEGREES?

OUTDOOR EQUIPMENT:

G. SUCTION LINE TEMP?

H. LIQUID LINE TEMP?

I. CONDENSER LEAVING AIR TEMP?

J. CONDENSER ENTERING AIR TEMP?

K. CONDENSER HEAT RISE? (I LESS J)

NOTES:

SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).

LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).

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OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

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ADDRESS OF PROPERTY:

PHOTO NO. 1 FRONT ENTRY DOOR



PHOTO NO. 2 STAIRWAY DOES NOT MEET "4-INCH" RULE



PHOTO NO. 3 DAMAGED WALL UNDER KITCHEN SINK



PHOTO NO. 4 FIREPLACE IN LIVING ROOM



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ADDRESS OF PROPERTY:

PHOTO NO. 5 DAMAGED FLOORING IN
UTILITY ROOM



PHOTO NO. 6 WALL SWITCHES, IN M. BATH,
TOO CLOSE TO TUB



PHOTO NO. 7 DAMAGED CERAMIC TILE
OVER M. BATH TUB



PHOTO NO. 8 DAMAGED CERAMIC TILE
IN NO. 2 BATH



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ADDRESS OF PROPERTY:

PHOTO NO. 9

DAMAGED SINK, IN M. BATH,
BY DRAIN



PHOTO NO. 10

BREAKER BOX IN FRONT
BEDROOM CLOSET



PHOTO NO. 11

STORAGE ROOM DOOR
DAMAGED AT BOTTOM



PHOTO NO. 12

GUARD RAIL, ON DECK, DOES
NOT MEET "4-INCH" RULE



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ADDRESS OF PROPERTY:

**PHOTO NO. 13 SCUTTLE HOLE OPENING
 TO ATTIC ON BACK DECK**



PHOTO NO. 15

PHOTO NO. 14 A/C UNIT IN BACK



PHOTO NO. 16

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR REPAIRS

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

- * Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas.
- * Improperly installed or missing arc-fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.
- * ordinary glass in locations where modern construction techniques call for safety glass
- * the lack of the safety features such as smoke alarms, fire-rated doors in certain locations, and functional escape and rescue openings in bedrooms.
- * excessive spacing between balusters on stairways and porches
- * improperly installed appliances
- * improperly installed or defective safety devices
- * lack of electrical bonding and grounding

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

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

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

FORM OP-1