

**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 GALVESTON

POOL:

KEY MAP NO.

SPA:

TYPE OF STRUCTURE: SFH

OTHER:

APPROX. AGE OF STRUCTURE: 22 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 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 15, 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? 22 YEARS	APPROX. SQUARE FOOTAGE? 2,784 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? TWO
APPROX. HOW LONG HAS THE STRUCTURE BEEN VACANT? SEVERAL YEARS	PROPERTY FACES WHICH DIRECTION? SOUTH
IS ELECTRICITY ON? YES	IS GAS ON? N/A
IS PROPERTY ALL ELECTRIC? YES	IS WATER ON? NO
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? PIER & BEAM
DATE OF INSPECTION? SEPTEMBER 15, 2011	START TIME OF INSPECTION? 11:00 AM
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 2:50 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.

I. STRUCTURAL SYSTEMS

A. FOUNDATIONS:

NO. 1

BACK NORTHEAST CORNER OF THE HOUSE IS PULLING AWAY AND DROPPING. MAJOR REPAIRS ARE NEEDED. IT IS RECOMMENDED, THAT THE SERVICES OF A QUALIFIED AND LICENSED STRUCTURAL ENGINEER BE OBTAINED (WHO IS FAMILIAR WITH RESIDENTIAL PIER & BEAM FOUNDATIONS), TO DETERMINE THE SCOPE OF NEEDED REPAIRS AND A MORE ACCURATE COST OF THE NEEDED REPAIRS THE STEEL SUPPORTS, ON THE PIERS, ARE BADLY RUSTING OUT. THEY MAY NEED TO BE REPLACED. JOIST HANGERS, IN THIS AREA, HAVE BROKEN INDICATING THE DEGREE OF MOVEMENT

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ADDRESS OF PROPERTY:	ESTIMATED REPAIR COSTS
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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE

NO. 2 MISSING GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES. SEE APPENDIX B-1 & U-3. REPAIRS ARE NEEDED

C. ROOF COVERING MATERIALS

NO. 3 METAL ROOF FLASHING IS DAMAGED BY UPPER CROW'S NEST AREA. ROOF WAS LIFTED BY THE HURRICANE IKE AND NEEDS TO BE REPLACED.

D. ROOF STRUCTURE AND ATTIC

NO. 4 MISSING ATTIC ACCESS LADDER FOR THE A/C - FURNACE UNIT THAT IS LOCATED AT THE WEST END OF THE UPSTAIRS HALLWAY 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. SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE. INSULATION NEEDS TO BE REPLACED IN ALL ATTIC AND EXTERIOR WALL AREAS. THE INSULATION IS WATER DAMAGED

NOTE:

IF THE RESIDENCE IS LOCATED IN GALVESTON OR BRAZORIA COUNTIES, BUYERS SHOULD VERIFY, PRIOR TO CLOSING, THAT THE PROPERTY MEETS ALL CURRENT WIND-STORM BRACING REQUIREMENTS IN ORDER TO OBTAIN HOMEOWNER'S INSURANCE. BUYER'S INSURANCE AGENT CAN PROVIDE A LIST OF APPROVED ENGINEERS FOR THIS TYPE OF INSPECTION. IT WAS NOT DETERMINED IF THE RESIDENCE MEETS CURRENT WIND-STORM BRACING REQUIREMENTS.

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

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.

NOTE:

AS DISCUSSED DURING THE INSPECTION, IT IS STRONGLY RECOMMENDED THAT A MOLD INSPECTION BE DONE ON THIS PROPERTY PRIOR TO CLOSING. THERE HAS BEEN A LOT OF WATER PENETRATION IN THE PROPERTY FOR A LONG TIME. THE POSSIBLE PRESENCE OF MOLD SPORES IS VERY HIGH. MOLD REMEDIATION CAN BE AS MUCH AS \$30,000 TO \$40,000. ESTIMATED COST, FOR A MOLD INSPECTION, IS \$1000.

NO. 5

**HORIZONTAL WALL BOARDS, AT THE BACK OF THE HOUSE, ARE PULLING AWAY AND DROOPING. REPAIRS ARE NEEDED SOME, OF THIS MOVEMENT, IS CAUSED BY THE FOUNDATION SETTLING IN THIS AREA.
INTERIOR WALLS ARE DAMAGED IN A NUMBER OF AREAS.
WALL TILE, IN THE KITCHEN, IS DAMAGED. REPAIRS ARE NEEDED**

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

F. CEILINGS AND FLOORS

- NO. 6 CEILING, IN THE LIVING ROOM, HAS COLLAPSED. MAJOR REPAIRS ARE NEEDED. WOOD FLOORING, ON THE SECOND LEVEL, IS PULLING LOOSE AND IS MISSING IN SEVERAL AREAS. ALL, OF THIS FLOORING, NEEDS TO BE REMOVED AND REPLACED. THE SUB-FLOORING, IN THIS AREA, IS ALSO WATER DAMAGED AND WILL NEED TO BE REPLACED

G. DOORS (INTERIOR AND EXTERIOR)

- NO. 7 STORAGE ROOM DOOR, IN THE FIRST LEVEL SHOWER AREA, DRAGS ON THE CONCRETE FLOOR. SOME, OF THE BEDROOM CLOSET DOORS, DRAG ON THE CARPET. MISSING OR DAMAGED DOOR STOPS IN A NUMBER OF AREAS. MISSING SLIDING PATIO SCREEN DOOR ON EAST SIDE

H. WINDOWS

- NO. 8 THERE ARE APPROX. TEN (10) DAMAGED OR MISSING WINDOW SCREENS. REPAIRS ARE NEEDED.

NOTE:
HURRICANE SHUTTERS, AT THE WINDOWS, WERE NOT INSPECTED.

I. STAIRWAYS

- NO. 9 STAIRWAY, IN THE ENTRYWAY, IS MISSING A CONTINUOUS HAND RAIL. SEE APPENDIX F & F-2. HAND RAIL, AT THE TOP OF THE STAIRS, IS NOT TURNED IN. BOTTOM SECTION, OF THIS STAIRWAY, IS MISSING A HAND RAIL. LIGHT, FOR THIS STAIRWAY CANNOT BE ACTIVATED AT BOTH THE TOP AND BOTTOM. REPAIRS ARE NEEDED.

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I. STAIRWAYS (CONT.)

- NO. 10 STAIRWAY STRUCTURE, TO THE CROW'S NEST, IS WOBBLY AND NOT SAFE. REPAIRS ARE NEEDED. EXTERIOR STAIRS DO NOT MEET THE "4-INCH" RULE. SEE APPENDIX G STAIRWAY, TO THE THIRD LEVEL, IS MISSING A CONTINUOUS HAND RAIL. BOTTOM OF THE STAIRWAY, IS MISSING A GUARD RAIL THIS STAIRWAY SPACING DO NOT MEET THE "4-INCH" RULE. SEE APPENDIX F & F-2**

J. FIREPLACE / CHIMNEY

- NO. 11 FIREPLACE BACK WALL IS BADLY DAMAGED AND NEEDS TO BE REPLACED. DAMPER IS RUSTED SHUT. MAJOR REPAIRS ARE NEEDED**

K. PORCHES, BALCONIES, DECKS, AND CARPORTS

- NO. 12 FLOOR JOISTS, ON THE DECKS, ARE MISSING JOIST HANGERS. SEE APPENDIX U-1. DECK FLOORING, ON THE MAIN SECOND LEVEL DECK, IS WATER DAMAGED AND NEEDS TO BE REPLACED. GUARD RAIL SPACING, ON ALL OF THE DECKS, DOES NOT MEET THE "4-INCH" RULE. SEE APPENDIX G.**

I. OTHER

- NO. 13 KITCHEN CABINETS ARE DAMAGED IN A NUMBER OF AREAS. REPAIR OR REPLACEMENT IS NEEDED**

- NO. 14 MISSING BATH MIRRORS IN SEVERAL AREAS.**

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

- NO. 15 BREAKER BOX IS MAXXED OUT. THERE IS NO ROOM FOR EXPANSION. ALL, OF THE BREAKERS, NEED TO BE LABELED PROPERLY. THERE ARE LOOSE WIRES INSIDE THE BREAKER BOX. THE PRESENT SETUP POSES BOTH A FIRE AND SAFETY HAZARD. ALL 15 & 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. SEE APPENDIX M-2 & NEC 210.12. LUGS, IN THE BREAKER BOX, ARE BADLY CORRODED. THE BREAKER BOX NEEDS TO BE REPLACED AND UPGRADED TO MEET ALL CURRENT NEC AND LOCAL GOVERNMENT ELECTRICAL CODES. WIRES, THAT ARE LEAVING THE BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER-HEATING ISSUE. THESE WIRES NEED TO BE SPREAD OUT. BARE GROUND WIRES AND WHITE NEUTRAL WIRES ARE CONNECTED TO THE SAME LUGS.**

NOTE:

AS DISCUSSED DURING THE INSPECTION, 200 AMP ELECTRICAL SERVICE IS PROBABLY NOT ENOUGH FOR THIS SIZE OF ALL ELECTRIC HOME WITH TWO A/C SYSTEMS AND A SAUNA ELECTRICAL SERVICE NEEDS TO BE INCREASED TO AT LEAST 300 AMPS.

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B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- NO. 16** **ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 EXTERIOR OUTLETS ARE MISSING COVERS AND GFCI PROTECTION. SEE APPENDIX M. WALL SWITCH, IN SECOND LEVEL BATH, CAN BE REACHED WHILE STANDING IN THE TUB. THE PRESENT SETUP POSES A SEVERE SAFETY HAZARD. THIS WALL SWITCH NEEDS TO BE RELOCATED AWAY FROM THE TUB. WALL SWITCH, IN THE FIRST LEVEL SHOWER AREA, CAN BE ACTIVATED WHILE STANDING ON WET CONCRETE. THE PRESENT SETUP POSES A SEVERE SAFETY HAZARD. THIS WALL SWITCH NEEDS TO RELOCATED OUT OF THE SHOWER AREA LOOSE WIRES, IN THE UPPER KITCHEN CABINET, NEED REPAIR AT LEAST ONE KITCHEN OUTLET, THAT SERVES THE COUNTER TOP, IS NOT GFCI PROTECTED. ADDITIONAL KITCHEN OUTLETS ARE NEEDED TO SERVE THE COUNTER TOP. SEE APPENDIX P-1 & P-2. CEILING LIGHT FIXTURES ARE DAMAGED OR MISSING IN SEVERAL AREAS. RIGHT SIDE SINK, IN THE THIRD LEVEL EAST SIDE BATH, IS MISSING AN ELECTRICAL OUTLET WITH GFCI PROTECTION.**

NOTE:

IT IS STRONGLY RECOMMENDED THAT THE SERVICES OF A QUALIFIED AND LICENSED ELECTRICIAN, BE OBTAINED TO PERFORM A COMPLETE ELECTRICAL SURVEY OF THE PROPERTY TO DETERMINE THE SCOPE OF NEEDED REPAIRS TO BRING THE ELECTRICAL SERVICE UP TO CURRENT NEC AND LOCAL GOVERNMENT ELECTRICAL CODES. ESTIMATED COST IS \$700 - \$1,000

III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

- NO. 17** **BOTH ELECTRIC HEATING SYSTEMS NEED SERVICING DUE TO THE AMOUNT OF TIME THAT THE HOME HAS BEEN VACANT. REPAIRS ARE NEEDED.**

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

B. COOLING EQUIPMENT

NO. 18 THE TEMPERATURE READINGS ON PAGES 38 & 39 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.

NOTE:

AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGES 40 & 41 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. 19 ELECTRICAL DISCONNECTS, AT THE TWO A/C CONDENSER UNITS, NEED TO BE RELOCATED A MINIMUM OF 15 INCHES TO THE SIDES OF THE CONDENSER UNITS. SEE APPENDIX E3305.2
A/C UNITS NEED TO BE TIED DOWN. A/C UNITS MISSING AN ELECTRICAL OUTLET ON A GFCI WITH A WEATHER-PROOF COVER
WATER IS RUNNING OFF THE BACK SIDE OF ROOF.
IT APPEARS TO BE COMING FROM ONE OF THE A/C UNITS.
BOTH, OF THE EXTERIOR A/C SYSTEMS NEED TO BE REPLACED DUE TO THE HURRICANE.**

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

C. DUCT SYSTEMS, CHASES AND VENTS

- NO. 20 DUCTWORK IS DAMAGED AND HAS WATER IN IT. THE DUCTWORK
NEEDS TO BE REPLACED.**

IV. PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM AND FIXTURES

- NO. 21 BATH TUBS ARE MISSING PLUMBING ACCESS PANELS.
SEE APPENDIX K-2 & K-3. THIRD LEVEL BATH SINK IS DAMAGED
BY THE DRAIN. THE SINK NEEDS TO BE REPAIRED OR REPLACED.
CERAMIC TILE, IN THE SECOND LEVEL BATH, IS DAMAGED. THE
SHOWER PAN WILL NEED TO BE REPLACED.**

B. DRAINS, WASTES, AND VENTS

- NO. 22 BATH SINK & TUB STOPPER ASSEMBLIES NEED REPAIR OR
REPLACEMENT.**

C. WATER HEATING EQUIPMENT

- NO. 23 BOTH ELECTRIC WATER HEATERS, IN THE ATTIC AREA, ARE RUSTING
OUT AND NEED TO BE REPLACED. GALVANIZED - COPPER PIPING
CONNECTIONS, AT THE TOP OF THE WATER HEATERS, ARE MISSING
DIELECTRIC FITTINGS.**

D. HYDRO-MASSAGE THERAPY EQUIPMENT

**NOTE:
THE SAUNA ROOM AND ASSOCIATED EQUIPMENT WERE NOT INSPECTED.**

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

V. APPLIANCES

A. DISHWASHER

NO. 24 DISHWASHER IS DAMAGED AND MAKES GRINDING NOISE. THE DISHWASHER NEEDS TO BE REPLACED.

B. FOOD WASTE DISPOSER

NO. 25 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.

C. RANGE EXHAUST VENT

NO. 26 KITCHEN VENT FAN ASSEMBLY IS MISSING A COVER. THE PRESENT SETUP POSES A SAFETY HAZARD.

D. RANGES, COOK-TOPS, AND OVENS

NO. 27 FREE STANDING ELECTRIC RANGE / OVEN IS MISSING. REPLACEMENT IS NEEDED

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. 28 BATH VENT FLUES, IN THE ATTIC, ARE NOT VENTED TO THE OUTSIDE. SEE APPENDIX JJ-3. REPAIRS ARE NEEDED

OTHER:

NO. 29 SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS. SEE APPENDIX E-2

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

I. STRUCTURAL SYSTEMS

A. FOUNDATION

DESCRIPTION:

MATERIAL USED: STEEL & WOOD

TYPE: PIER & BEAM

**METHOD OF INSPECTION: PERIMETER, OF THE FOUNDATION,
WAS WALKED.**

NOTE:

**A SURVEY, OF THE FOUNDATION, WAS DONE TO DETERMINE THE
DEGREE OF LEVEL USING A "ZIP LEVEL PRO 2000" ELEVATION
MEASUREMENT SYSTEM**

NOTE:

**THERE IS NO GUARANTEE ON THE FOUNDATION CONTINUING
TO BE FUNCTIONAL. THE FOUNDATION MAY DEVELOP ADDITIONAL
DEFLECTION IN THE FUTURE.**

NOTE:

**IF FOUNDATION IS "IN NEED OF REPAIR", IT IS STRONGLY RECOMMENDED
THAT THE SERVICES, OF A QUALIFIED STRUCTURAL ENGINEER, FAMILIAR
WITH RESIDENTIAL FOUNDATIONS, BE OBTAINED FOR A SECOND
OPINION AND TO DETERMINE THE SCOPE OF NEEDED REPAIRS.**

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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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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?	ATTIC WAS WALKED
TYPE OF INSULATION MATERIALS IN THE ATTIC (S)?	FIBERGLASS
APPROX. DEPTH OF THE INSULATION?	0 - 12 INCHES
LOCATION OF ATTIC ACCESS OPENING (S)?	THIRD LEVEL
TYPE (S) OF STATIC ATTIC VENTILATION?	SOFFIT & ROOF VENTS

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

**ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED
SURFACES?** **YES**

**ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR
SOFFIT VENTS?** **YES**

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

F. CEILINGS AND FLOORS

DESCRIPTION:

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

G. DOORS (INTERIOR AND EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS?	NONE
GARAGE DOOR MATERIAL?	N/A
ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?	N/A
INTERIOR DOOR TYPE?	HOLLOW CORE WOOD

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I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

DESCRIPTION:

WINDOW STYLE (S)?

DOUBLE - SINGLE HUNG - DOUBLE 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.

I. STAIRWAYS (INTERIOR AND EXTERIOR)

ARE STAIRWAY (S) PRESENT? YES

NUMBER OF STAIRWAYS? FOUR

DO THE STAIRWAY (S) HAVE CONTINUOUS HANDRAILS? NO

LOCATION OF STAIRWAY (S)? EXTERIOR AND FIRST & SECOND LEVELS

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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?	LAMINATE
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 - COPPER	
TYPE OF BRANCH WIRING?	ROMEX - COPPER	
VOLTAGE RATING OF THE MAIN SERVICE?	120 / 220 VOLTS	
AMPERAGE RATING OF THE MAIN SERVICE?	200 AMPS	
IS ALUMINUM BRANCH WIRING PRESENT?	NO	
LOCATION (S) OF MAIN BREAKER BOX (S)?	FRONT ATTIC AREA	
LOCATION (S) OF SUB-PANEL BOX (S)?	N/A	
BREAKER BOX MANUFACTURER (S)?	GENERAL ELECTRIC	
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?		NO
TYPE AND LOCATION OF SERVICE DROP?	UNDERGROUND	
LOCATION OF SERVICE GROUNDING?	WEST SIDE	

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

DESCRIPTION:

TYPE OF HOUSE WIRING?	COPPER - ROMEX	
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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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

NUMBER OF HEATING SYSTEMS?	TWO
TYPE OF HEATING SYSTEM?	FORCED AIR
ENERGY SOURCE?	ELECTRIC
LOCATION (S) OF HEATING SYSTEMS?	ATTIC AREAS
APPROX. AGE OF THE HEATING SYSTEM (S)?	UNKNOWN
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

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

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	TWO
SIZE (S) OF THE COOLING SYSTEMS?	3 TON & 3 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	OUTSIDE WEST SIDE
LOCATION (S) OF THE EVAPORATOR COIL (S)?	ATTIC AREAS
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	UNKNOWN
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? TWO

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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?	FRONT
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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A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

C. WATER HEATING EQUIPMENT

DESCRIPTION:

NO. OF WATER HEATERS?	TWO
ENERGY SOURCE?	ELECTRIC
LOCATION (S) OF THE WATER HEATER (S)	FRONT ATTIC AREA
GAS LINES?	N/A
APPROX. AGE (S) OF THE WATER HEATER (S)?	UNKNOWN

IS THERE A DRAIN PAN UNDER EACH OF THE WATER HEATER (S)? YES
(SIZE REQUIREMENT OF THE DRAIN PAN IS 24-GAUGE & 1 1/2 INCHES DEEP.)

IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE WATER HEATER FLUES GO THROUGH THE ROOF? N/A

NOTE:
TEMPERATURE AND PRESSURE (T&P) VALVE (S) ON THE WATER HEATER (S) ARE NOT OPERATED.

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V. APPLIANCES

J. DRYER VENTS

DESCRIPTION:

LOCATION OF THE DRYER VENT? UTILITY ROOM

IS DRYER VENT LOCATED ON AN INTERIOR WALL? YES

IS ANY SECTION, OF THE DRYER VENT, ROUTED VERTICALLY? YES

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.

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ADDRESS OF PROPERTY:

**NOTE:
A SURVEY, OF THE FOUNDATION, WAS DONE TO DETERMINE THE
DEGREE OF LEVEL USING A "ZIP LEVEL PRO 2000" ELEVATION
MEASUREMENT SYSTEM**

DOWNSTAIRS	LOCATION	TYPE OF FLOOR SURFACE	READING (IN INCHES)	
	BASE	BREAKFAST AREA - BY PENINSULA	WOOD	0.0
1	TOP OF STAIRS - OUTSIDE WALL	WOOD	-0.3	
2	STUDY - FRONT WALL	WOOD	0.0	
3	STUDY - EAST SIDE	WOOD	0.3	
4	LIVING ROOM - EAST SIDE	WOOD	-0.1	
5	LIVING ROOM - MIDDLE OF WALL	WOOD	0.0	
6	LIVING ROOM - AT STAIRWAY	WOOD	-0.3	
7	DINING ROOM - SE CORNER	WOOD	-0.2	
8	DINING ROOM - SW CORNER	WOOD	-0.2	
9	DINING ROOM - NW CORNER	WOOD	-0.2	
10	WEST SIDE BATH - BY COMMODOE	VINYL	-0.3	
11	WEST SIDE BEDROOM - NW CORNER	WOOD	-0.2	
12	WEST SIDE BEDROOM - NE CORNER	WOOD	0.0	
13	EAST SIDE BATH - BY SINK	VINYL	0.0	
14	EAST SIDE BEDROOM - NW CORNER	WOOD	0.1	
15	EAST SIDE BEDROOM - NE CORNER	WOOD	0.2	
16	EAST SIDE BEDROOM - SE CORNER	WOOD	0.0	

**NOTE:
THE ENGINEERING STANDARD / GUIDELINE, FOR THE HOUSTON AREA, IS ANYTHING
UNDER 2.0 INCHES UP OR DOWN FROM A CENTER POINT, IS STILL FUNCTIONAL
STATE CODE STATES THAT THE MAXIMUM ALLOWABLE LIVE LOAD DEFLECTION
IS L / 360 (1 INCH IN 30 FEET). A DIFFERENTIAL OF 1 1/2 INCHES OR MORE FROM
A PLUS NUMBER TO A MINUS NUMBER MAY INDICATE SIGNIFICANT FOUNDATION
MOVEMENT.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
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**JOHN O. FRANZEN
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800 / 498 - 4498

ADDRESS OF PROPERTY:

**APPROXIMATE AGE OF THE PROPERTY? 22 YEARS
WHAT DIRECTION DOES THE PROPERTY FACE? SOUTH**

**APPROXIMATE DISTANCE BETWEEN THE GROUND AND THE BOTTOM OF FLOOR JOISTS?
20 FEET**

**IS THERE A CLEAR VIEW UNDER THE HOUSE FROM ALL FOUR SIDES?
IF NOT, WHY? YES**

NOTE:

OBSERVATIONS ARE TAKEN FROM THE OUTER SIDES OF THE CRAWL SPACE.

IS THERE ANY VISIBLE EVIDENCE OF THE FOLLOWING:

**TYPE (S) OF PIERS? WOOD ARE THERE ANY PLUMBING LEAKS / STANDING
WATER OR SOIL EROSION UNDER THE HOUSE? YES
LOCATIONS? BACK SIDE OF CARPORT**

**ARE THERE ANY LEANING OR DAMAGED ARE THERE ANY ROTTING WOOD / SAGGING
PIERS? YES FLOOR JOISTS / DAMAGED SUB-FLOORING?
LOCATIONS? FRONT & BACK LOCATIONS? BACK NE CORNER**

**ARE THERE ANY MISSING OR DAMAGED ARE THERE ANY ANGLE CRACKS ON INTERIOR
SHIMS? NO WALLS OVER / UNDER WINDOWS, OVER
LOCATIONS? DOORS? NO
LOCATIONS?**

**ARE THERE GAPS BETWEEN DOOR / WINDOW ARE THERE ANY ANGLE CRACKS ON INTERIOR
FRAMES AND ADJOINING WALLS? NO CEILINGS? (NOT SEAM CRACKS) NO
LOCATIONS? LOCATIONS?**

**ARE THERE INTERIOR BINDING DOORS OR DOOR ARE THERE ANY ROOF RAFTERS, IN THE ATTIC,
FRAMES THAT ARE OUT OF SQUARE? NO THAT ARE PULLING AWAY FROM THE TOP RIDGE
LOCATIONS? OR TWISTING? NO
LOCATIONS?**

**ARE THERE INTERIOR SLOPING / SLANTING IS THERE ADDITIONAL BRACING IN THE ATTIC
FLOORS? NO (OLD LUMBER - NEW LUMBER)? NO
LOCATIONS? LOCATIONS?**

**NOTE: THIS INSPECTOR DOES NOT GO PHYSICALLY UNDER THE HOUSE DUE TO THE POSSIBLE
PRESENCE OF POISONOUS SNAKES, SPIDERS, OR SCORPIONS.**

**NOTE: IF FOUNDATION IS "IN NEED OF REPAIR", IT IS RECOMMENDED THAT THE SERVICES, OF A
QUALIFIED STRUCTURAL ENGINEER, BE OBTAINED FOR A SECOND OPINION ON THE
FOUNDATION AND TO DETERMINE THE SCOPE OF NEEDED REPAIRS.**

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ADDRESS OF PROPERTY:

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

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

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE: UNKNOWN	SIZE: 3__ TON	THIS A/C UNIT SERVES: FIRST FLOOR			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	74.80	C. WET BULB?	69.10	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	68.10	D. WET BULB?	57.50	
	SPLIT? E.	6.70	F.	11.60	

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?	76.70	I. CONDENSER LEAVING AIR TEMP?	118.80
H. LIQUID LINE TEMP?	86.20	J. CONDENSER ENTERING AIR TEMP?	106.40
		K. CONDENSER HEAT RISE? (I LESS J)	12.40

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: UNKNOWN	SIZE: <u>3</u> TON	THIS A/C UNIT SERVES: SECOND FLOOR			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	75.90	C. WET BULB?	68.30	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	63.60	D. WET BULB?	62.50	
	SPLIT? E.	12.30	F.	5.80	

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?	74.20	I. CONDENSER LEAVING AIR TEMP?	113.90
H. LIQUID LINE TEMP?	80.50	J. CONDENSER ENTERING AIR TEMP?	106.40
		K. CONDENSER HEAT RISE? (I LESS J)	7.50

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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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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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?	I. CONDENSER LEAVING AIR TEMP?
H. LIQUID LINE 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).
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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ADDRESS OF PROPERTY:

PHOTO NO. 1

FRONT



PHOTO NO. 2

FLOOR JOISTS MISSING
JOIST HANGERS



PHOTO NO. 3

TWO A/C UNITS ON WEST
SIDE PLATFORM



PHOTO NO. 4

BACK CORNER OF HOUSE
PULLING APART



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ADDRESS OF PROPERTY:

PHOTO NO. 5 JOIST HANGERS RUSTING
OUT AND BROKEN



PHOTO NO. 6 SOFFIT BOARDS PULLING AWAY
AT BACK SIDE



PHOTO NO. 7 FRONT SIDE ROOF SHINGLES
HAVE LIFTED DURING IKE



PHOTO NO. 8 EXTERIOR WALL OUTLET
MISSING COVER



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ADDRESS OF PROPERTY:

PHOTO NO. 9 WATER DAMAGED WALL
IN ENTRYWAY



PHOTO NO. 10 STAIRWAY IN ENTRYWAY



PHOTO NO. 11 LOOSE WIRING IN UPPER
KITCHEN CABINET



PHOTO NO. 12 KITCHEN VENT FAN MISSING
A COVER



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ADDRESS OF PROPERTY:

PHOTO NO. 13 DAMAGED & MISSING
WOOD FLOOR SECOND LEVEL



PHOTO NO. 14 DAMAGED KITCHEN CABINETS



PHOTO NO. 15 DAMAGED DISHWASHER
IN KITCHEN



PHOTO NO. 16 LIVING ROOM STAIRWAY
MISSING GUARD RAIL



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ADDRESS OF PROPERTY:

PHOTO NO. 17 BACK WALL OF FIREPLACE
IS BADLY DAMAGED



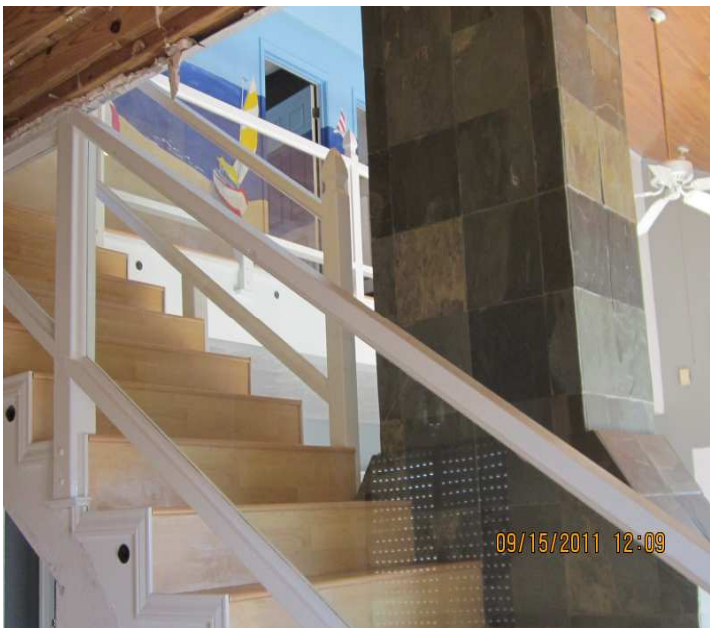
PHOTO NO. 18 OPEN ELECTRICAL JUNCTION
BOXES IN ATTIC AREA



PHOTO NO. 19 WALL SWITCHES TOO CLOSE
TO SHOWER IN NO. 2 BATH



PHOTO NO. 20 GUARD RAIL ON STAIRWAY
TO 2nd FLOOR DOES NOT MEET "4INCH:RULE



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ADDRESS OF PROPERTY:

PHOTO NO. 21 RUSTING OUT WATER HEATERS IN ATTIC



PHOTO NO. 22 DAMAGED & MISSING INSULATION IN ATTIC AREA



PHOTO NO. 23 BREAKER BOX IN FRONT ATTIC AREA



PHOTO NO. 24 WALL SWITCHES TOO CLOSE TO THIRD LEVEL BATH TUB



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ADDRESS OF PROPERTY:

PHOTO NO. 25

SINK, IN THIRD LEVEL BATH,
DAMAGED BY DRAIN



PHOTO NO. 26

BACK SIDE OF STAIRWAY
NOT FIRE-BLOCKED



PHOTO NO. 27

FRONT DECK FLOORING IS
DAMAGED AND BOWING.



PHOTO NO. 28

DECK STAIRWAY TO
CROW'S NEST



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ADDRESS OF PROPERTY:

PHOTO NO. 29

DAMAGED ROOF FLASHING
AT CROWS NEST



PHOTO NO. 30

ROOF SHINGLES LIFTING UP
AT FRONT LOWER ROOF



PHOTO NO. 31

DAMAGED WOOD FLOORING
AT CROWS NEST



PHOTO NO. 32

DAMAGED CERAMIC TILE &
BENCH IN BATH SHOWER



ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

PHOTO NO. 33

DAMAGED TILE SPLASH
BLOCK IN KITCHEN



PHOTO NO. 34

ELECTRIC FURNACE MISSING
DISCONNECT



PHOTO NO. 35

A/C DRAIN PAN MISSING
FLOAT SWITCH



PHOTO NO. 36

BACK SIDE A/C- FURNACE
HAS DISCONNECT & FLOAT SWITCH



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ADDRESS OF PROPERTY:

PHOTO NO. 37

SCUTTLE HOLE FOR ATTIC
OVER HALLWAY



PHOTO NO. 38

FRONT SIDE A/C DRAIN PAN
MISSING FLOAT SWITCH



PHOTO NO. 39

ATTIC ACCESS LADDER
IN UPSTAIRS EAST BEDROOM



PHOTO NO. 40

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