

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

**ALLIED HOME INSPECTION SERVICES**

**HOUSTON, TEXAS  
800-498-4498**

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

**BUYER / CLIENT INFORMATION:**

NAME:

ADDRESS:

CELL / WORK PHONE:

HOME PHONE

FAX / E-MAIL:

**REALTOR INFORMATION**

NAME:

REALTY CO

ADDRESS:

PHONE

FAX / E-MAIL:

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**PROPERTY INFORMATION:**

ADDRESS:

COUNTY                    HARRIS

KEY MAP NO.

TYPE OF STRUCTURE:            SFH

APPROX. AGE OF STRUCTURE:    14 YEARS

**TYPE OF INSPECTION REQUESTED:**

STRUCTURAL:            XX

MECHANICAL:            XX

POOL:

SPA:

OTHER:

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

**IMPORTANT NOTICE: (PLEASE READ CAREFULLY)**

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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: NOVEMBER 5, 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**

<b>APPROX. AGE OF THE PROPERTY?</b> 14 YEARS	<b>APPROX. SQUARE FOOTAGE?</b> 2,300 SQ. FT.
<b>IS THE PROPERTY OCCUPIED OR VACANT?</b> VACANT	<b>NO. OF STORIES?</b> ONE
<b>APPROX. HOW LONG HAS THE STRUCTURE BEEN VACANT?</b> 6 MONTHS	<b>PROPERTY FACES WHICH DIRECTION?</b> SOUTH
<b>IS ELECTRICITY ON?</b> YES	<b>IS GAS ON?</b> YES
<b>IS PROPERTY ALL ELECTRIC?</b> NO	<b>IS WATER ON?</b> YES
<b>IS THERE A SPRINKLER SYSTEM?</b> YES	<b>IS THERE A WATER WELL SYSTEM?</b> NO
<b>IS A WOOD SHINGLE ROOF STILL IN PLACE?</b> NO	<b>IS THERE A SEPTIC SYSTEM?</b> NO
<b>ARE THERE ANY SKYLIGHTS?</b> YES	<b>LOCATION OF SKYLIGHTS?</b> KITCHEN
<b>IS THERE A POOL AND / OR SPA?</b> NO	<b>TYPE OF FOUNDATION?</b> SLAB ON GRADE
<b>DATE OF INSPECTION?</b> NOV. 5, 2011	<b>START TIME OF INSPECTION?</b> 3:00 PM
<b>WEATHER CONDITIONS:</b> CLEAR	<b>END TIME OF INSPECTION?</b> 5:10 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:**

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**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:**

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**ESTIMATED  
REPAIR  
COSTS**

**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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**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**

<b>NO. 1</b>	<b>MISSING SPLASH BLOCKS UNDER DOWNSPOUTS. SEE APPENDIX B-1 &amp; U-3. REPAIRS ARE NEEDED</b>	<b>\$50.00 TO \$100.00</b>
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**C. ROOF COVERING MATERIALS**

<b>NO. 2</b>	<b>ROOF SHINGLES, AT THE BACK NORTHEAST CORNER, HAVE PULLED UP. REPAIRS ARE NEEDED.</b>	<b>\$200.00 TO \$300.00</b>
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<b>NO. 3</b>	<b>INSULATION IS LAYING IN THE ATTIC ON VENT FAN ASSEMBLIES. THE PRESENT SETUP POSES A FIRE HAZARD. THE INSULATION NEEDS TO BE PULLED BACK FROM THESE AREAS. SEE APPENDIX JJ-4 &amp; S-3. SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE. ATTIC ACCESS LADDER IS MISSING FIRE-GUARD PROTECTION. IT IS REQUIRED DUE TO THE PRESENCE OF THE GAS APPLIANCES IN THE ATTIC. ONE, OF THE MAIN RAFTERS, IN THE ATTIC, HAS EITHER PULLED OR WAS NOT NAILED PROPERLY WHEN THE HOUSE WAS BUILT. THIS RAFTER NEEDS TO BE REBRACED PROPERLY</b>	<b>\$500.00 TO \$800.00</b>
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**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.**

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<b>SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS</b>		
<b>I. STRUCTURAL SYSTEMS (CONT.)</b>		
<b>E. WALLS (INTERIOR AND EXTERIOR (CONT.))</b>		
<b>NO. 4</b>	<b>VERTICAL TRIM, ON THE CHIMNEY CHASE, IS DAMAGED. ALL DAMAGED WOOD NEEDS TO BE REPLACED</b>	<b>\$200.00 TO \$300.00</b>
<b>F. CEILINGS AND FLOORS</b>		
<b>NO. 5</b>	<b>CEILING, IN THE GARAGE, IS DAMAGED. REPAIRS ARE NEEDED BASEBOARDS, IN THE MIDDLE BEDROOM, ARE DAMAGED. REPAIRS ARE NEEDED</b>	<b>\$150.00 TO \$250.00</b>
<b>G. DOORS (INTERIOR AND EXTERIOR)</b>		
<b>NO. 6</b>	<b>BACK EXIT DOOR NEEDS WEATHER STRIPPING.</b>	<b>\$100.00 TO \$150.00</b>
<b>H. WINDOWS</b>		
<b>NO. 7</b>	<b>MISSING APPROX. TWO WINDOW SCREENS IN THE BACK. EVIDENCE OF WATER PENETRATION AT THE WINDOW SILLS IN THE LIVING ROOM AND STUDY. THESE TWO WINDOWS NEED TO BE REFLASHED PROPERLY</b>	<b>\$250.00 TO \$350.00</b>
<b>J. FIREPLACE / CHIMNEY</b>		
<b>NO. 8</b>	<b>FIREPLACE NEEDS TO BE CLEANED AND SERVICED</b>	<b>\$150.00 TO \$250.00</b>
<b>I. OTHER</b>		
<b>NO. 9</b>	<b>SKYLIGHT, IN THE KITCHEN, NEEDS TO BE REFLASHED PROPERLY REPAIRS ARE NEEDED</b>	<b>\$150.00 TO \$250.00</b>

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

**II ELECTRICAL SYSTEMS**

**A. SERVICE ENTRANCE AND PANELS**

<b>NO. 10</b>	THERE IS APPROXIMATELY ONE WHITE NEUTRAL WIRE 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. ALL 15 & 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. SEE APPENDIX B-1 & U-3. WIRES, THAT ARE LEAVING THE BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER-HEATING ISSUE. THESE WIRES NEED TO BE SPREAD OUT. REPAIRS ARE NEEDED. SEE APPENDIX A, A-2, A-3, A-4, A-5, JJ-3, M-2, Y, Y-2, Y-3, & NEC 210.12	\$400.00 TO \$500.00
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**NOTE:**

AS DISCUSSED DURING THE INSPECTION 125 AMP ELECTRICAL SERVICE IS NOT ENOUGH FOR A 2,300 SQ. FT. HOME IN 2011. ESTIMATED COST, TO REPLACE AND UPGRADE THE ELECTRICAL SERVICE TO MEET ALL CURRENT NEC AND LOCAL GOVERNMENT ELECTRICAL CODES, IS \$2,000- 2,500.

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**B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

<b>NO. 11</b>	ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 CEILING FAN, IN THE MIDDLE BEDROOM, NEEDS TO BE REPLACED.	\$150.00 TO \$250.00
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**III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. HEATING EQUIPMENT**

<b>NO. 12</b>	GAS LINE, TO THE FURNACE IN THE ATTIC, IS MISSING A SEDIMENT TRAP. SEE APPENDIX R-4 & R-5. REPAIRS ARE NEEDED	\$150.00 TO 25 0
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**B. COOLING EQUIPMENT**

<b>NO. 13</b>	<b>THE TEMPERATURE READINGS ON PAGE 38 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.</b>	<b>\$200.00 TO \$300.00</b>
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**NOTE:**

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S),  
PAGE 39 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**

<b>NO. 14</b>	<b>METAL A/C DRAIN PAN, IN THE ATTIC, IS MISSING A FLOAT SWITCH. SEE APPENDIX CC-2. REPAIRS ARE NEEDED</b>	<b>\$150.00 TO \$250.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**IV. PLUMBING SYSTEM**

**A. WATER SUPPLY SYSTEM AND FIXTURES**

<b>NO. 15</b>	<b>SHOWER DOOR, IN MASTER BATH, WILL NOT CLOSE PROPERLY. CERAMIC TILE, IN THE SHOWER OF THE MASTER BATH, NEEDS REPAIR. KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX N-2 SHOWER HEAD, IN THE MASTER BATH, NEEDS TO BE RESECURED PROPERLY. SHOWER HEADS, IN BOTH BATHS, ARE LEAKING BOTH BATHTUBS ARE MISSING PLUMBING ACCESS PANELS. SEE APPENDIX K-2 &amp; K-3. REPAIRS ARE NEEDED COMMUNE TANKS ARE MISSING AN ANTI-SIPHONING DEVICE. SEE APPENDIX JJ-2. KITCHEN SINK IS DAMAGED ON THE LEFT SIDE. REPAIRS ARE NEEDED.</b>	<b>\$800.00 TO \$1,000.00</b>
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**C. WATER HEATING EQUIPMENT**

<b>NO. 16</b>	<b>PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER, ARE BADLY CORRODED. THE WATER HEATER NEEDS TO BE REPLACED. THE OLD WATER HEATER NEEDS TO BE REMOVED FROM THE ATTIC AND HAULED AWAY. GAS LINE, TO THE WATER HEATER, IS MISSING A SEDIMENT TRAP. SEE APPENDIX R-4 &amp; R-5. REPAIRS ARE NEEDED</b>	<b>\$500.00 TO \$800.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**V. APPLIANCES**

**B. FOOD WASTE DISPOSER**

<b>NO. 17</b>	<b>POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT. DISPOSAL IS LOCKED UP. REPAIR OR REPLACEMENT IS NEEDED</b>	<b>\$150.00 TO \$250.00</b>
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**C. RANGE EXHAUST VENT**

<b>NO. 18</b>	<b>VENT FAN ASSEMBLY, OVER THE GAS RANGE / OVEN OR COOK TOP, IS NOT VENTED TO THE OUTSIDE. THE PRESENT SETUP POSES A SAFETY HAZARD. A DETERMINATION NEEDS TO BE MADE AS TO WHETHER THE VENT FAN ASSEMBLY NEEDS TO BE VENTED WITH A SINGLE WALL METAL FLUE THAT IS ROUTED TO THE OUTSIDE. SEE APPENDIX HH-1, HH-2, &amp; I-3.</b>	<b>\$600.00 TO \$800.00</b>
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**ANOTHER ALTERNATIVE IS TO REPLACE THE GAS RANGE / OVEN OR COOK TOP WITH AN ELECTRIC UNIT. THIS WILL REQUIRE THE INSTALLATION OF A 240 VOLT OUTLET IN THE KITCHEN WALL.**

**D. RANGES, COOK-TOPS, AND OVENS**

<b>NO. 19</b>	<b>FREE-STANDING GAS RANGE / OVEN IS MISSING AN ANTI-TIPPING DEVICE. GAS LINE SHUTOFF VALVE, TO THE RANGE / OVEN IS NOT EASILY ACCESSIBLE. THIS SHUTOFF VALVE NEEDS TO BE RELOCATED TO THE SIDE OF THE APPLIANCE UNDER THE ADJACENT CABINET. SEE APPENDIX H, R-4, R-5 &amp; Z.</b>	<b>\$200.00 TO \$300.00</b>
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<b>ADDRESS OF PROPERTY:</b>	<b>ESTIMATED REPAIR COSTS</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**V. APPLIANCES (CONT.)**

**H. GARAGE DOOR OPERATOR (S)**

<b>NO. 20</b>	<b>LOCKS, ON BOTH OVERHEAD GARAGE DOORS NEED TO BE DISABLED DUE TO THE PRESENCE OF THE OPENERS.</b>	<b>N/C</b>
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**J. DRYER VENTS**

<b>NO. 21</b>	<b>THE LENGTH, OF THE METAL DRYER VENT, DOES NOT MEET THE "25-FOOT" RULE. SEE APPENDIX E &amp; EE-1-A. REPAIRS ARE NEEDED</b>	<b>\$200.00 TO \$300.00</b>
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**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.**

**VI OPTIONAL SYSTEMS**

**A. LAWN AND GARDEN SPRINKLER SYSTEMS**

<b>NO. 22</b>	<b>GARAGE IS MISSING AN ELECTRICAL OUTLET FOR THE SPRINKLER CONTROL BOX. THE SPRINKLER SYSTEM WAS NOT OPERATED. ZONES, AT THE CONTROL BOX, ARE NOT LABELED RAIN GAUGE, ON WEST SIDE EAVE, IS DAMAGED. THERE ARE LOOSE WIRES. REPAIRS ARE NEEDED</b>	<b>\$150.00 TO \$250.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**I. STRUCTURAL SYSTEMS**

**A. FOUNDATION**

**DESCRIPTION:**

**MATERIAL USED:      CONCRETE**

**TYPE:                      SLAB ON GRADE**

**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:**

**FOUNDATION APPEARS TO BE PROVIDING PROPER SUPPORT  
FOR THE STRUCTURE AT THE TIME OF THE INSPECTION.**

**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.**

**NOTE:**

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

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

**I. STRUCTURAL SYSTEMS**

**B. GRADING AND DRAINAGE**

**DESCRIPTION:**

**IS THERE POSITIVE DRAINAGE AWAY FROM  
THE SLAB ON ALL FOUR SIDES?**

**DOES THE FOUNDATION HAVE A MINIMUM 4-INCH CLEARANCE,  
FROM THE GROUND, ON ALL FOUR SIDES?**

**ARE ALL, OF THE WEEP HOMES, AT THE BOTTOM OF THE  
EXTERIOR WALLS, OPEN ON ALL FOUR SIDES?**

**ARE THERE ANY RETAINING WALLS PRESENT?**

**NOTE:**

**IF DRAINAGE IS NOT POSITIVE (AWAY FROM THE FOUNDATION,  
IT IS RECOMMENDED THAT ELEVATIONS BE  
PERFORMED TO DETERMINE WHAT ADDITIONAL DRAINAGE  
REPAIRS MAY BE NEEDED**

**NOTE:**

**EROSION CONTROL AND EARTH STABILIZATION SYSTEMS  
ARE NOT A PART OF THIS INSPECTION.**

**NOTE:**

**POSITIVE DRAINAGE, AWAY FROM THE FOUNDATION, IS DEFINED  
AS 6 INCHES IN 10 FEET. (5% SLOPE 10 FEET AWAY)**

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

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

**D. ROOF STRUCTURE AND ATTIC**

**DESCRIPTION:**

<b>METHOD ATTIC WAS INSPECTED?</b>	<b>ATTIC WAS WALKED</b>
<b>TYPE OF INSULATION MATERIALS IN THE ATTIC (S)?</b>	<b>FIBERGLASS</b>
<b>APPROX. DEPTH OF THE INSULATION?</b>	<b>10 - 12 INCHES</b>
<b>LOCATION OF ATTIC ACCESS OPENING (S)?</b>	<b>INSIDE GARAGE</b>
<b>TYPE (S) OF STATIC ATTIC VENTILATION?</b>	<b>SOFFIT VENTS ROOF VENTS, RIDGE VENTS</b>
<b>IS THERE A MECHANICAL VENTILATION SYSTEM PRESENT IN THE ATTIC?</b>	<b>NO</b>
<b>ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED SURFACES?</b>	<b>NO</b>
<b>ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR SOFFIT VENTS?</b>	<b>NO</b>
<b>ARE SOFFIT VENTS PRESENT ON AT LEAST 3 EAVES?</b>	<b>YES</b>
<b>IF OSB (ORIENTATED STRAND BOARD) DECKING IS PRESENT, IS THE LABELING VISIBLE WHEN STANDING IN THE ATTIC?</b>	<b>N/A</b>

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**E. WALLS (INTERIOR AND EXTERIOR)**

**DESCRIPTION:**

**TYPE (S) OF EXTERIOR WALLS?**

**BRICK VENEER & 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**

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**G. DOORS (INTERIOR AND EXTERIOR)**

**DESCRIPTION:**

<b>NUMBER OF GARAGE DOORS?</b>	<b>TWO</b>
<b>GARAGE DOOR MATERIAL?</b>	<b>ALUMINUM</b>
<b>ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?</b>	<b>YES</b>
<b>INTERIOR DOOR TYPE?</b>	<b>HOLLOW CORE WOOD</b>

**NOTE:**

**IT WAS NOT DETERMINED IF THE ACCESS DOOR BETWEEN THE HOUSE AND THE GARAGE IS A PROPERLY FIRE-RATED TYPE DOOR.**

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

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**J. FIREPLACE / CHIMNEY**

**DESCRIPTION:**

<b>NO. OF FIREPLACES?</b>	ONE
<b>LOCATION OF FIREPLACES?</b>	FAMILY ROOM
<b>IS THE FIREBOX (S) METAL OR MASONRY?</b>	METAL
<b>ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?</b>	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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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**L. OTHER**

**DESCRIPTION:**

<b>TYPE OF KITCHEN COUNTER TOPS?</b>	<b>LAMINATE</b>
<b>TYPE OF BATH SINK COUNTER TOPS?</b>	<b>MARBLE</b>
<b>TYPE OF DRIVEWAY?</b>	<b>CONCRETE</b>
<b>TYPE OF FRONT WALKWAY?</b>	<b>CONCRETE</b>
<b>TYPE OF PATIO?</b>	<b>CONCRETE</b>

**NOTE:**

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

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

**II ELECTRICAL SYSTEMS**

**A. SERVICE ENTRANCE AND PANELS**

<b>TYPE OF SERVICE WIRING?</b>	<b>STRANDED - ALUMINUM</b>	
<b>TYPE OF BRANCH WIRING?</b>	<b>ROMEX - COPPER</b>	
<b>VOLTAGE RATING OF THE MAIN SERVICE?</b>	<b>120 / 220 VOLTS</b>	
<b>AMPERAGE RATING OF THE MAIN SERVICE?</b>	<b>125 AMPS</b>	
<b>IS ALUMINUM BRANCH WIRING PRESENT?</b>	<b>NO</b>	
<b>LOCATION (S) OF MAIN BREAKER BOX (S)?</b>	<b>INSIDE GARAGE</b>	
<b>LOCATION (S) OF SUB-PANEL BOX (S)?</b>	<b>N/A</b>	
<b>BREAKER BOX MANUFACTURER (S)?</b>	<b>ITE</b>	
<b>ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?</b>		<b>YES</b>
<b>TYPE AND LOCATION OF SERVICE DROP?</b>	<b>UNDERGROUND</b>	
<b>LOCATION OF SERVICE GROUNDING?</b>	<b>EAST SIDE</b>	

**B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

**DESCRIPTION:**

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

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

**II ELECTRICAL SYSTEMS**

**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.**



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

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

**B. COOLING EQUIPMENT**

**DESCRIPTION:**

<b>NUMBER OF COOLING SYSTEM (S)?</b>	<b>ONE</b>
<b>SIZE (S) OF THE COOLING SYSTEMS?</b>	<b>5 TON</b>
<b>LOCATION (S) OF THE CONDENSER UNIT (S)?</b>	<b>WEST SIDE</b>
<b>LOCATION (S) OF THE EVAPORATOR COIL (S)?</b>	<b>ATTIC</b>
<b>TYPE OF COOL AIR DISTRIBUTION SYSTEM:</b>	<b>DUCTWORK</b>
<b>APPROX. AGE (S) OF THE A/C SYSTEM (S)?</b>	<b>APPEARS TO BE ORIGINAL</b>
<b>ENERGY SOURCE?</b>	<b>ELECTRIC</b>

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

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

**IV PLUMBING SYSTEMS**

**A. WATER SUPPLY SYSTEM AND FIXTURES**

<b>WATER SUPPLY SOURCE?</b>	<b>PUBLIC WATER SUPPLY</b>
<b>TYPE OF SERVICE PIPE TO HOUSE?</b>	<b>UNKNOWN</b>
<b>TYPE OF SUPPLY LINES?</b>	<b>GALVANIZED, COPPER &amp; PLASTIC</b>
<b>TYPE OF DRAIN LINES?</b>	<b>PVC</b>
<b>LOCATION OF MAIN WATER SHUTOFF VALVE?</b>	<b>INSIDE GARAGE</b>
<b>TYPE OF VENT PIPING MATERIALS?</b>	<b>PLASTIC</b>
<b>LOCATION OF GAS LINE MAIN SHUTOFF VALVE?</b>	<b>WEST SIDE</b>

**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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---

**ADDRESS OF PROPERTY:**

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

**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:**

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

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

**V. APPLIANCES**

**H. GARAGE DOOR OPERATORS**

**DESCRIPTION:**

**NO. OF ELECTRIC GARAGE DOOR OPENERS?                      TWO**

**NO. OF ELECTRIC EYE ASSEMBLIES?                              TWO**

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

**VI OPTIONAL SYSTEMS**

**A. LAWN AND GARDEN SPRINKLER SYSTEMS**

**DESCRIPTION:**

**LOCATION OF SPRINKLER CONTROL BOX?                      INSIDE GARAGE**

**NUMBER OF SPRINKLERS ZONES?                              UNKNOWN**

**NOTE:**

**SPRINKLER SYSTEMS ARE ONLY OPERATED IN THE "MANUAL SETTING."**

**NOTE:**

**THERE WAS NOT POWER TO THE SPRINKLER CONTROL BOX IN THE GARAGE. THE SPRINKLER SYSTEM WAS NOT OPERATED**

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

<b>DOWNSTAIRS</b>	<b>LOCATION</b>	<b>TYPE OF FLOOR SURFACE</b>	<b>READING (IN INCHES)</b>	
	<b>BASE</b>	<b>KITCHEN - BY ISLAND</b>	<b>TILE</b>	<b>0.0</b>
1	ENTRYWAY - BY FRONT DOOR	TILE	0.7	
2	LIVING ROOM - SW CORNER	CARPET	1.5	
3	LIVING ROOM - SE CORNER	CARPET	1.7	
4	LIVING ROOM - NE CORNER	CARPET	1.2	
5	DINING ROOM - NE CORNER	CARPET	1.3	
6	DINING ROOM - SE CORNER	CARPET	1.4	
7	M. BEDROOM CLOSET - BACK WALL	CARPET	-0.2	
8	MASTER BEDROOM - NW CORNER	CARPET	0.0	
9	MASTER BEDROOM - NE CORNER	CARPET	0.2	
10	MASTER BEDROOM - SE CORNER	CARPET	0.5	
11	M. BATH - BY BACK SINK	TILE	-0.2	
12	M. BATH - BY TUB	TILE	-0.2	
13	FRONT BEDROOM - NW CORNER	CARPET	0.5	
14	FRONT BEDROOM - SW CORNER	CARPET	0.8	
15	MIDDLE BEDROOM - SW CORNER	CARPET	0.6	
16	MIDDLE BEDROOM - NW CORNER	CARPET	0.6	
17	BREAKFAST AREA - NE CORNER	TILE	-0.6	
18	BREAKFAST AREA - BY EXIT DOOR	TILE	-0.7	
19	FAMILY ROOM - NE CORNER	TILE	-0.9	
20	FAMILY ROOM - NW CORNER	TILE	-0.5	
21	FAMILY ROOM - SW CORNER	TILE	-0.2	

**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.**

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**APPROXIMATE AGE OF THE PROPERTY? 14 YEARS  
WHICH DIRECTION DOES THE PROPERTY FACE? SOUTH**

**IS THERE ANY EVIDENCE OF THE FOLLOWING:**

**CRACKED OR BOWED DRIVEWAYS / WALKWAYS? NO  
LOCATIONS?**

**ARE THERE CRACKS IN THE SLAB? YES  
LOCATIONS? CORNERS**

**ARE THERE EXPANSION JOINTS ON EXTERIOR  
BRICK WALLS? YES  
DO THEY NEED RECAULKING? NO**

**ARE THERE EXPOSED TENDON  
ENDS ON THE SLAB? NO  
LOCATIONS?**

**ARE THERE VERTICAL OR ANGLE CRACKS ON  
EXTERIOR BRICK WALLS THAT SEVER THE BRICK  
OR FASCIA BOARDS PULLING APART? NO  
LOCATIONS?**

**HAVE THERE BEEN PREVIOUS  
FOUNDATION REPAIRS? UNKNOWN  
WHEN?  
REPAIR CO.?**

**ARE THERE GAPS BETWEEN DOOR AND / OR  
WINDOW FRAMES AND ADJOINING BRICK? NO  
LOCATIONS?**

**IS THERE TREE ROOT ENCROACHMENT  
ON THE SLAB? NO  
LOCATIONS?**

**ARE THERE ANGLE CRACKS ON INTERIOR WALLS  
OVER OR UNDER WINDOWS OR OVER DOORS, THAT  
GO THROUGH THE TEXTURE OF THE SHEET ROCK? NO  
(NOT A SEAM CRACK)?  
LOCATIONS?**

**ARE THERE INTERIOR BINDING  
DOORS? NO  
LOCATIONS:**

**ARE THERE CRACKS ON INTERIOR CEILINGS THAT  
GO THROUGH THE TEXTURE OF THE SHEET ROCK? NO  
LOCATIONS?**

**ARE THERE INTERIOR DOOR FRAMES  
THAT ARE OUT OF SQUARE OR DOORS  
CUT DOWN AT THE TOP? NO  
LOCATIONS?**

**ARE THERE ROOF RAFTERS, IN THE ATTIC, PULLING  
OR TWISTING AT THE TOP RIDGE OR ANY BOWED  
VERTICAL / ANGLE BRACING UNDER THE TOP RIDGE? YES  
LOCATIONS? AT TOP RIDGE**

**IS THERE ANY ADDITIONAL BRACING  
(OLD LUMBER - NEW LUMBER) PRESENT  
IN THE ATTIC? NO  
LOCATIONS?**

**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: CARRIER	SIZE: <u>5</u> TON	THIS A/C UNIT SERVES: ENTIRE HOUSE			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	70.60	C. WET BULB?	51.70	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	63.40	D. WET BULB?	54.50	
	SPLIT? E.	7.20	F.	-2.80	

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?	59.20	I. CONDENSER LEAVING AIR TEMP?	104.30
H. LIQUID LINE TEMP?	74.50	J. CONDENSER ENTERING AIR TEMP?	73.10
		K. CONDENSER HEAT RISE? (I LESS J)	31.20

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:**  
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**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:**

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

**NOTE:**

**DRY BULB SPLIT SHOULD BE WITHIN 13 TO 18 DEGREES?  
WET BULB SPLIT SHOULD BE WITHIN 8 TO 10 DEGREES?**

**OUTDOOR EQUIPMENT:**

<b>G. SUCTION LINE TEMP?</b>	<b>I. CONDENSER LEAVING AIR TEMP?</b>
<b>H. LIQUID LINE TEMP?</b>	<b>J. CONDENSER ENTERING AIR TEMP?</b>
	<b>K. CONDENSER HEAT RISE? (I LESS J)</b>

**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.**

ADDENDUM TO PROPERTY INSPECTION REPORT  
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ADDRESS OF PROPERTY:

PHOTO NO. 1

FRONT



PHOTO NO. 2

MISSING SPLASH BLOCKS  
UNDER DOWNSPOUTS



PHOTO NO. 3

A/C UNIT ON WEST SIDE

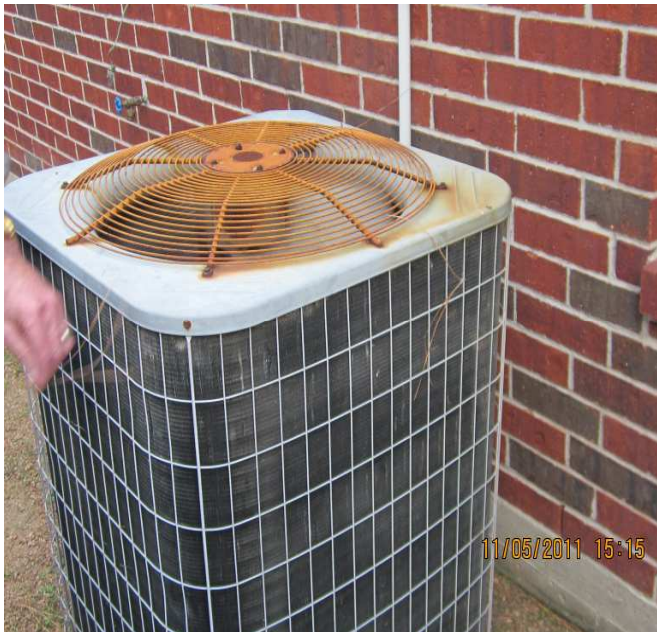


PHOTO NO. 4

DAMAGED RAIN GAUGE  
ON WEST EAVE



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ADDRESS OF PROPERTY:

PHOTO NO. 5

ATTIC ACCESS LADDER  
IN GARAGE



PHOTO NO. 6

DAMAGED ROOF SHINGLES  
AT BACK NE CORNER OF ROOF



PHOTO NO. 7

BREAKER BOX INSIDE  
GARAGE



PHOTO NO. 8

DAMAGED CEILING INSIDE  
GARAGE



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ADDRESS OF PROPERTY:

PHOTO NO. 9 INSULATION LAYING ON  
VENT FANS IN ATTIC



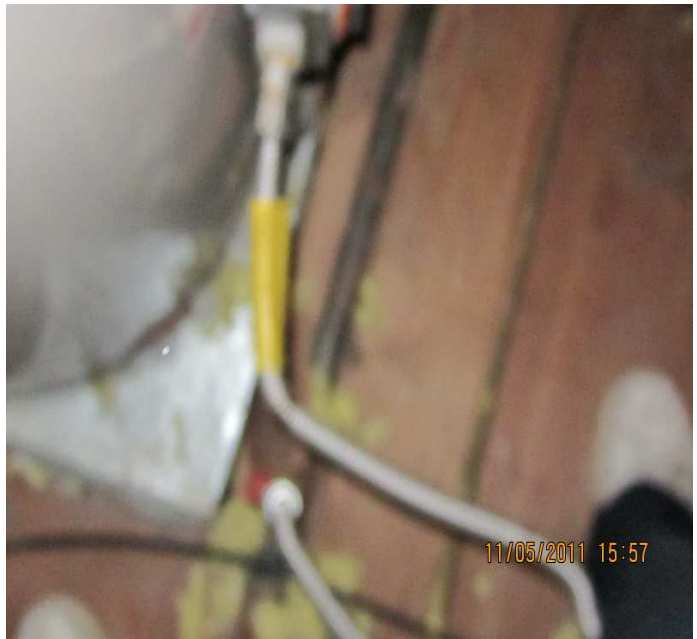
PHOTO NO. 10 DRYER VENT IN ATTIC  
DOES NOT MEET "25-FOOT" RULE



PHOTO NO. 11 BADLY CORRODED PIPING  
AT WATER HEATER IN ATTIC



PHOTO NO. 12 GAS LINE, TO WATER HEATER,  
MISSING SEDIMENT TRAP





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ADDRESS OF PROPERTY:

PHOTO NO. 17 FREE-STANDING RANGE /  
OVEN MISSING ANTI-TIPPING DEVICE



PHOTO NO. 18 DAMAGED LEFT SIDE OF  
KITCHEN SINK



PHOTO NO. 19 KITCHEN SINK MISSING  
ANTI-SIPHONING DEVICE



PHOTO NO. 20 FIREPLACE IN FAMILY ROOM



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ADDRESS OF PROPERTY:

PHOTO NO. 21

SKYLIGHT IN KITCHEN



PHOTO NO. 22

COMMODOE TANKS MISSING  
ANTI-SIPHONING DEVICE



PHOTO NO. 23 CERAMIC TILE, IN SHOWER  
OF MASTER BATH, NEEDS REPAIR



PHOTO NO. 24 DAMAGED BASEBOARD IN  
MIDDLE BEDROOM CLOSET



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ADDRESS OF PROPERTY:

PHOTO NO. 25      WATER DAMAGED WINDOW  
SILL IN LIVING ROOM

PHOTO NO. 26      WATER DAMAGED WINDOW  
SILL IN STUDY



PHOTO NO. 27

PHOTO NO. 28

## **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**