

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

**ALLIED HOME INSPECTION SERVICES**

**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                    GALVESTON

KEY MAP NO.

TYPE OF STRUCTURE:        SFH

APPROX. AGE OF STRUCTURE:    NEW

**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: 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**

<b>APPROX. AGE OF THE PROPERTY? NEW</b>	<b>APPROX. SQUARE FOOTAGE? 1,510 SQ. FT.</b>	
<b>IS THE PROPERTY OCCUPIED OR VACANT? VACANT</b>	<b>NO. OF STORIES? TWO</b>	
<b>NAME OF BUILDER?</b>	<b>PROPERTY FACES WHICH DIRECTION? SOUTH</b>	
<b>IS ELECTRICITY ON? YES</b>	<b>IS GAS ON? N/A</b>	
<b>IS PROPERTY ALL ELECTRIC? YES</b>	<b>IS WATER ON? YES</b>	
<b>IS THERE A SPRINKLER SYSTEM? NO</b>	<b>IS THERE A WATER WELL SYSTEM? NO</b>	
<b>IS A WOOD SHINGLE ROOF STILL IN PLACE? NO</b>	<b>IS THERE A SEPTIC SYSTEM? NO</b>	
<b>ARE THERE ANY SKYLIGHTS? NO</b>	<b>LOCATION OF SKYLIGHTS? N/A</b>	
<b>IS THERE A POOL AND / OR SPA? NO</b>	<b>TYPE OF FOUNDATION? PIER &amp; BEAM</b>	
<b>DATE OF INSPECTION? SEPTEMBER 15, 2011</b>	<b>START TIME OF INSPECTION? 3:40 PM</b>	
<b>WEATHER CONDITIONS: CLEAR</b>	<b>END TIME OF INSPECTION? 6:15 PM</b>	

**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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**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:**

**INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO FAMILY DWELLINGS (2000) IS THE STANDARD FOR THE ENTIRE STATE OF TEXAS. CODE COMPLIANCE IN LIFE AND SAFETY ISSUES, DOES NOT APPLY TO EXISTING DWELLINGS BUT DOES APPLY FOR NEW DWELLINGS. REPLACEMENTS OR ADDITIONS, TO AN EXISTING DWELLING, SUCH AS A NEW A/C SYSTEM, ARE REQUIRED TO MEET THE NEW BUILDING CODE.**

**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.**

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

**NOTE:**

**BUYER (S) SHOULD OBTAIN A COPY OF THE BUILDER'S WARRANTY PACKAGE WHICH SHOULD CONTAIN COPIES OF THE WARRANTIES ON THE FOUNDATION, ROOF, A/C & HEATING SYSTEMS, WATER HEATER (S), AND APPLIANCES.**

**NOTE:**

**ALL, OF THE BELOW LISTED REPAIRS, SHOULD BE COMPLETED BY THE BUILDER AT NO COST TO THE BUYER(S):**

- NO. 1            MISSING GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES. SEE APPENDIX B-1 & U-3.**
  
- NO. 2            GAPS, IN THE EAST SIDE EXTERIOR STAIRWAY, DO NOT MEET THE "4-INCH" RULE. SEE APPENDIX G.**
  
- NO. 3            WOOD EXTERIOR STAIRWAY IS PULLING APART IN SEVERAL AREAS. MAJOR REPAIRS ARE NEEDED. THE PRESENT SETUP POSES A SAFETY HAZARD. ADDITIONAL VERTICAL SUPPORTS ARE NEEDED**
  
- NO. 4            GUARD RAIL SEPARATION ON THE EXTERIOR DECKS, DO NOT MEET THE "4-INCH" RULE. SEE APPENDIX G.**
  
- NO. 5            FLOOR JOISTS, ON THE A/C DECK ON THE WEST SIDE, ARE MISSING JOIST HANGERS.**
  
- NO. 6            ELECTRICAL DISCONNECT, AT THE CONDENSER UNIT, NEEDS TO BE RELOCATED A MINIMUM OF 15 INCHES TO THE SIDE OF THE CONDENSER UNIT. SEE APPENDIX E3305.2**
  
- NO. 7            MARBLE BATH SINK COUNTER, IN THE SECOND LEVEL BATH, IS DAMAGED ON THE RIGHT SIDE. REPAIR OR REPLACEMENT IS NEEDED.**
  
- NO. 8            EAST SIDE SIDING, ON THE GARAGE, IS PULLING AWAY FROM THE WOOD PIER.**

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

- NO. 9**            **THERE ARE APPROXIMATELY THREE WHITE NEUTRAL WIRES COMING OUT OF BREAKERS. THESE WHITE WIRES NEED TO BE TRACED BY LICENSED ELECTRICIAN TO DETERMINE IF THEY ARE REALLY HOT WIRES THAT HAVE NOT BEEN TAGGED AS HOTS, IF THEY ARE REALLY NEUTRAL WIRES, THEN THE BREAKER BOX NEEDS TO BE REWIRED.**
- NO. 10**           **ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11**
- NO. 11**           **ALL 15 & 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. SEE APPENDIX M-2 & NEC 210.12. WIRES, THAT ARE LEAVING THE BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER-HEATING ISSUE. THESE WIRES NEED TO BE SPREAD OUT. BREAKER BOX IS MAXXED OUT. THERE IS NO ROOM FOR EXPANSION. ALL, OF THE BREAKERS, NEED TO BE LABELED PROPERLY. REPAIRS ARE NEEDED.  
SEE APPENDIX A, A-2, A-3, A-4, A-5, JJ-3, Y, Y-2, & Y-3**
- NO. 12**           **CEILING, AT THE BOTTOM OF THE HOUSE AT THE BACK, IS DAMAGED AND WATER STAINED. THE SOURCE, OF THE WATER, WAS NOT DETERMINED. REPAIRS ARE NEEDED.**
- NO. 13**           **THERE ARE AT LEAST TWO PIERS (ONE IN FRONT AND ONE IN BACK) THAT ARE DAMAGED. REPAIRS ARE NEEDED**
- NO. 14**           **BOTH BATH TUBS ARE MISSING PLUMBING ACCESS PANELS. SEE APPENDIX K-2 & K-3.**
- NO. 15**           **JACUZZI TUB IS MISSING AN ACCESS PANEL FOR THE MOTOR AND PUMP. SEE APPENDIX N-3.**
- NO. 16**           **TUB, IN THE NO. 2 BATH, IS DAMAGED BY THE DRAIN. REPAIR OR REPLACEMENT OF THE TUB IS NEEDED.**
- NO. 17**           **LARGE GAP, BETWEEN THE TILE FLOORING AND THE TUB IN THE NO. 2 BATH, NEEDS REPAIR.**

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

- NO. 18**      **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 & S-3.**
- NO. 19**      **THERE IS STANDING WATER IN THE A/C METAL DRAIN PAN IN THE ATTIC. REPAIRS ARE NEEDED.**
- NO. 20**      **THE METAL A/C DRAIN PAN, IN THE ATTIC, IS MISSING A FLOAT SWITCH. SEE APPENDIX CC-2.**
- NO. 21**      **EXIT DOORS, TO THE SECOND LEVEL FRONT DECK, ARE BINDING. REPAIRS ARE NEEDED**
- NO. 22**      **SCREW HOLES, ON THE FRONT ENTRY DOOR AND BEDROOM EXIT DOORS TO THE DECKS, NEED TO BE PLUGGED AND PAINTED.**
- NO. 23**      **ROOF, AT THE BACK BY THE BACK DECK, HAS PAINT ON THE SHINGLES. PAINT NEEDS TO BE REMOVED OR SHINGLES REPLACED.**
- NOTE:**  
**AS DISCUSSED DURING THE INSPECTION, ONE 3 TON A/C SYSTEM MAY BE UNDERSIZED FOR A TWO STORY HOME WITH HIGH CEILINGS AND LOTS OF GLASS.**
- NO. 24**      **AN ADDITIONAL A/C VENT IS NEEDED IN THE MASTER BEDROOM DUE TO ITS SIZE. REPAIRS ARE NEEDED.**
- NO. 25**      **ELECTRIC WATER HEATER IS MISSING AN ELECTRICAL DISCONNECT. SEE APPENDIX JJ-6.**
- NO. 27**      **GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER, ARE MISSING DIELECTRIC FITTINGS. SEE APPENDIX K-2 & K-3**

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

**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.**

- NO. 28**      **POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**
- NO. 29**      **KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX N-2**
- NO. 30**      **THERE IS LOW WATER PRESSURE AT THE KITCHEN SINK. REPAIRS ARE NEEDED**
- NO. 31**      **TURN TABLE, IN THE MICROWAVE, IS NOT OPERABLE. REPAIRS ARE NEEDED.**
- NO. 32**      **OVEN THERMOSTAT IS OFF APPROX. 45 DEGREES ON THE HIGH SIDE IN "BAKE" SETTING. THE THERMOSTAT NEEDS TO BE ADJUSTED.**
- NO. 33**      **WEST SIDE KITCHEN OUTLET, ABOVE THE COUNTER TOP, HAS A GAP BY IT. REPAIRS ARE NEEDED.**
- NO. 34**      **LEFT SIDE BACK KITCHEN SPLASH BLOCK HAS A HOLE IN IT. A COVER IS NEEDED**
- NO. 35**      **CEILING, IN THE BREAKFAST AREA, IS WATER DAMAGED. IT WAS NOT DETERMINED THE SOURCE OF THE WATER PENETRATION**

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

**NOTE:**

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

- NO. 36            POPPED OUT NAILS, IN THE CEILING OF THE MASTER BEDROOM, NEED REPAIR.**
  
- NO. 37            KITCHEN CABINET DOORS NEED TO BE ALIGNED PROPERLY**
  
- NO. 38            GAPS, UNDER THE BATH SINKS AT THE SEWER DRAIN LINES, NEED TO BE SEALED PROPERLY.**
  
- NO. 39            VERTICAL TILE, BY THE JACUZZI IN THE MASTER BATH, IS PULLING AWAY FROM THE WALL. REPAIRS ARE NEEDED**
  
- NO. 40            BATH SINK CABINET DOOR FRAME, IN THE MASTER BATH, IS SPLIT. REPAIRS ARE NEEDED**
  
- NO. 41            DOOR KNOBS, ON THE FRENCH CLOSET DOORS IN THE MASTER BATH, NEED REPAIR. THEY COME OFF WHEN YOU TRY TO OPEN THESE DOORS.**
  
- NO. 42            WEST SIDE BEDROOM DOOR WILL NOT CLOSE AND LOCK PROPERLY.**

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

**NO. 43            THE TEMPERATURE READINGS ON PAGE 36 OF THIS REPORT,  
INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.**

**NOTE:**

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S),  
PAGE 37 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. 44            AFTER ALL REPAIRS ARE COMPLETED, ENTIRE HOUSE NEEDS A  
FINAL CLEAN INCLUDING WINDOW WASHING.**

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**NO.**

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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: 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:

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.

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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? NO**

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

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

**ARE THERE ANY RETAINING WALLS PRESENT? NO**

**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>TOP OF STAIRWAY</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, CAN THE LABELING OF THE MANUFACTURE, BE SEEN WHILE 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:**

<b>TYPE (S) OF EXTERIOR WALLS?</b>	<b>ALL SIDING</b>
<b>TYPE )S) OF INTERIOR WALLS?</b>	<b>DRYWALL</b>
<b>EXTERIOR WALL STRUCTURE?</b>	<b>WOOD FRAME, SIDING</b>

**F. CEILINGS AND FLOORS**

**DESCRIPTION:**

<b>CEILING FINISH (S) ?</b>	<b>DRYWALL</b>
<b>FLOOR SURFACES (S)?</b>	<b>CARPET, TILE</b>

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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>ONE</b>
<b>GARAGE DOOR MATERIAL?</b>	<b>ALUMINUM</b>
<b>ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?</b>	<b>NO</b>
<b>INTERIOR DOOR TYPE?</b>	<b>HOLLOW CORE WOOD</b>

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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.

I. STAIRWAYS (INTERIOR AND EXTERIOR)

ARE STAIRWAY (S) PRESENT? YES

NUMBER OF STAIRWAYS? TWO

DO THE STAIRWAY (S) HAVE CONTINUOUS HANDRAILS? YES

LOCATION OF STAIRWAY (S)? OUTSIDE & IN LIVING ROOM

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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>GRANITE</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 - COPPER</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>200 AMPS</b>	
<b>IS ALUMINUM BRANCH WIRING PRESENT?</b>	<b>NO</b>	
<b>LOCATION (S) OF MAIN BREAKER BOX (S)?</b>	<b>WEST SIDE</b>	
<b>LOCATION (S) OF SUB-PANEL BOX (S)?</b>	<b>INSIDE BEDROOM</b>	
<b>BREAKER BOX MANUFACTURER (S)?</b>	<b>GENERAL ELECTRIC</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>WEST 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 (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 TESTED NOR OPERATED.**

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**III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS**

**A. HEATING EQUIPMENT**

**DESCRIPTION:**

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

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**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>3 TON</b>
<b>LOCATION (S) OF THE CONDENSER UNIT (S)?</b>	<b>UPPER WEST SIDE DECK</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>NEW</b>
<b>ENERGY SOURCE?</b>	<b>ELECTRIC</b>

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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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**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>EAST SIDE</b>
<b>TYPE OF VENT PIPING MATERIALS?</b>	<b>PLASTIC</b>
<b>LOCATION OF GAS LINE MAIN SHUTOFF VALVE?</b>	<b>N/A</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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**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.)**

**A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)**

**C. WATER HEATING EQUIPMENT**

**DESCRIPTION:**

**NO. OF WATER HEATERS?** ONE

**ENERGY SOURCE?** ELECTRIC

**LOCATION (S) OF THE WATER HEATER (S)** FRONT ATTIC

**GAS LINES?** N/A

**APPROX. AGE (S) OF THE WATER HEATER (S)?** NEW

**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 WATER HEATER (S), ARE NOT OPERATED.**



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

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

<b>SECOND LEVEL</b>	<b>LOCATION</b>	<b>TYPE OF FLOOR SURFACE</b>	<b>READING (IN INCHES)</b>	
	<b>BASE</b>	<b>HALLWAY - BY CLOSET</b>	<b>TILE</b>	<b>0.0</b>
<b>1</b>	<b>ENTRYWAY - BY FRONT DOOR</b>	<b>TILE</b>	<b>0.0</b>	
<b>2</b>	<b>LIVING ROOM - NE CORNER</b>	<b>TILE</b>	<b>0.6</b>	
<b>3</b>	<b>LIVING ROOM - SE CORNER</b>	<b>TILE</b>	<b>0.9</b>	
<b>4</b>	<b>BREAKFAST AREA - SE CORNER</b>	<b>TILE</b>	<b>-0.1</b>	
<b>5</b>	<b>BREAKFAST AREA - NE CORNER</b>	<b>TILE</b>	<b>-0.3</b>	
<b>6</b>	<b>BREAKFAST AREA - NW CORNER</b>	<b>TILE</b>	<b>0.1</b>	
<b>7</b>	<b>BREAKFAST AREA - SW CORNER</b>	<b>TILE</b>	<b>0.1</b>	
<b>8</b>	<b>KITCHEN - REFRIG. SPACE</b>	<b>TILE</b>	<b>0.2</b>	
<b>9</b>	<b>NO. 2 BATH - BY TUB</b>	<b>TILE</b>	<b>0.0</b>	
<b>10</b>	<b>EAST SIDE BEDROOM - SW CORNER</b>	<b>CARPET</b>	<b>0.5</b>	
<b>11</b>	<b>EAST SIDE BEDROOM - SE CORNER</b>	<b>CARPET</b>	<b>1.1</b>	
<b>12</b>	<b>EAST SIDE BEDROOM - NE CORNER</b>	<b>CARPET</b>	<b>1.2</b>	
<b>13</b>	<b>WEST SIDE BEDROOM - SE CORNER</b>	<b>CARPET</b>	<b>0.5</b>	
<b>14</b>	<b>WEST SIDE BEDROOM - SW CORNER</b>	<b>CARPET</b>	<b>0.3</b>	
<b>15</b>	<b>WEST SIDE BEDROOM - NW CORNER</b>	<b>CARPET</b>	<b>0.0</b>	

**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  
PROPERTY INSPECTION REPORT COMMENT SHEET

ALLIED HOME INSPECTION SERVICES

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

800 / 498 - 4498

ADDRESS OF PROPERTY:

APPROXIMATE AGE OF THE PROPERTY? NEW  
WHAT DIRECTION DOES THE PROPERTY FACE? SOUTH

APPROXIMATE DISTANCE BETWEEN THE GROUND AND THE BOTTOM OF FLOOR JOISTS? 30 FEET

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

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? CEILING IS WATER STAINED

ARE THERE ANY LEANING OR DAMAGED  
PIERS? YES  
LOCATIONS? FRONT & BACK

ARE THERE ANY ROTTING WOOD / SAGGING  
FLOOR JOISTS / DAMAGED SUB-FLOORING? NO  
LOCATIONS?

ARE THERE ANY MISSING OR DAMAGED  
SHIMS? NO  
LOCATIONS?

ARE THERE ANY ANGLE CRACKS ON INTERIOR  
WALLS OVER / UNDER WINDOWS, OVER  
DOORS? NO  
LOCATIONS?

ARE THERE GAPS BETWEEN DOOR / WINDOW  
FRAMES AND ADJOINING WALLS? YES  
LOCATIONS? EAST SIDE OF GARAGE

ARE THERE ANY ANGLE CRACKS ON INTERIOR  
CEILINGS? (NOT SEAM CRACKS) NO  
LOCATIONS?

ARE THERE INTERIOR BINDING DOORS OR DOOR  
FRAMES THAT ARE OUT OF SQUARE? NO  
LOCATIONS?

ARE THERE ANY ROOF RAFTERS, IN THE ATTIC,  
THAT ARE PULLING AWAY FROM THE TOP RIDGE  
OR TWISTING? NO  
LOCATIONS?

ARE THERE INTERIOR SLOPING / SLANTING  
FLOORS? NO  
LOCATIONS?

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

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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: LENNOX	SIZE: 3___ TON	THIS A/C UNIT SERVES: ENTIRE HOUSE			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	76.60	C. WET BULB?	52.20	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	63.40	D. WET BULB?	49.00	
	SPLIT? E.	13.20	F.	3.20	

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?	76.40	I. CONDENSER LEAVING AIR TEMP?	112.90
H. LIQUID LINE TEMP?	85.30	J. CONDENSER ENTERING AIR TEMP?	103.60
		K. CONDENSER HEAT RISE? (I LESS J)	9.30

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  
PROPERTY INSPECTION REPORT COMMENT SHEET

ALLIED HOME INSPECTION SERVICES

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

800 / 498 - 4498

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ADDRESS OF PROPERTY: 3811 MENDOCINO DR.

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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:

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.

ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

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ADDRESS OF PROPERTY:

PHOTO NO. 1

FRONT

PHOTO NO. 2

EAST EAVE MISSING GUTTERS



PHOTO NO. 3

FRONT DECK GUARD RAIL  
DOES NOT MEET "4-INCH" RULE

PHOTO NO. 4

EAST STAIRWAY DOES NOT  
MEET "4-INCH" RULE



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

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ADDRESS OF PROPERTY:

PHOTO NO. 5 A/C PLATFORM MISSING  
JOIST HANGERS



PHOTO NO. 6 STAIRWAY PULLING AWAY  
AT TOP



PHOTO NO. 7 BREAKER BOX IN UPSTAIRS  
BEDROOM



PHOTO NO. 8 DAMAGED WOOD PIER IN  
BACK



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

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ADDRESS OF PROPERTY:

PHOTO NO. 9 MAIN BREAKER BOX ON  
OUTSIDE WEST SIDE



PHOTO NO. 10 DAMAGED WOOD PIER IN  
FRONT BY GARAGE



PHOTO NO. 11 SCREW HOLES NEED TO BE  
PLUGGED ON FRONT ENTRY DOOR

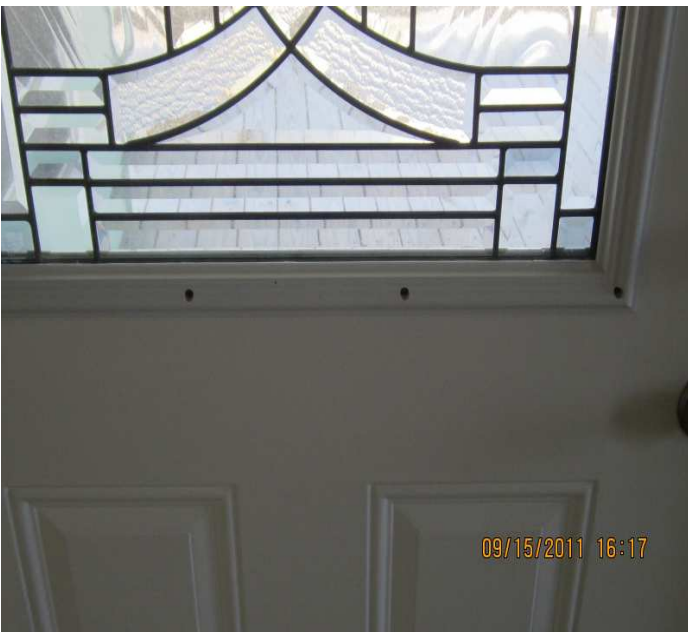


PHOTO NO. 12 KITCHEN SINK MISSING  
ANTI-SIPHONING DEVICE



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

JOHN O. FRANZEN  
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T.R.E.C. # 1553

800 / 498 - 4498

ADDRESS OF PROPERTY:

PHOTO NO. 13 POWER CORD, TO DISPOSAL,  
NOT ENCLOSED IN CONDUIT



PHOTO NO. 14 HOLE IN KITCHEN BACK  
SPLASH ON FRONT SIDE



PHOTO NO. 15 STAIRWAY BY LIVING ROOM



PHOTO NO. 16 ELECTRIC WATER HEATER  
IN ATTIC AREA



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

JOHN O. FRANZEN  
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T.R.E.C. # 1553

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ADDRESS OF PROPERTY:

PHOTO NO. 17 WATER HEATER PIPING  
MISSING DIELECTRIC FITTINGS



PHOTO NO. 18 ELECTRIC A/C - FURNACE IN  
ATTIC AREA



PHOTO NO. 19 A/C DRAIN PAN MISSING  
FLOAT SWITCH & HAS WATER IN IT.



PHOTO NO. 20 STEPS, ON EXTERIOR  
STAIRWAY, PULLING APART



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

JOHN O. FRANZEN  
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T.R.E.C. # 1553

800 / 498 - 4498

ADDRESS OF PROPERTY:

PHOTO NO. 21

DAMAGED CEILING IN  
BREAKFAST AREA



PHOTO NO. 22

TUB, IN NO. 2 BATH, IS  
DAMAGED AT DRAIN



PHOTO NO. 23

GAPS BETWEEN TUB AND  
FLOOR TILE IN # 2 BATH



PHOTO NO. 24

GAPS AT SEWER LINES UNDER  
BATH SINK



ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

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T.R.E.C. # 1553

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ADDRESS OF PROPERTY:

PHOTO NO. 25

DAMAGED BATH SINK  
CABINET DOOR FRAME



PHOTO NO. 27

PAINT NEEDS TO BE  
REMOVED FROM SHINGLES



PHOTO NO. 26

VERTICAL TILE TRIM, IN M. BATH,  
PULLING AWAY FROM WALL



PHOTO NO. 28

DAMAGED MARBLE BATH  
COUNTER TOP



**ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS**

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**800 / 498 - 4498**

**ADDRESS OF PROPERTY:**

**PHOTO NO. 29      SIDING, ON EAST SIDE OF  
GARAGE, IS PULLING AWAY**



**PHOTO NO. 31**

**PHOTO NO. 30      WATER DAMAGED CEILING  
AT BACK SIDE OF CARPORT**



**PHOTO NO. 32**

## **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**