

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

**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:

PROPERTY INFORMATION:

ADDRESS:
COUNTY HARRIS
KEY MAP NO.
TYPE OF STRUCTURE: SFH
APPROX. AGE OF STRUCTURE: NEW

TYPE OF INSPECTION REQUESTED:

STRUCTURAL: XX
MECHANICAL: XX
POOL:
SPA:
OTHER:

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

IMPORTANT NOTICE: (PLEASE READ CAREFULLY)

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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".

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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: APRIL 25, 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.**

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

STATUS OF PROPERTY AT TIME OF INSPECTION

APPROX. AGE OF THE PROPERTY? NEW	APPROX. SQUARE FOOTAGE? 1,937 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? ONE
NAME OF BUILDER?	PROPERTY FACES WHICH DIRECTION? SOUTH
IS ELECTRICITY ON? YES	IS GAS ON? YES
IS PROPERTY ALL ELECTRIC? NO	IS WATER ON? YES
IS THERE A SPRINKLER SYSTEM? NO	IS THERE A WATER WELL SYSTEM? NO
IS A WOOD SHINGLE ROOF STILL IN PLACE? NO	IS THERE A SEPTIC SYSTEM? NO
ARE THERE ANY SKYLIGHTS? NO	LOCATION OF SKYLIGHTS? N/A
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? SLAB ON GRADE
DATE OF INSPECTION? APRIL 25, 2011	START TIME OF INSPECTION? 10:30 AM
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 12:20 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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

NOTE:

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

NOTE:

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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 BUYERS:

- NO. 1 FRONT PORCH NEEDS TO BE WASHED DOWN**

- NO. 2 ALL CONSTRUCTION MATERIALS AND TRASH, IN THE GARAGE, NEEDS TO BE HAULED AWAY.**

- NO. 3 CONCRETE GARAGE FLOOR NEEDS TO BE SCRAPED AND WASHED DOWN.**

- NO. 4 BACK CONCRETE PATIO NEEDS TO BE SCRAPED AND WASHED DOWN.**

- NO. 5 TEMPORARY ELECTRICAL T-POLE, IN BACK YARD, NEEDS TO BE HAULED AWAY.**

- NO. 6 VERTICAL TRIM BOARDS, ON BOTH SIDES OF THE OVERHEAD GARAGE DOOR, NEED TO BE PAINTED.**

- NO. 7 THE INTERIOR GARAGE WALLS ARE DAMAGED AT THE BOTTOM IN SEVERAL AREAS. REPAIRS ARE NEEDED.**

- NO. 8 THE GAPS, AT THE BOTTOM OF THE INTERIOR GARAGE WALLS, NEED TO BE COVERED WITH MOLDING.**

- NO. 9 EAST SIDE ROOF HAS MAJOR HUMPS IN IT IN SEVERAL AREAS**

- NO. 10 BACK SIDE ROOF HAS MAJOR HUMPS IN IT**

- NO. 11 WEST SIDE ROOF HAS MAJOR HUMPS IN IT. THE ROOF HAS NOT BEEN INSTALLED PROPERLY AND NEEDS TO BE REPLACED**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

- NO. 12 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.**

- NO. 13 GAPS, ON THE EXTERIOR SIDING AT THE SEAMS AND UNDER THE BOTTOM EDGES, NEED REPAIR.**

- NO. 14 GAPS, BETWEEN THE FRIEZE BOARDS AND THE ADJOINING BRICK, NEED TO BE CAULKED PROPERLY**

- NO. 15 GAPS, ON BOTH SIDES OF THE THRESHOLD OF THE FRONT ENTRY DOOR, NEED REPAIR**

- NO. 16 METAL A/C DRAIN PAN, IN THE ATTIC, IS MISSING A FLOAT SWITCH. SEE APPENDIX CC-2. REPAIRS ARE NEEDED.**

- NO. 17 WALL, UNDER THE KITCHEN COUNTER TOP AT THE BEND, IS NOT ALIGNED PROPERLY. REPAIRS ARE NEEDED.**

- NO. 18 MISSING DOOR STOPS IN SEVERAL AREAS**

- NO. 19 GALVANIZED - COPPER PIPING CONNECTIONS, AT THE WATER HEATER IN THE ATTIC, ARE MISSING DIELECTRIC FITTINGS. SEE APPENDIX K-2 & K-3**

- NO. 20 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. 21 SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE.**

- NO. 22 MISSING SPLASH BLOCKS UNDER DOWNSPOUTS. SEE APPENDIX B-1 & U-3.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

- NO. 23 GARAGE ENTRY DOOR IS MISSING A DEAD BOLT LOCK**

- NO. 24 ALUMINUM WIRES, THAT ARE ATTACHED TO THE LUGS IN THE
BREAKER BOX, ARE MISSING A PASTE. SEE APPENDIX E110.14
SEE PHOTO PAGES**

- NO. 25 FREE-STANDING GAS RANGE / OVEN NEEDS TO BE INSTALLED**

- NO. 26 GAS LINE SHUTOFF VALVE, TO THE RANGE / OVEN NEEDS TO
BE RELOCATED TO THE SIDE OF THE APPLIANCE UNDER THE
ADJACENT CABINET. SEE APPENDIX H, R-4, R-5, & Z. REPAIRS
ARE NEEDED.**

- NO. 27 DISHWASHER NEEDS TO BE INSTALLED**

- NO. 28 MICROWAVE NEEDS TO BE INSTALLED**

- NO. 29 VENT FAN ASSEMBLY, OF THE MICROWAVE, NEEDS TO BE INSTALLED
TO THE VENT FAN FLUE IN THE UPPER KITCHEN CABINET.**

- NO. 30 COMMODE TANKS ARE MISSING AN ANTI-SIPHONING DEVICE.
SEE APPENDIX JJ-2. REPAIRS ARE NEEDED.**

- NO. 31 MASTER BEDROOM NEEDS AN ADDITIONAL CEILING A/C VENT DUE
TO ITS SIZE. REPAIRS ARE NEEDED.**

- NO. 32 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS
TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**

**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.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

**NO. 33 THE TEMPERATURE READINGS ON PAGE 33 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 34 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. 34 BOTH BATH TUBS ARE MISSING PLUMBING ACCESS PANELS.
SEE APPENDIX K-2 & K-3.**

NO. 35 ALL CLOSET CLOTHES POLES NEED TO BE INSTALLED

**NO. 36 A/C PRIMARY DRAIN LINE, UNDER THE SINK IN THE NO. 2 BATH,
NEEDS TO BE INSULATED. SEE PHOTO PAGES**

NOTE:

**BUYERS 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, AND APPLIANCES.**

**NO. 37 AFTER ALL REPAIRS ARE COMPLETED, ENTIRE HOUSE NEEDS A
FINAL CLEAN INCLUDING WINDOW WASHING.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

NOTE:

AS DISCUSSED DURING THE INSPECTION, 125 AMP ELECTRICAL SERVICE MAY NOT BE ENOUGH FOR A 1,937 SQ. FT. HOME IN 2011. IT IS RECOMMENDED THAT THE BUYERS REQUIRE THE BUILDER TO PROVIDE THEM WITH A WRITTEN ELECTRICAL LOAD ANALYSIS THAT SHOWS THAT 125 AMP ELECTRICAL SERVICE IS ENOUGH.

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE (CONT.)

FOUNDATION MAINTENANCE PROGRAM (CONT.)

WATER LEAKS:

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

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

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

D. ROOF STRUCTURE AND ATTIC

DESCRIPTION:

METHOD ATTIC WAS INSPECTED?	ATTIC WAS WALKED
TYPE OF INSULATION MATERIALS IN THE ATTIC (S)?	FIBERGLASS
APPROX. DEPTH OF THE INSULATION?	10 - 12 INCHES
LOCATION OF ATTIC ACCESS OPENING (S)?	INSIDE GARAGE
TYPE (S) OF STATIC ATTIC VENTILATION?	SOFFIT & RIDGE VENTS
IS THERE A MECHANICAL VENTILATION SYSTEM PRESENT IN THE ATTIC?	NO
ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED SURFACES?	NO
ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR SOFFIT VENTS?	NO
ARE SOFFIT VENTS PRESENT ON AT LEAST 3 EAVES?	YES

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS (CONT.)

G. DOORS (INTERIOR AND EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS? ONE

GARAGE DOOR MATERIAL? ALUMINUM

ARE ELECTRIC GARAGE DOOR OPENERS PRESENT? YES

INTERIOR DOOR TYPE? HOLLOW CORE WOOD

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS (CONT.)

J. FIREPLACE / CHIMNEY

DESCRIPTION:

NO. OF FIREPLACES? ONE (DIRECT VENT TYPE)

LOCATION OF FIREPLACES? LIVING ROOM

IS THE FIREBOX (S) METAL OR MASONRY? METAL

ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT? N/A

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

L. OTHER

DESCRIPTION:

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

NOTE:

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

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

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

DESCRIPTION:

TYPE OF HOUSE WIRING?	COPPER - ROMEX	
ARE GFCIs PRESENT ON KITCHEN, BATH, WETBAR, GARAGE, AND EXTERIOR OUTLETS?		YES
ARE BEDROOM OUTLETS CONNECTED TO ARC-FAULT BREAKERS IN THE BREAKER BOX?		YES
ARE OUTLETS GROUNDED?		YES

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	ONE
SIZE (S) OF THE COOLING SYSTEMS?	3 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	WEST SIDE
LOCATION (S) OF THE EVAPORATOR COIL (S)?	ATTIC
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	NEW
ENERGY SOURCE?	ELECTRIC

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

IV PLUMBING SYSTEMS

A. WATER SUPPLY SYSTEM AND FIXTURES

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

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.

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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:

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

NOTE:

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

NOTE:

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

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

V. APPLIANCES

H. GARAGE DOOR OPERATORS

DESCRIPTION:

NO. OF ELECTRIC GARAGE DOOR OPENERS? ONE

NO. OF ELECTRIC EYE ASSEMBLIES? ONE

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.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

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

DOWNSTAIRS	LOCATION	TYPE OF FLOOR SURFACE	READING (IN INCHES)	
	BASE	LIVING ROOM - BY KITCHEN COUNTER	CARPET	0.0
1	ENTRYWAY - BY FRONT DOOR	TILE	-0.3	
2	DINING ROOM - SW CORNER	CARPET	0.0	
3	DINING ROOM - SE CORNER	CARPET	-0.1	
4	UTILITY ROOM - FRONT WALL	TILE	-0.3	
5	UTILITY ROOM - EAST WALL	TILE	-0.3	
6	KITCHEN - AT PANTRY	TILE	-0.1	
7	BREAKFAST AREA - SE CORNER	TILE	0.0	
8	BREAKFAST AREA - NE CORNER	TILE	-0.3	
9	LIVING ROOM - BY EXIT DOOR	CARPET	0.0	
10	LIVING ROOM - BY FIREPLACE	CARPET	0.0	
11	BACK BEDROOM - NW CORNER	CARPET	0.4	
12	BACK BEDROOM - NE CORNER	CARPET	0.3	
13	BACK BEDROOM - SE CORNER	CARPET	0.2	
14	NO. 2 BATH - BY TUB	TILE	0.0	
15	MASTER BEDROOM - SW CORNER	CARPET	0.0	
16	MASTER BEDROOM - NW CORNER	CARPET	0.2	
17	M. BATH - BY COMMODE	TILE	-0.3	
18	M. BATH - LINEN CLOSET	TILE	-0.3	
19	M. BATH CLOSET - SW CORNER	CARPET	0.0	
20	M. BATH CLOSET - NW CORNER	CARPET	0.0	

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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: 3___ TON	THIS A/C UNIT SERVES: ENTIRE HOUSE			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	66.20	C. WET BULB?	59.60	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	56.80	D. WET BULB?	56.70	
	SPLIT? E.	9.40	F.	2.90	

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?	76.80	I. CONDENSER LEAVING AIR TEMP?	105.80
H. LIQUID LINE TEMP?	79.80	J. CONDENSER ENTERING AIR TEMP?	80.60
		K. CONDENSER HEAT RISE? (I LESS J)	25.20

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.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

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:	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
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

PHOTO NO. 1 FRONT



PHOTO NO. 2 MISSING SPLASH BLOCKS UNDER DOWNSPOUTS



PHOTO NO. 3 TRASH INSIDE THE GARAGE



PHOTO NO. 4 DAMAGED INTERIOR GARAGE WALLS & GAPS



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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

PHOTO NO. 5

**MAJOR HUMPS IN THE
EAST SIDE ROOF**



PHOTO NO. 6

**ELECTRICAL T-POLE IN
BACK YARD**



PHOTO NO. 7

HUMPS IN BACK SIDE ROOF



PHOTO NO. 8

**BACK PATIO NEEDS TO BE
SCRAPED & WASHED DOWN**



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

PHOTO NO. 9 GAPS BETWEEN FRIEZE
BOARDS AND BRICK



PHOTO NO. 10 ROOF, ON WEST SIDE, HAS
HUMPS



PHOTO NO. 11 A/C UNIT ON WEST SIDE



PHOTO NO. 12 BREAKER BOX INSIDE GARAGE



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

PHOTO NO. 13 ATTIC ACCESS LADDER
IN GARAGE



PHOTO NO. 14 PIPING, AT WATER HEATER,
MISSING DIELECTRIC FITTINGS



PHOTO NO. 15 GAS WATER HEATER IN
ATTIC



PHOTO NO. 16 METAL A/C DRAIN PAN, IN
ATTIC, MISSING FLOAT SWITCH



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

PHOTO NO. 17 VERTICAL A/C - FURNACE
IN ATTIC



PHOTO NO. 18 GAPS AT FRONT ENTRY
DOOR THRESHOLD



PHOTO NO. 19 GAS LINE, TO RANGE, IS
NOT EASILY ACCESSIBLE



PHOTO NO. 20 CLOSET POLES NOT
INSTALLED



ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856

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

ADDRESS OF PROPERTY:

PHOTO NO. 21 A/C PRIMARY DRAIN LINE
NEEDS TO BE INSULATED



PHOTO NO. 22 COMMODE TANKS ARE
MISSING ANTI-SIPHONING DEVICE



PHOTO NO. 23 WALL, UNDER KITCHEN
COUNTER TOP, NOT ALIGNED PROPERLY



PHOTO NO. 24

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