

**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: 5 YEARS

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)

REPAIR / REPLACEMENT COST ESTIMATES:

THE ESTIMATED COST OF REPAIRS OR REPLACEMENTS THAT MAY BE DESCRIBED IN THIS REPORT ARE ESTIMATES ONLY; AND THE ACTUAL COSTS OF SUCH REPAIRS MAY VERY SIGNIFICANTLY WITH SUCH ESTIMATES. NEITHER THIS INSPECTOR NOR THIS INSPECTION COMPANY ARE IN THE REPAIR BUSINESS; AND THEREFORE, IT IS SUGGESTED THAT THE BUYER / CLIENT CONSULT WITH THOSE WHO ARE IN THE REPAIR BUSINESS TO RECEIVE A MORE ACCURATE ESTIMATE OF THE COST OF THE ACTUAL REPAIRS

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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 PRACTICES. 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: 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.**

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STATUS OF PROPERTY AT TIME OF INSPECTION

APPROX. AGE OF THE PROPERTY? 5 YEARS	APPROX. SQUARE FOOTAGE? 2,290 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? ONE
IF VACANT, APPROX. HOW LONG? ONE YEAR	PROPERTY FACES WHICH DIRECTION? WEST
IS ELECTRICITY ON? YES	IS GAS ON? YES
IS PROPERTY ALL ELECTRIC? NO	IS WATER ON? YES
IS THERE A SPRINKLER SYSTEM? YES	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? NO
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? SLAB ON GRADE
DATE OF INSPECTION? APRIL 25, 2011	START TIME OF INSPECTION? 3:30 PM
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 6:00 PM

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

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

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ADDRESS OF PROPERTY:

NOTE:

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

NOTE:

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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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

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**

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

**REPAIR
COST ESTIMATES**

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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**REPAIR
COST ESTIMATES**

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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	REPAIR COST ESTIMATES
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 THREE (3) SIDES?	YES
ARE "AIR BAFFLES" PRESENT IN THE ATTIC TO ASSIST "IN-VENTING" OF AIR INTO THE ATTIC BY THE SOFFIT VENTS?	YES
IF THERE ARE GABLE AND RIDGE VENTS, HAVE THE GABLE VENTS BEEN SEALED OFF?	N/A
DOES THE ATTIC MEET THE REQUIREMENT OF ONE SQUARE FOOT OF VENTING FOR EACH 300 SQUARE FEET OF ATTIC FLOOR SPACE? THIS REQUIREMENT SHOULD BE EVENLY DIVIDED BETWEEN IN-VENTING AND OUT-VENTING.	YES

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**REPAIR
COST ESTIMATES**

I. STRUCTURAL SYSTEMS (CONT.)

D. ROOF STRUCTURE AND ATTIC (CONT.)

NO. 3	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.	\$100.00 TO \$150.00
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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.

E. WALLS (INTERIOR & EXTERIOR)

DESCRIPTION:

TYPE (S) OF EXTERIOR WALLS?

TYPE)S) OF INTERIOR WALLS?

DRYWALL

EXTERIOR WALL STRUCTURE?

WOOD FRAME, BRICK VENEER

NO. 4	INTERIOR WALLS, OF THE GARAGE, ARE DAMAGED AT THE BOTTOM AND HAVE GAPS UNDER THEM. REPAIRS ARE NEEDED. MISSING WEEP HOLES, ON BRICK VENEER, OVER WINDOWS AND DOORS. SEE APPENDIX T-3	\$150.00 TO \$250.00
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**REPAIR
COST ESTIMATES**

I. STRUCTURAL SYSTEMS (CONT.)

E. WALLS (INTERIOR & EXTERIOR) (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.

NOTE:

MOST RESIDENTIAL HOUSING, THAT HAS BEEN BUILT IN THE LAST TEN (10) YEARS, IS NOT VENTED PROPERLY IN THE ATTIC. AN EXAMPLE IS THE INSTALLATION OF VAPOR BARRIERS SUCH AS "TECH SHIELD". IT IS RECOMMENDED THAT A DEHUMIDIFIER BE INSTALLED IN THE ATTIC TO REDUCE THE AMOUNT OF MOISTURE IN THE ATTIC SO AS TO MINIMIZE THE CONDITIONS THAT CAUSE MOLD FORMATION.

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**REPAIR
COST ESTIMATES**

F. CEILINGS AND FLOORS

DESCRIPTION:

CEILING FINISH (S) ? DRYWALL

FLOOR SURFACES (S)? CARPET, TILE

NO. 5	CARPET NEEDS TO BE RESTRETCHED IN LIVING ROOM AND MASTER BEDROOM. SEE PHOTO PAGES	\$150.00 TO \$250.00
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G. DOORS (INTERIOR & EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS? ONE

GARAGE DOOR MATERIAL? ALUMINUM

ARE ELECTRIC GARAGE DOOR OPENERS PRESENT? YES

INTERIOR DOOR TYPE? HOLLOW CORE WOOD

NO. 6	GARAGE ENTRY DOOR IS MISSING A DEAD BOLT LOCK. MISSING OR DAMAGED DOOR STOPS IN SEVERAL AREAS. WEATHER STRIPPING, AT THE BOTTOM OF THE BACK EXIT DOOR, IS DAMAGED. SEE PHOTO PAGES. REPAIRS ARE NEEDED.	\$100.00 TO \$150.00
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REPAIR
COST ESTIMATES

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.

NO. 7	MISSING APPROX. 15 WINDOW SCREENS. REPAIRS ARE NEEDED. MOST, OF THE MISSING SCREENS, ARE BEING STORED IN THE ATTIC. THE SCREENS NEED TO BE REINSTALLED	\$100.00
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NOTE:

IF BURGLAR BARS ARE PRESENT, IT SHOULD BE CONSIDERED A SAFETY HAZARD IF THE BURGLAR BARS AND NOT KEYLESS.

DO ANY OF THE ESCAPE WINDOW SILLS, IN THE BEDROOMS, EXCEED A MAXIMUM HEIGHT OF 44 INCHES FROM THE FLOOR?	NO
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DO ANY OF THE ESCAPE WINDOWS, IN THE BEDROOMS, NOT MEET A MINIMUM SIZE OF 5.7 SQUARE FEET?	NO
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**REPAIR
COST ESTIMATES**

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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**REPAIR
COST ESTIMATES**

I. STRUCTURAL SYSTEMS (CONT.)

I. STAIRWAYS (INTERIOR & EXTERIOR)

NO. 8	WOODEN STAIRS IN THE GARAGE DOES NOT HAVE A MINIMUM 6 FEET 8 INCH CLEARANCE. THE LADDER NEEDS AN ADDITIONAL HAND RAIL DUE TO ITS WIDTH. THE RISER HEIGHT, OF THIS STAIRWAY, IS NOT CONSISTENT. THE GAPS, BETWEEN THE STEPS AND THE GUARD RAIL, DO NOT MEET THE "4-INCH RULE. THE STAIRWAY IS EXTREMELY STEEP AND POSES A SAFETY HAZARD. REPAIRS ARE NEEDED. SEE PHOTO PAGES. SEE APPENDIX F, F-2, & G.	\$300.00 TO \$400.00
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**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.)

**REPAIR
COST ESTIMATES**

I. STRUCTURAL SYSTEMS (CONT.)

J. FIREPLACE / CHIMNEY

DESCRIPTION:

NO. OF FIREPLACES?	ONE	
LOCATION OF FIREPLACES?	LIVING ROOM	
IS THE FIREBOX (S) METAL OR MASONRY?		METAL
ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?		YES
NO. 9	RIGHT SIDE METAL WALL, OF THE FIREBOX, IS LOOSE. THIS WALL NEEDS TO BE RESECURED PROPERLY. SEE PHOTO PAGES	\$100.00 TO \$150.00

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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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

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.**

NOTE:

ACCESSORY AND / OR STORAGE BUILDINGS ARE NOT INSPECTED.

NO. 10	STONE BACK PATIO HAS A LOT OF MORTAR CRACKS. SEE PHOTO PAGES. REPAIRS ARE NEEDED.	\$100.00 TO \$150.00
NO. 11	SECTION, OF THE KITCHEN CABINET UNDER THE DISHWASHER, IS DAMAGED. REPAIRS ARE NEEDED. SEE PHOTO PAGES	\$100.00

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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

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)?	OUTSIDE SOUTH WALL	
LOCATION (S) OF SUB-PANEL BOX (S)?	INSIDE GARAGE	
BREAKER BOX MANUFACTURER (S)?	GENERAL ELECTRIC	
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?		YES
LOCATION OF SERVICE DROP?	SOUTH SIDE	
TYPE OF SERVICE DROP?	UNDERGROUND	
LOCATION OF SERVICE GROUNDING?	SOUTH SIDE	

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**REPAIR
COST ESTIMATES**

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS (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. THERE IS AT LEAST ONE CROSS CONNECTION IN THE SUB-PANEL BOX. THIS CROSS CONNECTION NEEDS TO BE TRACED BY A LICENSED AND QUALIFIED ELECTRICIAN TO DETERMINE IF THIS CIRCUIT NEEDS TO BE ROUTED THROUGH A BREAKER. SUB-PANEL BOX HAS THREE (3) ARC-FAULT BREAKERS. 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 PRESENT SETUP POSES AN OVER-HEATING ISSUE. REPAIRS ARE NEEDED. SEE APPENDIX A, A-2, A-3, A-4, A-5, JJ-3, Y, Y-, & Y-3. SEE PHOTO PAGES	\$400.00 TO \$500.00
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NOTE:

AS DISCUSSED DURING THE INSPECTION, 125 AMP ELECTRICAL SERVICE IS NOT ENOUGH FOR A 2,529 SQ. FT. ALL ELECTRIC HOME IN 2011. ESTIMATED COST, TO EXPAND THE ELECTRICAL SERVICE TO MEET ALL CURRENT NEC AND CITY OF PEARLAND ELECTRICAL CODES, IS \$2,000 - \$2,500.

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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

II ELECTRICAL SYSTEMS (CONT.)

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES (CONT.)

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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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

NUMBER OF HEATING SYSTEMS?	ONE	
TYPE OF HEATING SYSTEM?	FORCED AIR	
ENERGY SOURCE?	GAS	
LOCATION (S) OF HEATING SYSTEMS?	ATTIC	
APPROX. AGE OF THE HEATING SYSTEM (S)?	5 YEARS	
TYPE OF WARM AIR DISTRIBUTION SYSTEM?	DUCTWORK	
TYPE OF GAS LINE (S) TO THE HEATING SYSTEM (S)?		A.G.A. FLEXIBLE
ARE ANY OF THE GAS LINES, TO THE HEATING SYSTEMS, GALVANIZED STEEL?	NO	
IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE FURNACE FLUES GO THROUGH THE ROOF?	YES	

NOTE:

A FULL EVALUATION OF THE INTEGRITY OF THE HEAT EXCHANGER (S) REQUIRES DISMANTLING OF THE FURNACE (S) AND IS BEYOND THE SCOPE OF THIS INSPECTION. THE AVERAGE LIFE, OF A HEAT EXCHANGER IN THE HOUSTON AREA, IS 15 YEARS.

NOTE:

IF THERE ARE GAS APPLIANCES IN THE STRUCTURE, IT IS STRONGLY RECOMMENDED THAT CARBON MONOXIDE DETECTORS BE INSTALLED.

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

**REPAIR
COST ESTIMATES**

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

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	ONE
SIZE (S) OF THE COOLING SYSTEMS?	4 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	IN BACK
LOCATION (S) OF THE EVAPORATOR COIL (S)?	ATTIC
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	5 YEARS
ENERGY SOURCE?	ELECTRIC

NO. 14	<p>ELECTRICAL DISCONNECT, AT THE CONDENSER UNIT, NEEDS TO BE RELOCATED A MINIMUM OF 15 INCHES TO THE SIDE OF THE CONDENSER. SEE APPENDIX E3305.2</p> <p>GAPS, AT THE A/C HOSES WHERE THEY ENTER THE HOUSE, NEED TO BE SEALED PROPERLY. LIQUID LINE, AT THE CONDENSER UNIT, IS MISSING A DRYER. METAL A/C DRAIN PAN, IN THE ATTIC, IS TOO SHALLOW. SEE APPENDIX CC-1</p> <p>TEMPERATURE READINGS ON PAGE 38 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.</p> <p>UNABLE TO LOCATE WHERE THE A/C SECONDARY DRAIN LINE COMES OUT ON AN EAVE OVER A WINDOW. REPAIRS ARE NEEDED.</p>	<p>\$350.00</p> <p>TO</p> <p>\$450.00</p>
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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

**REPAIR
COST ESTIMATES**

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

B. COOLING EQUIPMENT (CONT.)

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**

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

**REPAIR
COST ESTIMATES**

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:

IF A 13 SEER A/C SYSTEM IS INSTALLED, THE DUCTWORK SYSTEM WILL PROBABLY HAVE TO BE REPLACED.

C. DUCT SYSTEM, CHASES, AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? TWO

NO. 15	AN ADDITIONAL A/C CEILING VENT IS NEEDED IN THE MASTER BEDROOM DUE TO ITS SIZE. REPAIRS ARE NEEDED.	\$200.00
	LIVING ROOM NEEDS AN ADDITIONAL A/C CEILING VENT DUE TO ITS SIZE. REPAIRS ARE NEEDED.	TO \$300.00

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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

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?	SOUTH SIDE

NO. 16	BOTH BATH TUBS ARE MISSING A PLUMBING ACCESS PANEL SEE APPENDIX K-2 & K-3.	\$100.00 TO \$150.00
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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

REPAIR
COST ESTIMATES

IV PLUMBING SYSTEMS (CONT.)

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

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.

NOTE:

SHUTOFF VALVES, AT THE HOUSE AND UNDER KITCHEN, WETBAR, COMMODOES, 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.

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

**REPAIR
COST ESTIMATES**

IV PLUMBING SYSTEMS (CONT.)

B. DRAINS, WASTES, AND VENTS

DESCRIPTION:

TYPE OF WASTE SYSTEM? PUBLIC SEWER SYSTEM

TYPE (S) OF DRAIN LINES? PVC

LOCATION OF MAIN CLEANOUT? FRONT

NOTE:

IF CAST IRON DRAIN LINES ARE PRESENT, OR IF THERE HAS BEEN PREVIOUS FOUNDATION REPAIRS, OR IF THERE APPEARS TO BE FOUNDATION REPAIR ISSUES, IT IS STRONGLY RECOMMENDED THAT A HYDROSTATIC PRESSURE TEST BE DONE ON THE DRAIN SYSTEM BY A QUALIFIED LICENSED PLUMBER. DUE TO THE AGE OF THE DRAIN SYSTEM AND THE AMOUNT OF SOIL MOVEMENT IN THE HOUSTON AREA, THERE IS A STRONG POSSIBILITY THAT THE DRAIN SYSTEM MAY BE DAMAGED OR LEAKING.

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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ADDRESS OF PROPERTY:

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

**REPAIR
COST ESTIMATES**

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

C. WATER HEATING EQUIPMENT

DESCRIPTION:

NO. OF WATER HEATERS? ONE

ENERGY SOURCE? GAS

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

GAS LINES? A.G.A FLEXIBLE

APPROX. AGE (S) OF THE WATER HEATER (S)? 5 YEARS

**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? YES

NO. 17	GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER IN THE ATTIC, ARE MISSING DIELECTRIC FITTINGS. SEE PHOTO PAGES. SEE APPENDIX K-2 & K-3. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00
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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)

**REPAIR
COST ESTIMATES**

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

D. HYDRO-MASSAGE THERAPY EQUIPMENT

DESCRIPTION:

NUMBER OF JACUZZI TUBS	ONE
LOCATION OF JACUZZI TUB (S)	MASTER BATH
DOES THE JACUZZI TUB (S) HAVE AN ACCESS PANEL FOR THE MOTOR AND PUMP?	NO

NOTE:

NATIONAL ELECTRICAL CODE (NEC 680-72) REQUIRES THAT THERE BE AN ACCESS PANEL FOR PUMPS / MOTORS IN CONCEALED AREAS.

NOTE:

TYPICALLY REMOVING JACUZZI SKIRTS OR PANELS DAMAGES THE BUILDING FINISH, MAY CAUSE PERIPHERAL DISMANTLING OF TRIM AND TYPICALLY CAUSES EXCESSIVE REPAIRS TO REINSTALL A FRONT SKIRT OR PANEL WHICH OVERBEARS THE REQUIREMENT OF READILY ACCESSIBILITY. IN MANY CASES THE SKIRT OR PANEL CAN NOT BE REINSTALLED READILY AND IN THE SAME CONFIGURATION BY THE HOMEOWNER, WHO THEN MUST CONTACT A CONTRACTOR OR OTHER TO REINSTALL THE SKIRT AT AN ADDITIONAL EXPENSE.

THE NATIONAL ELECTRIC CODE APPLICATION GUIDE NOTES THAT A PANEL DOOR BE INSTALLED TO ALLOW READY ACCESSIBILITY. ALSO DUE TO THE INACCESSIBILITY, THE JACUZZI PUMP / MOTOR WAS NOT OBSERVED TO BE BONDED TO ASSOCIATED METAL COMPONENTS WITH A SOLID NO. 8 BONDING JUMPER WIRE. (NEC 680-73)

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

		REPAIR COST ESTIMATES
	A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)	
	D. HYDRO-THERAPY EQUIPMENT (CONT.)	
NO. 18	JACUZZI TUB, IN THE MASTER BATH, IS MISSING AN ACCESS PANEL FOR THE MOTOR AND PUMP. SEE APPENDIX N-3.	\$100.00 TO \$150.00
	V. APPLIANCES	
	B. FOOD WASTE DISPOSER	
NO. 19	POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.	\$30.00
	C. RANGE EXHAUST VENT	
NO. 20	VENT FAN ASSEMBLY, OVER THE GAS RANGE / OVEN OR COOK TOP, MAKES A DRAGGING NOISE. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00
	D. RANGES, COOKTOPS, AND OVENS	
NO. 21	OVEN THERMOSTAT IS OFF APPROX. 50 DEGREES ON THE LOW SIDE IN "BAKE" SETTING. THE THERMOSTAT NEEDS TO BE ADJUSTED. BROIL ELEMENT DID NOT TURN BRIGHT RED. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00

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

		REPAIR COST ESTIMATES
V. APPLIANCES (CONT.)		
H. GARAGE DOOR OPERATORS		
DESCRIPTION:		
	NO. OF ELECTRIC GARAGE DOOR OPENERS?	ONE
	NO. OF ELECTRIC EYE ASSEMBLIES?	ONE
NO. 22	LOCK ASSEMBLY, ON THE OVERHEAD GARAGE DOOR, NEEDS TO BE DISABLED DUE TO THE PRESENCE OF THE OPENER.	N/C
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.		
NO. 23	THE LENGTH, OF THE METAL DRYER VENT, DOES NOT MEET THE "25-FOOT" RULE. SEE APPENDIX E & EE-1-A. REPAIRS ARE NEEDED.	\$200.00 TO \$300.00

**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	BREAKFAST AREA - NORTH WALL	TILE	0.0
1	ENTRYWAY - BY FRONT DOOR	TILE	0.3	
2	STUDY - SE CORNER	CARPET	1.1	
3	STUDY - SW CORNER	CARPET	0.9	
4	STUDY - NW CORNER	CARPET	0.9	
5	DINING ROOM - NW CORNER	CARPET	0.6	
6	DINING ROOM - SW CORNER	CARPET	0.9	
7	DINING ROOM - SE CORNER	CARPET	0.8	
8	KITCHEN - AT PANTRY	TILE	0.0	
9	KITCHEN - BY COOKTOP	TILE	0.3	
10	BREAKFAST AREA - SW CORNER	TILE	0.4	
11	BREAKFAST AREA - BY EXIT DOOR	TILE	0.1	
12	LIVING ROOM - SW CORNER	CARPET	0.9	
13	LIVING ROOM - SE CORNER	CARPET	1.0	
14	LIVING ROOM - NE CORNER	CARPET	1.5	
15	FRONT BEDROOM - BY EXIT DOOR	CARPET	0.4	
16	FRT. BEDROOM CLOSET - OUTSIDE WALL	CARPET	0.0	
17	MIDDLE BEDROOM - NE CORNER	CARPET	0.8	
18	MIDDLE BEDROOM - NW CORNER	CARPET	0.6	
19	MASTER BEDROOM - SE CORNER	CARPET	1.2	
20	MASTER BEDROOM - NE CORNER	CARPET	1.1	

**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
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713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

COMMENTS ON "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

**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	
21	M. BATH CLOSET - NE CORNER	CARPET	1.2
22	M. BATH CLOSET - NW CORNER	CARPET	1.2
23	M. BATH - VANITY TABLE	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.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
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**JOHN O. FRANZEN
LICENSED BUILDING INSPECTOR
T.R.E.C. # 1553**

ADDRESS OF PROPERTY:

**APPROXIMATE AGE OF THE PROPERTY? 5 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? 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? NO
LOCATIONS?**

**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.**

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

**ALLIED HOME INSPECTION SERVICES
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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: YORK	SIZE: 4_ TON	THIS A/C UNIT SERVES: ENTIRE HOUSE			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	76.60	C. WET BULB?	55.80	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	61.80	D. WET BULB?	53.70	
	SPLIT? E.	14.80	F.	2.10	

NOTE:

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

OUTDOOR EQUIPMENT:

G. SUCTION LINE TEMP?	74.20	I. CONDENSER LEAVING AIR TEMP?	107.60
H. LIQUID LINE TEMP?	83.40	J. CONDENSER ENTERING AIR TEMP?	81.00
		K. CONDENSER HEAT RISE? (I LESS J)	26.60

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
SUMMARY - REPAIR OR REPLACEMENT ITEMS**

**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:

**REPAIR
COST ESTIMATES**

NO. 1	MISSING SPLASH BLOCKS UNDER DOWNSPOUTS. SEE PHOTO PAGES. REPAIRS ARE NEEDED	\$50.00
NO. 2	METAL ROOF FLASHING, OVER THE OVERHEAD GARAGE DOOR, NEEDS REPAIR. SEE PHOTO PAGES ROOF SHINGLES, ON SOUTH SIDE, HAVE TURNED UP. SEE PHOTO PAGES. REPAIRS ARE NEEDED. ROOF IS EXTREMELY STEEP	\$250.00 TO \$350.00

NOTE:

BUYER 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

NO. 3	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.	\$100.00 TO \$150.00
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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. 4	INTERIOR WALLS, OF THE GARAGE, ARE DAMAGED AT THE BOTTOM AND HAVE GAPS UNDER THEM. REPAIRS ARE NEEDED. MISSING WEEP HOLES, ON BRICK VENEER, OVER WINDOWS AND DOORS. SEE APPENDIX T-3	\$150.00 TO \$250.00
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**ADDENDUM TO PROPERTY INSPECTION REPORT
SUMMARY - REPAIR OR REPLACEMENT ITEMS**

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HOUSTON, TEXAS 77098-0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

**REPAIR
COST ESTIMATES**

NO. 5	CARPET NEEDS TO BE RESTRETCHED IN LIVING ROOM AND MASTER BEDROOM. SEE PHOTO PAGES	\$150.00 TO \$250.00
NO. 6	GARAGE ENTRY DOOR IS MISSING A DEAD BOLT LOCK. MISSING OR DAMAGED DOOR STOPS IN SEVERAL AREAS. WEATHER STRIPPING, AT THE BOTTOM OF THE BACK EXIT DOOR, IS DAMAGED. SEE PHOTO PAGES. REPAIRS ARE NEEDED.	\$100.00 TO \$150.00
NO. 7	MISSING APPROX. 15 WINDOW SCREENS. REPAIRS ARE NEEDED. MOST, OF THE MISSING SCREENS, ARE BEING STORED IN THE ATTIC. THE SCREENS NEED TO BE REINSTALLED	\$100.00
NO. 8	WOODEN STAIRS IN THE GARAGE DOES NOT HAVE A MINIMUM 6 FEET 8 INCH CLEARANCE. THE LADDER NEEDS AN ADDITIONAL HAND RAIL DUE TO ITS WIDTH. THE RISER HEIGHT, OF THIS STAIRWAY, IS NOT CONSISTENT. THE GAPS, BETWEEN THE STEPS AND THE GUARD RAIL, DO NOT MEET THE "4-INCH RULE. THE STAIRWAY IS EXTREMELY STEEP AND POSES A SAFETY HAZARD. REPAIRS ARE NEEDED. SEE PHOTO PAGES. SEE APPENDIX F, F-2, & G.	\$300.00 TO \$400.00
NO. 9	RIGHT SIDE METAL WALL, OF THE FIREBOX, IS LOOSE. THIS WALL NEEDS TO BE RESECURED PROPERLY. SEE PHOTO PAGES	\$100.00 TO \$150.00
NO. 10	STONE BACK PATIO HAS A LOT OF MORTAR CRACKS. SEE PHOTO PAGES. REPAIRS ARE NEEDED.	\$100.00 TO \$150.00
NO. 11	SECTION, OF THE KITCHEN CABINET UNDER THE DISHWASHER, IS DAMAGED. REPAIRS ARE NEEDED. SEE PHOTO PAGES	\$100.00

**ADDENDUM TO PROPERTY INSPECTION REPORT
SUMMARY - REPAIR OR REPLACEMENT ITEMS**

**ALLIED HOME INSPECTION SERVICES
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HOUSTON, TEXAS 77098-0354
713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

**REPAIR
COST ESTIMATES**

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. THERE IS AT LEAST ONE CROSS CONNECTION IN THE SUB-PANEL BOX. THIS CROSS CONNECTION NEEDS TO BE TRACED BY A LICENSED AND QUALIFIED ELECTRICIAN TO DETERMINE IF THIS CIRCUIT NEEDS TO BE ROUTED THROUGH A BREAKER. SUB-PANEL BOX HAS THREE (3) ARC-FAULT BREAKERS. 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 PRESENT SETUP POSES AN OVER-HEATING ISSUE. REPAIRS ARE NEEDED. SEE APPENDIX A, A-2, A-3, A-4, A-5, JJ-3, Y, Y-, & Y-3. SEE PHOTO PAGES	\$400.00 TO \$500.00
	NOTE: AS DISCUSSED DURING THE INSPECTION, 125 AMP ELECTRICAL SERVICE IS NOT ENOUGH FOR A 2,529 SQ. FT. ALL ELECTRIC HOME IN 2011. ESTIMATED COST, TO EXPAND THE ELECTRICAL SERVICE TO MEET ALL CURRENT NEC AND CITY OF PEARLAND ELECTRICAL CODES, IS \$2,000 - \$2,500.	
NO. 13	ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 WALL SWITCHES, IN THE COMMODE ROOM OF THE MASTER BATH, CAN BE REACHED WHILE STANDING IN THE TUB. THE PRESENT SETUP POSES A SEVERE SAFETY HAZARD. THESE WALL SWITCHES NEED TO BE RELOCATED AWAY FROM THE TUB. LINEN CLOSET, IN BACK HALLWAY, IS MISSING A LIGHT FIXTURE.	\$250.00 TO \$350.00

**ADDENDUM TO PROPERTY INSPECTION REPORT
SUMMARY - REPAIR OR REPLACEMENT ITEMS**

**ALLIED HOME INSPECTION SERVICES
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713 / 522 - 0856**

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

ADDRESS OF PROPERTY:

**REPAIR
COST ESTIMATES**

NO. 14	ELECTRICAL DISCONNECT, AT THE CONDENSER UNIT, NEEDS TO BE RELOCATED A MINIMUM OF 15 INCHES TO THE SIDE OF THE CONDENSER. SEE APPENDIX E3305.2 GAPS, AT THE A/C HOSES WHERE THEY ENTER THE HOUSE, NEED TO BE SEALED PROPERLY. LIQUID LINE, AT THE CONDENSER UNIT, IS MISSING A DRYER. METAL A/C DRAIN PAN, IN THE ATTIC, IS TOO SHALLOW. SEE APPENDIX CC-1 TEMPERATURE READINGS ON PAGE 38 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING. UNABLE TO LOCATE WHERE THE A/C SECONDARY DRAIN LINE COMES OUT ON AN EAVE OVER A WINDOW. REPAIRS ARE NEEDED.	\$350.00 TO \$450.00
NO. 15	AN ADDITIONAL A/C CEILING VENT IS NEEDED IN THE MASTER BEDROOM DUE TO ITS SIZE. REPAIRS ARE NEEDED. LIVING ROOM NEEDS AN ADDITIONAL A/C CEILING VENT DUE TO ITS SIZE. REPAIRS ARE NEEDED.	\$200.00 TO \$300.00
NO. 16	BOTH BATH TUBS ARE MISSING A PLUMBING ACCESS PANEL SEE APPENDIX K-2 & K-3.	\$100.00 TO \$150.00
NO. 17	GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER IN THE ATTIC, ARE MISSING DIELECTRIC FITTINGS. SEE PHOTO PAGES. SEE APPENDIX K-2 & K-3. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00
NO. 18	JACUZZI TUB, IN THE MASTER BATH, IS MISSING AN ACCESS PANEL FOR THE MOTOR AND PUMP. SEE APPENDIX N-3.	\$100.00 TO \$150.00
NO. 19	POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.	\$30.00

**ADDENDUM TO PROPERTY INSPECTION REPORT
SUMMARY - REPAIR OR REPLACEMENT ITEMS**

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ADDRESS OF PROPERTY:

**REPAIR
COST ESTIMATES**

NO. 20	VENT FAN ASSEMBLY, OVER THE GAS RANGE / OVEN OR COOK TOP, MAKES A DRAGGING NOISE. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00
NO. 21	OVEN THERMOSTAT IS OFF APPROX. 50 DEGREES ON THE LOW SIDE IN "BAKE" SETTING. THE THERMOSTAT NEEDS TO BE ADJUSTED. BROIL ELEMENT DID NOT TURN BRIGHT RED. REPAIRS ARE NEEDED.	\$150.00 TO \$250.00
NO. 22	LOCK ASSEMBLY, ON THE OVERHEAD GARAGE DOOR, NEEDS TO BE DISABLED DUE TO THE PRESENCE OF THE OPENER.	N/C
	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.	
NO. 23	THE LENGTH, OF THE METAL DRYER VENT, DOES NOT MEET THE "25-FOOT" RULE. SEE APPENDIX E & EE-1-A. REPAIRS ARE NEEDED.	\$200.00 TO \$300.00

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

**ALLIED HOME INSPECTION SERVICES
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**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

**MAIN BREAKER BOX ON
OUTSIDE SOUTH WALL**



PHOTO NO. 4

**DAMAGED METAL ROOF
FLASHING LOWER FRONT ROOF**



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

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T.R.E.C. # 1553

ADDRESS OF PROPERTY:

PHOTO NO. 5

ATTIC STAIRWAY IN
GARAGE



PHOTO NO. 6

PEX CONSOLE
INSIDE GARAGE



PHOTO NO. 7

SPRINKLER CONTROL BOX
INSIDE GARAGE



PHOTO NO. 8

DAMAGED ROOF SHINGLES
ON SOUTH SIDE



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

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T.R.E.C. # 1553

ADDRESS OF PROPERTY:

PHOTO NO. 9 SUB-PANEL; BREAKER BOX
INSIDE GARAGE



PHOTO NO. 10 DAMAGED STONE PATIO



PHOTO NO. 11 A/C UNIT IN BACK



PHOTO NO. 12 GAPS, AT A/C HOSES BY
CONDENSER UNIT



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

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T.R.E.C. # 1553

ADDRESS OF PROPERTY:

PHOTO NO. 13 MISSING WEEP HOLES ON
BRICK OVER GARAGE DOOR



PHOTO NO. 14 INSULATION, IN ATTIC, LAYING
ON VENT FAN ASSEMBLIES



PHOTO NO. 15 FIREPLACE IN LIVING ROOM



PHOTO NO. 16 GAS WATER HEATER IN
ATTIC



ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION PHOTOS

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ADDRESS OF PROPERTY:

PHOTO NO. 17 WATER HEATER PIPING
MISSING DIELECTRIC FITTINGS



PHOTO NO. 18 A/C - FURNACE IN ATTIC



PHOTO NO. 19 A/C DRAIN PAN, IN ATTIC, IS
TOO SHALLOW



PHOTO NO. 20 VERTICAL METAL DRYER
VENT IN ATTIC



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

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ADDRESS OF PROPERTY:

**PHOTO NO. 21 DAMAGED INTERIOR WALLS
 OF GARAGE**



**PHOTO NO. 22 DAMAGED KITCHEN CABINET
 UNDER DISHWASHER**



**PHOTO NO. 23 DAMAGED WEATHER
 STRIPPING AT BOTTOM OF BACK EXIT DOOR**



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