

# **ALLIED HOME INSPECTION SERVICES**

**(STRUCTURAL & MECHANICAL)**

**HOME BUYER'S GUIDE**

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**(web site has sample reports & fee schedule)**

**JOHN O. FRANZEN**

**ASHI CERTIFIED BUILDING INSPECTOR**

**T.R.E.C. # 1553 (ISSUED IN 1988)**

**24 YEARS EXPERIENCE**

**DIGITAL PHOTOS ARE INCLUDED IN REPORT**

**E & O INSURANCE**

**GENERAL LIABILITY INSURANCE**

**BONDED**

**SUPRA KEY AVAILABLE**

**RATED A + BY**

**HOUSTON BETTER BUSINESS BUREAU**

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- Q. WHAT IS COVERED IN A STRUCTURAL HOME INSPECTION?**
- A. THE FOLLOWING STRUCTURAL COMPONENTS ARE COVERED IN STRUCTURAL HOME INSPECTION (IF THEY ARE PRESENT)**
- FOUNDATION
  - INTERIOR WALLS, DOORS, CEILINGS, FLOORS, & SKYLIGHTS
  - EXTERIOR WALLS, DOORS, WINDOWS, TRIM, GUTTERS, AND DOWNSPOUTS
  - FIREPLACE AND CHIMNEY (INCLUDING THE FLASHING)
  - ROOF, ROOF FRAMING, EAVES, AND ATTIC
  - PORCHES AND DECKS
  - ATTIC INSULATION AND VENTILATION
  - EVIDENCE OF WATER PENETRATION ON THE EXTERIOR OF THE HOUSE (ROTTING WOOD)
  - EVIDENCE OF WATER PENETRATION ON THE INTERIOR OF THE HOUSE (PLUMBING OR ROOF LEAKS)
  - EVIDENCE OF WATER PENETRATION IN THE ATTIC (DAMAGED OR SAGGING DECKING - ROOF LEAKS)

- Q. DOES THE INSPECTOR GIVE SPECIAL ATTENTION TO FIRST-TIME HOME BUYERS?**
- A. YES, THE INSPECTOR WILL TAKE THEM THROUGH THE HOUSE AND SHOW THEM WHY VARIOUS COMPONENTS ARE THERE AND HOW THEY WORK. SUCH ITEMS AS WEEP HOLES, T&P VALVES, EXPANSION JOINTS, AND GFCIs WILL BE COVERED.**

**THE INSPECTOR WILL ALSO TAKE THE TIME TO ANSWER ALL OF THEIR QUESTIONS AND MAKE SURE THAT THEY SEE AND UNDERSTAND ALL OF THE NEEDED REPAIRS THAT WILL BE NOTED IN THE WRITTEN INSPECTION REPORT.**

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**Q. WHAT IS COVERED IN A MECHANICAL HOME INSPECTION?**

**A. THE FOLLOWING MECHANICAL COMPONENTS ARE COVERED IN A MECHANICAL HOME INSPECTION (IF THEY ARE PRESENT)**

- **DISHWASHER**
- **FOOD WASTE DISPOSAL**
- **RANGE EXHAUST VENT**
- **RANGE OR COOKTOP**
- **OVEN**
- **MICROWAVE OVEN**
- **TRASH COMPACTOR**
- **OTHER APPLIANCES THAT ARE STAYING WITH THE HOUSE SUCH AS A REFRIGERATOR**
- **BATHROOM EXHAUST VENTS & ELECTRIC CEILING HEATERS**
- **WHOLE HOUSE VACUUM SYSTEM**
- **WATER HEATERS**
- **DOORBELL AND CHIMES**
- **GARAGE DOOR OPENERS**
- **JACUZZI TUB OPERATION**
- **SHOWER AND TUB OPERATION**
- **A/C SYSTEM OPERATION AND CONDITION**
- **DUCTS, VENTS, AND FLUES**
- **DETERMINATION OF PROPER COOLING AT A/C VENTS USING LASER THERMOMETER**
- **HEATING SYSTEM OPERATION AND CONDITION**
- **PLUMBING SYSTEM (LEAKS & CORROSION)**
- **ELECTRICAL SYSTEM (TYPE OF WIRING, DETERMINATION OF ADEQUATE AMPERAGE, SAFETY HAZARDS, AND OPERATION**
- **LAWN SPRINKLER SYSTEM**

**POOL AND SPA INSPECTIONS ARE ALSO AVAILABLE.**

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**Q. HOW LONG DOES IT TAKE TO COMPLETE A HOME INSPECTION?**

**A. FOR MOST HOMES, IT WILL TAKE ABOUT TWO HOURS. LARGER HOMES WILL TAKE LONGER TO COMPLETE.**

**Q. HOW LONG DOES IT TAKE TO GET THE FINAL WRITTEN INSPECTION REPORT?**

**A. IN MOST CASES, THE HOME BUYERS WILL HAVE THE FINAL INSPECTION REPORT E-MAILED TO THEM WITHIN 48 HOURS AFTER THE INSPECTION. INSPECTION REPORT WILL ALSO BE E-MAILED TO THE SELLING AGENT IF BUYERS REQUEST IT.**

**FOUNDATION LEVEL SURVEY**

**A SURVEY, OF THE FOUNDATION, WILL BE DONE DURING THE INSPECTION USING A "ZIPLEVEL" PRO-2000 ELEVATION MEASUREMENT SYSTEM. THIS WILL ENABLE THE BUYERS TO KNOW IF THE FOUNDATION HAS MOVED BEFORE PURCHASE. THE FINDINGS, OF THE FOUNDATION SURVEY, WILL BE INCLUDED IN THE FINAL INSPECTION REPORT.**

**REPAIR COST ESTIMATES ARE INCLUDED IN THE FINAL REPORT. OUR COMPANY IS NOT IN THE REPAIR BUSINESS.**

**HOWEVER THE REPAIR COST ESTIMATES MAY HELP YOU IN YOUR NEGOTIATIONS WITH THE SELLER ESPECIALLY IF YOU ARE BUYING AN OLDER HOME.**

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