

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

ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856 800-498-4498

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".

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IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)

FOR EXAMPLE, BUT WITHOUT LIMITATION, RECENT REPAIRS, PAINTING, OR COVERING MAY CONCEAL PRIOR OR PRESENT LEAD DAMAGE WHICH IS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR, AND NO REPRESENTATION OR COMMENT CAN BE MADE.

THIS INSPECTION DOES NOT COVER THE POSSIBLE EXISTENCE OF SINK HOLES, SUBTERRANEAN WATER PROBLEMS, OTHER TYPES OF GEOTECHNICAL PROBLEMS CONCERNING THE LAND THAT THE PROPERTY IS LOCATED ON. A FULL EVALUATION OF STUCCO OR EIFS EXTERIOR CLADDING (IF PRESENT) IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES, EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN, ARE EXCLUDED AND DISCLAIMED. IF A COMMENT IS MADE CONCERNING THE PRESENT CONDITION OF AN ITEM, THE BUYER / CLIENT IS URGED TO CONTACT A QUALIFIED SPECIALIST TO MAKE FURTHER INSPECTIONS OR EVALUATIONS OF THAT ITEM. BUYER / CLIENT MUST NOTIFY ALLIED HOME INSPECTION SERVICES OF ANY COMPLAINTS WITHIN SEVEN (7) DAYS OF THE DATE OF THE INSPECTION AND THEREAFTER ALLOW A PROMPT REINSPECTION OF THE ITEM (S) IN QUESTION, OTHERWISE, ALL CLAIMS FOR DAMAGES, ARISING OUT OF SUCH COMPLAINT, ARE WAIVED BY THE BUYER / CLIENT.

IF BUYER / CLIENT INSTITUTES ANY LEGAL ACTION CONCERNING THIS INSPECTION, AND FAILS TO PREVAIL ON ALL OF THE CAUSES OF ACTION ALLEGED, BUYER / CLIENT SHALL BE LIABLE TO ALLIED HOME INSPECTION SERVICES FOR ALL OF ITS ATTORNEY FEES INCURRED IN SUCH LEGAL ACTION. ACTUAL DAMAGES FOR ANY BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE, OR OTHERWISE, ARE LIMITED TO THE AMOUNT OF THE INSPECTION FEE SHOWN HEREON. BUYER / CLIENT, BY ACCEPTING THIS INSPECTION REPORT, OR RELYING ON IT IN ANY WAY, EXPRESSLY AGREES TO THESE LIMITATIONS AND DISCLAIMERS.

BUYER / CLIENT AND ALLIED HOME INSPECTION SERVICES AGREE THAT SHOULD A COURT OF COMPETENT JURISDICTION DETERMINE AND DECLARE ANY PORTION OF THIS INSPECTION AGREEMENT VOID, VOIDABLE, OR UNENFORCEABLE, THE REMAINING PROVISIONS AND PORTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

**DATED: NOVEMBER 23, 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? 4 YEARS	APPROX. SQUARE FOOTAGE? 4,276 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? THREE
APPROX. HOW LONG HAS THE STRUCTURE BEEN VACANT? 6 MONTHS	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? N/A
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? SLAB ON GRADE
DATE OF INSPECTION? NOVEMBER 23, 2011`	START TIME OF INSPECTION? 10:30 AM
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 1:55 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:

A MINIMUM OF 4 INCHES OF SLAB NEEDS TO BE LEFT EXPOSED AND POSITIVE DRAINAGE AWAY FROM THE SLAB NEEDS TO BE MAINTAINED AT ALL TIMES. IF THERE ARE ANY TREES LOCATED WITHIN 5 FEET OF THE FOUNDATION, IT IS RECOMMENDED THAT THE TREES EITHER BE REMOVED OR TREE ROOT BARRIERS BE INSTALLED TO DECREASE THE POSSIBILITY OF FUTURE FOUNDATION PROBLEMS CAUSED BY THE TREE ROOTS. THE INSTALLATION AND USE, OF SOAKER HOSES AROUND THE SLAB, IS STRONGLY RECOMMENDED.

NOTE:

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

NOTE:

THE OPINIONS, OF THE INSPECTOR, EXPRESSED IN THIS REPORT, ARE SUBJECTIVE OPINIONS.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

NOTE:

THE FOLLOWING IS A LIST OF REPAIR, FIRE OR SAFETY ISSUES THAT WERE OBSERVED DURING THE INSPECTION OF THE SUBJECT PROPERTY. THEY INCLUDE MISSING, DAMAGED, "IN NEED OF REPAIR", "NOT FUNCTIONING AS INTENDED", AND ITEMS THAT DO NOT MEET THE CURRENT STATE OF TEXAS BUILDING CODES.

NOTE:

THE TEXAS REAL ESTATE COMMISSION REQUIRES THAT THE INSPECTION REPORT BE BASED ON CURRENT BUILDING CODES NOT WHAT WAS IN EFFECT AT THE TIME THE STRUCTURE WAS BUILT.

NOTE:

THIS INSPECTOR OR ALLIED HOME INSPECTION SERVICES HAVE NO JURISDICTION OVER THE OWNER (S) OR SELLER (S) OF THE SUBJECT PROPERTY. THE OWNER (S) OR SELLER (S) OF THE SUBJECT PROPERTY ARE NOT REQUIRED TO MAKE ANY OF THESE LISTED REPAIRS.

NOTE:

THESE REPAIR ITEMS ARE NOT LISTED IN ANY TYPE OF PRIORITY ORDER. IT IS JUST A LIST. ESTIMATED REPAIR COST ARE ESTIMATES. ONLY. THIS INSPECTOR OR ALLIED HOME INSPECTION SERVICES ARE NOT IN THE REPAIR BUSINESS.

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ADDRESS OF PROPERTY:

SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE

- NO. 1 MISSING SPLASH BLOCKS UNDER DOWNSPOUTS. MISSING GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES. SEE APPENDIX B-1 & U-3.**

C. ROOF COVERING MATERIALS

- NO. 2 TURNED UP ROOF SHINGLES ON SOUTH SIDE OF ROOF. METAL ROOF FLASHING, AT THE LOWER BACK ROOF, NEEDS REPAIR.**

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, WATER HEATERS, APPLIANCES, AND SPRINKLER SYSTEM.

D. ROOF STRUCTURE AND ATTIC

- 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.
SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE.**

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SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS

E. WALLS (INTERIOR AND EXTERIOR)

NOTE:

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

- NO. 4 NORTH SIDE BRICK WALL IS DAMAGED BY DRAIN LINE. EXTERIOR SIDING HAS GAPS UNDER THE BOTTOM EDGES, OPEN SEAMS, AND POPPED OUT NAILS. BOTTOM, OF INTERIOR GARAGE WALLS, ARE DAMAGED IN SEVERAL AREAS. REPAIRS ARE NEEDED**

G. DOORS (INTERIOR AND EXTERIOR)

- NO. 5 GARAGE ENTRY DOOR IS MISSING A DEAD BOLT LOCK. GARAGE ENTRY DOOR HAS DAMAGED WEATHER STRIPPING AT THE BOTTOM. REPAIRS ARE NEEDED.**

H. WINDOWS

- NO. 6 WINDOW SCREENS, THAT ARE BEING STORED IN THE LOWER ATTIC, NEED TO BE INSTALLED. THERE APPEARS TO SOME MISSING WINDOW SCREENS. REPAIRS ARE NEEDED.**

I. OTHER

- NO. 7 METAL FENCE, IN THE BACK YARD, IS DAMAGED IN SEVERAL AREAS. REPAIRS ARE NEEDED**

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

- NO. 8 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. ALUMINUM WIRES, THAT ATTACHED TO THE LUGS, ARE MISSING A PASTE. SEE APPENDIX E110.14. BREAKER 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 IS AN OVER-HEATING ISSUE. THESE WIRES NEED TO BE SPREAD OUT.**

NOTE:

AS DISCUSSED DURING THE INSPECTION, 150 AMP ELECTRIC SERVICE IS NOT ENOUGH FOR A 4, 276 SQ. FT. HOME WITH TWO A/C SYSTEMS AND AN ELECTRIC OVEN. ESTIMATED COST, TO INCREASE THE ELECTRICAL SERVICE TO MEET ALL CURRENT NEC AND LOCAL GOVERNMENT ELECTRICAL CODES, IS \$2,500 - \$3,000.

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- NO. 9 ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11**

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

III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. COOLING EQUIPMENT

**NO. 10 THE TEMPERATURE READINGS ON PAGES 39 & 40 OF THIS REPORT,
INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.**

NOTE:

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S),
PAGES 41 & 42 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. 11 BOTH METAL A/C DRAIN PANS, IN THE ATTIC, ARE MISSING A
FLOAT SWITCH. SEE APPENDIX CC-2
A/C PRIMARY DRAIN LINE, UNDER THE UPSTAIRS SOUTH SIDE
BATH SINK, IS BADLY CRIMPED. REPAIRS ARE NEEDED.**

NOTE:

**AS DISCUSSED DURING THE INSPECTION, MOST THREE (3) STORY
HOMES HAVE THREE A/C UNITS. THE THIRD LEVEL MEDIA ROOM
IS VERY LARGE AND SHOULD HAVE ITS OWN A/C SYSTEM.
ESTIMATED COST, TO ADD AN ADDITIONAL A/C SYSTEM, IS \$4,500.**

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C. DUCT SYSTEMS, CHASES AND VENTS

- NO. 12 COMMODE ROOM, OF THE MASTER BATH, IS MISSING AN A/C VENT. DOWNSTAIRS HALF BATH IS ALSO MISSING AN A/C VENT. SEE APPENDIX I-2 & I-3. REPAIRS ARE NEEDED.**

IV. PLUMBING SYSTEM

A. WATER SUPPLY SYSTEM AND FIXTURES

- NO. 13 SPRAY NOZZLE, AT THE KITCHEN SINK, NEEDS REPAIR. TUB, IN THE MASTER BATH, IS MISSING A PLUMBING ACCESS PANEL. SEE APPENDIX K-2 & K-3. HOT & COLD REVERSED AT TUB IN MASTER BATH. SEE APPENDIX K-5. COMMODOE TANK, IN THE UPSTAIRS SOUTH SIDE BATH, IS MISSING AN ANTI-SIPHONING DEVICE. SEE APPENDIX N-2**

B. DRAINS, WASTES, AND VENTS

- NO. 14 LEFT SIDE SINK STOPPER ASSEMBLY, IN THE MASTER BATH, NEEDS REPAIR.**

C. WATER HEATING EQUIPMENT

- NO. 15 ONE, OF THE METAL WATER HEATER FLUES, IN THE LOWER ATTIC, NEEDS TO BE STRAPPED TO THE ADJOINING ROOF RAFTERS. GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOPS OF THE TWO WATER HEATERS, ARE MISSING DIELECTRIC FITTINGS. SEE APPENDIX K-2 & K-3. REPAIRS ARE NEEDED**

D. HYDRO-MASSAGE THERAPY EQUIPMENT

- NO. 16 JACUZZI TUB, IN THE MASTER BATH, IS MISSING AN ACCESS PANEL FOR THE MOTOR AND PUMP. SEE APPENDIX N-3. REPAIRS ARE NEEDED.**

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V. APPLIANCES

B. FOOD WASTE DISPOSER

- NO. 17 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT. DISPOSAL IS LOCKED UP. IT IS NOT OPERABLE. REPAIR OR REPLACEMENT IS NEEDED.**

D. RANGES, COOK-TOPS, AND OVENS

- NO. 18 LEFT FRONT BURNER, ON GAS COOKTOP, IS NOT OPERABLE. ONE, OF THE CONTROL KNOBS ON THE COOKTOP, IS DAMAGED. OVEN THERMOSTAT IS OFF APPROX. 75 DEGREES ON THE HIGH SIDE IN "BAKE" SETTING. THIS THERMOSTAT NEEDS TO BE ADJUSTED. REPAIRS ARE NEEDED.**

H. GARAGE DOOR OPERATOR (S)

- NO. 19 SOUTH SIDE OPENER IS NOT OPERABLE. IT MAKES A LOUD GRINDING NOISE. REPAIR OR REPLACEMENT IS NEEDED. LOCK ASSEMBLIES, ON BOTH OVERHEAD GARAGE DOORS, NEED TO BE DISABLED DUE TO THE PRESENCE OF THE OPENERS.**

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V. APPLIANCES (CONT.)

J. DRYER VENTS

- NO. 20 THE LENGTH, OF THE METAL DRYER VENT, DOES NOT MEET
THE "25-FOOT" RULE. SEE APPENDIX E & EE-1-A.
REPAIRS ARE NEEDED**

NOTE:

**IF DRYER VENT IS LOCATED ON AN INTERIOR WALL AND IS
ROUTED THROUGH THE ATTIC AND ROOF OR IS ROUTED
VERTICALLY AND BETWEEN FLOORS, THE BOTTOM, OF THE
DRYER VENT, NEEDS TO BE CLEANED OUT PERIODICALLY TO
AVOID LINT BUILDUP WHICH MAY CAUSE THE DRYER TO
OVERHEAT AND START A FIRE.**

VI OPTIONAL SYSTEMS

A. LAWN AND GARDEN SPRINKLER SYSTEMS

- NO. 21 SPRINKLER ZONES NEED TO BE LABELED AT THE CONTROL BOX
IN THE GARAGE. SPRINKLER HEAD, BY THE A/C UNITS ON THE
SOUTH SIDE, IS WATERING THE A/C UNITS. THIS SPRINKLER
HEAD NEEDS TO BE RELOCATED. REPAIRS ARE NEEDED**

OTHER:

- NO. 22 GRASS IS DEAD IN SEVERAL AREAS. NEW SOD IS NEEDED.**
- NO. 23 CRACKS, IN THE ENTRYWAY TILE GROUT, NEED REPAIR**

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

I. STRUCTURAL SYSTEMS

A. FOUNDATION

DESCRIPTION:

MATERIAL USED: CONCRETE

TYPE: SLAB ON GRADE

**METHOD OF INSPECTION: PERIMETER, OF THE FOUNDATION,
WAS WALKED.**

NOTE:

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

NOTE:

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

NOTE:

**THERE IS NO GUARANTEE ON THE FOUNDATION CONTINUING
TO BE FUNCTIONAL. THE FOUNDATION MAY DEVELOP ADDITIONAL
DEFLECTION IN THE FUTURE.**

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I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE

DESCRIPTION:

**IS THERE POSITIVE DRAINAGE AWAY FROM
THE SLAB ON ALL FOUR SIDES?** NO

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

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

ARE THERE ANY RETAINING WALLS PRESENT? NO

NOTE:

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

NOTE:

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

NOTE:

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

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**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.

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

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE (CONT.)

FOUNDATION MAINTENANCE PROGRAM (CONT.)

WATER LEAKS:

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

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

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

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D. ROOF STRUCTURE AND ATTIC

DESCRIPTION:

METHOD ATTIC WAS INSPECTED? BOTH ATTIC AREAS WERE WALKED

TYPE OF INSULATION MATERIALS IN THE ATTIC (S)? FIBERGLASS

APPROX. DEPTH OF THE INSULATION? 10 - 12 INCHES

LOCATION OF ATTIC ACCESS OPENING (S)? UPSTAIRS GAME ROOM
AND BEDROOM CLOSET

TYPE (S) OF STATIC ATTIC VENTILATION? **SOFFIT VENTS**
ROOF VENTS, 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

**IF OSB (ORIENTATED STRAND BOARD) DECKING IS PRESENT, IS
THE LABELING VISIBLE WHEN STANDING IN THE ATTIC?** YES

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I. STRUCTURAL SYSTEMS (CONT.)

E. WALLS (INTERIOR AND EXTERIOR)

DESCRIPTION:

TYPE (S) OF EXTERIOR WALLS?

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, WOOD

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I. STRUCTURAL SYSTEMS (CONT.)

G. DOORS (INTERIOR AND EXTERIOR)

DESCRIPTION:

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

NOTE:

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

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I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

DESCRIPTION:

WINDOW STYLE (S)?

DOUBLE - SINGLE HUNG - DOUBLE PANE

NOTE:

NOT ALL WINDOWS WERE INSPECTED FOR OPERATION. ONLY A FEW, ACCESSIBLE WINDOWS, WERE CHECKED. THE FLASHING DETAILS ARE CONCEALED AND NOT ACCESSIBLE. NO COMMENT IS MADE ON THE INTEGRITY OF THE FLASHING DETAILS. A LEAK CHECK WOULD BE REQUIRED ON THE FLASHING DETAILS WHICH IS NOT WITHIN THE SCOPE OF THIS INSPECTION, TO DETERMINE THEIR INTEGRITY.

DO ANY OF THE ESCAPE WINDOW SILLS, IN THE BEDROOMS, EXCEED A MAXIMUM HEIGHT OF 44 INCHES FROM THE FLOOR? NO

DO ANY OF THE ESCAPE WINDOWS, IN THE BEDROOMS, NOT MEET A MINIMUM SIZE OF 5.7 SQUARE FEET? NO

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I. STRUCTURAL SYSTEMS (CONT.)

J. FIREPLACE / CHIMNEY

DESCRIPTION:

NO. OF FIREPLACES?	ONE
LOCATION OF FIREPLACES?	FAMILY ROOM
IS THE FIREBOX (S) METAL OR MASONRY?	METAL
ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?	YES

NOTE:

ANY FIREPLACE / CHIMNEY REPAIRS, LISTED IN THIS REPORT, ARE BASED ON THE CONDITION OF THE FIREPLACE SYSTEM (S) AT THE TIME OF THE INSPECTION. THE INSPECTION, OF THE FIREPLACE / CHIMNEY, IS LIMITED IN SCOPE DUE TO LIMITED ACCESSIBILITY TO THE FIREPLACE AND CHIMNEY.

NOTE:

IF THERE ARE ANY FIREPLACE / CHIMNEY REPAIRS, IT IS STRONGLY RECOMMENDED THAT THE SERVICES, OF A QUALIFIED CERTIFIED FIREPLACE INSPECTOR, BE UTILIZED FOR A SECOND OPINION ON THE FIREPLACE / CHIMNEY AND TO DETERMINE THE SCOPE OF NEEDED REPAIRS.

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

L. OTHER

DESCRIPTION:

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

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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?	150 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?	SOUTH 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	

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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 OPERATED NOR TESTED.

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III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

NUMBER OF HEATING SYSTEMS? TWO

TYPE OF HEATING SYSTEM? **FORCED AIR**

ENERGY SOURCE? GAS

LOCATION (S) OF HEATING SYSTEMS? TOP ATTIC

APPROX. AGE OF THE HEATING SYSTEM (S)? 4 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.)

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

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	TWO
SIZE (S) OF THE COOLING SYSTEMS?	5 TON & 3.5 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	SOUTH 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)?	4 YEARS
ENERGY SOURCE?	ELECTRIC

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

B. COOLING EQUIPMENT

NOTE:

AS OF JANUARY 23, 2006, THE US DEPARTMENT OF ENERGY HAS MANDATED THAT ALL MANUFACTURED A/C UNITS WILL BE A 13 SEER. WHEN 10 SEER PARTS ARE GONE, THEY ARE GONE. THE HOMEOWNER WILL HAVE TO PURCHASE A 13 SEER COMPRESSOR. THE UNKNOWN IS WHETHER THE EVAPORATOR COIL WILL ALSO HAVE TO BE REPLACED. THEY ARE WORKING ON AN "ADAPTER" TO ALLOW THE TWO TO "SPEAK" TO EACH OTHER. IT'S AVAILABILITY AND EFFICIENCY ARE NOT KNOWN YET. VISA VERSA, IT IS ALSO TRUE IF THE EVAPORATOR COIL HAS TO BE REPLACED, THIS MEANS THAN AN INSPECTION REPORT THAT INDICATES A BAD COMPRESSOR MAY NOT ONLY REQUIRE A MORE EXPENSIVE 13 SEER UNIT BUT MAY ALSO REQUIRE STRUCTURAL AND SPACE CHANGES TO ACCOMMODATE THE LARGER AND HEAVIER 13 SEER UNIT. IT MAY ALSO REQUIRE THAT THE EVAPORATOR COIL TO ALSO BE REPLACED.

NOTE:

BUYERS SHOULD VERIFY WITH THE BUILDER, THAT ALL A/C SYSTEMS ARE AT LEAST A 13 SEER.

C. DUCT SYSTEM, CHASES AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? FOUR

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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, & PLASTIC
TYPE OF DRAIN LINES?	PVC
LOCATION OF MAIN WATER SHUTOFF VALVE?	SOUTH SIDE
TYPE OF VENT PIPING MATERIALS?	PLASTIC
LOCATION OF GAS LINE MAIN SHUTOFF VALVE?	SOUTH 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.

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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.

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A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

C. WATER HEATING EQUIPMENT

DESCRIPTION:

NO. OF WATER HEATERS? TWO

ENERGY SOURCE? GAS

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

GAS LINES? A.G.A FLEXIBLE

APPROX. AGE (S) OF THE WATER HEATER (S)? 4 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

NOTE:

TEMPERATURE AND PRESSURE (T&P) VALVE (S), ON THE WATER HEATER (S) ARE NOT OPERATED.

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V. APPLIANCES

H. GARAGE DOOR OPERATORS

DESCRIPTION:

NO. OF ELECTRIC GARAGE DOOR OPENERS? TWO

NO. OF ELECTRIC EYE ASSEMBLIES? TWO

J. DRYER VENTS

DESCRIPTION:

LOCATION OF THE DRYER VENT? UTILITY ROOM

IS DRYER VENT LOCATED ON AN INTERIOR WALL? YES

IS ANY SECTION, OF THE DRYER VENT, ROUTED VERTICALLY? YES

NOTE:

IF DRYER VENT IS LOCATED ON AN INTERIOR WALL AND IS ROUTED THROUGH THE ATTIC AND ROOF OR IS ROUTED VERTICALLY AND BETWEEN FLOORS, THE BOTTOM, OF THE DRYER VENT, NEEDS TO BE CLEANED OUT PERIODICALLY TO AVOID LINT BUILDUP WHICH MAY CAUSE THE DRYER TO OVERHEAT AND START A FIRE.

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VI OPTIONAL SYSTEMS

A. LAWN AND GARDEN SPRINKLER SYSTEMS

DESCRIPTION:

LOCATION OF SPRINKLER CONTROL BOX? INSIDE GARAGE

NUMBER OF SPRINKLERS ZONES? SEVEN

NOTE:

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

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

DOWNSTAIRS	LOCATION	TYPE OF FLOOR SURFACE	READING (IN INCHES)
	UTILITY ROOM - UNDER STAIRS	TILE	0.0
	BASE		
1	ENTRYWAY - BY FRONT DOOR	TILE	-0.2
2	LIVING ROOM - NW CORNER	WOOD	-0.2
3	LIVING ROOM - SW CORNER	WOOD	-0.1
4	DINING ROOM - SW CORNER	WOOD	-0.1
5	DINING ROOM - NW CORNER	WOOD	-0.1
6	DINING ROOM - NE CORNER	WOOD	-0.1
7	KITCHEN - NW CORNER	TILE	-0.1
8	KITCHEN - NE CORNER	TILE	-0.3
9	BREAKFAST AREA - NE CORNER	TILE	-0.7
10	BREAKFAST AREA - BY EXIT DOOR	TILE	-0.3
11	FAMILY ROOM - NE CORNER	CARPET	-0.2
12	FAMILY ROOM - SE CORNER	CARPET	-0.2
13	MASTER BEDROOM - NE CORNER	CARPET	0.0
14	MASTER BEDROOM - SE CORNER	CARPET	0.0
15	M. BATH - BY SHOWER	TILE	-0.2
16	M. BATH - VANITY TABLE	TILE	-0.4
17	M. BATH - BY COMMODE	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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ALLIED HOME INSPECTION SERVICES
P. O. BOX 980354
HOUSTON, TEXAS 77098 - 0354
713 / 522 - 0856 800-498-4498

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: LENNOX	SIZE: 5__ TON	THIS A/C UNIT SERVES: DOWNSTAIRS			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	69.90	C. WET BULB?	59.30	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	57.80	D. WET BULB?	58.00	
	SPLIT? E.	12.10	F.	1.30	

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?	74.70	I. CONDENSER LEAVING AIR TEMP?	101.60
H. LIQUID LINE TEMP?	73.60	J. CONDENSER ENTERING AIR TEMP?	88.90
		K. CONDENSER HEAT RISE? (I LESS J)	12.70

NOTES:

**SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).
LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).
CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE
OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.**

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

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

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

MAKE: LENNOX	SIZE: 3.5___ TON	THIS A/C UNIT SERVES: 2nd & 3rd LEVELS			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	66.90	C. WET BULB?	55.70	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	53.40	D. WET BULB?	55.00	
	SPLIT? E.	13.50	F.	0.70	

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?	68.20	I. CONDENSER LEAVING AIR TEMP?	92.40
H. LIQUID LINE TEMP?	69.30	J. CONDENSER ENTERING AIR TEMP?	88.90
		K. CONDENSER HEAT RISE? (I LESS J)	3.50

NOTES:

SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).
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CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE
OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

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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).
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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).
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PROPERTY INSPECTION PHOTOS

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ADDRESS OF PROPERTY:

PHOTO NO. 1

FRONT



PHOTO NO. 2

MISSING SPLASH BLOCKS
UNDER DOWNSPOUTS



PHOTO NO. 3

CRACKS IN TILE FLOOR
GROUT IN ENTRYWAY



PHOTO NO. 4

MISSING GUTTERS ON
EAST EAVE



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ADDRESS OF PROPERTY:

**PHOTO NO. 5 DAMAGED ROOF FLASHING
AT LOWER BACK ROOF**



**PHOTO NO. 6 TWO A/C UNITS ON
SOUTH SIDE**



**PHOTO NO. 7 NORTH BRICK WALL
DAMAGED BY DRAIN**



**PHOTO NO. 8 GAPS, OPEN SEAMS, AT
NORTH SIDE SIDING**



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ADDRESS OF PROPERTY:

PHOTO NO. 9 FIREPLACE IN FAMILY ROOM



PHOTO NO. 10 INTERIOR GARAGE WALLS ARE DAMAGED AT BOTTOM



PHOTO NO. 11 BREAKER BOX INSIDE GARAGE



PHOTO NO. 12 GAS COOKTOP IN KITCHEN



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ADDRESS OF PROPERTY:

PHOTO NO. 13 DAMAGED WEATHER
STRIPPING AT GARAGE ENTRY DOOR



PHOTO NO. 14 TUB, IN M. BATH, MISSING
PLUMBING ACCESS PANEL



PHOTO NO. 15 STAIRWAY IN ENTRYWAY

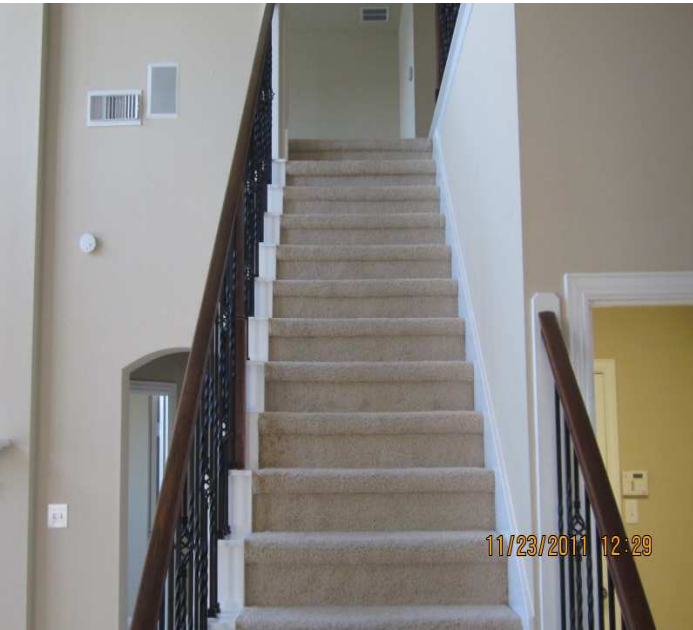


PHOTO NO. 16 ATTIC ACCESS LADDER
IN UPSTAIRS GAME ROOM



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PHOTO NO. 17 TWO GAS WATER HEATERS IN LOWER ATTIC



PHOTO NO. 18 WATER HEATER FLUE NOT STRAPPED TO RAFTERS



PHOTO NO. 19 WATER HEATER PIPING CONNECTIONS MISSING DIELECTRIC FITTINGS



PHOTO NO. 20 COMMODE TANK MISSING ANTI-SIPHONING DEVICE



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PHOTO NO. 21 BADLY CRIMPED A/C PRIMARY
DRAIN LINE UNDER UPSTAIRS BATH SINK



PHOTO NO. 22 STAIRWAY TO THIRD LEVEL
MEDIA ROOM



PHOTO NO. 23 A/C - FURNACE UNIT IN
ATTIC



PHOTO NO. 24 A/C DRAIN PAN, IN ATTIC,
MISSING FLOAT SWITCH



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PHOTO NO. 25 SECOND A/C - FURNACE
UNIT IN ATTIC



PHOTO NO. 26 INSULATION LAYING ON
VENT FAN ASSEMBLY



PHOTO NO. 27 TURNED UP ROOF
SHINGLES ON SOUTH SIDE ROOF



PHOTO NO. 28 DAMAGED METAL FENCE
IN BACK YARD



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