

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

**ALLIED HOME INSPECTION SERVICES**

**JOHN O. FRANZEN**  
**LICENSED BUILDING INSPECTOR**  
**T.R.E.C. # 1553**  
[www.alliedinspecthouston.com](http://www.alliedinspecthouston.com)

**BUYER / CLIENT INFORMATION:**

NAME:  
ADDRESS:  
  
CELL / WORK PHONE:  
HOME PHONE  
FAX / E-MAIL:

**REALTOR INFORMATION**

NAME:  
REALTY CO  
ADDRESS:  
PHONE  
FAX / E-MAIL:

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**PROPERTY INFORMATION:**

ADDRESS:  
  
COUNTY                    GALVESTON  
KEY MAP NO.  
TYPE OF STRUCTURE:        CONDO  
APPROX. AGE OF STRUCTURE: 23 YEARS

**TYPE OF INSPECTION REQUESTED:**

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

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

**IMPORTANT NOTICE: (PLEASE READ CAREFULLY)**

**NOTE:**  
IT WAS NOT DETERMINED IF ANY REPAIR ITEMS, THAT ARE LISTED IN THIS REPORT, DID OR DID NOT MEET THE EXISTING BUILDING CODE AT THE TIME THE PROPERTY WAS BUILT. IF ANY ITEM IS LISTED AS "DEFICIENT", IT MAY LISTED AS A REPAIR ITEM BECAUSE IT DOES NOT MEET CURRENT BUILDING CODES. THE SELLER, OF THIS PROPERTY, IS IS NOT REQUIRED TO MAKE REPAIRS ON A "DEFICIENT ITEM\!" THAT DOES NOT MEET CURRENT BUILDING CODES UNLESS THE PROPERTY IS NEW.

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**VACANT HOUSES:**

**THE FOLLOWING ITEMS ARE THE MOST COMMON PROBLEMS FOUND AFTER A HOUSE HAS BEEN VACANT FOR A WEEK OR MORE; AND ALLIED HOME INSPECTION SERVICES WILL NOT BE RESPONSIBLE FOR:**

- 1. SEWER AND DRAIN LINES STOPPING UP AND LEAKS AT FAUCETS DUE TO SEALS AND WASHERS DRYING OUT.**
- 2. LEAKS AT DISHWASHERS (SEALS DRYING OUT), DISHWASHER MOTOR OR PUMP LOCKING UP**
- 3. GARBAGE DISPOSAL LOCKING UP.**
- 4. WATER HEATERS LEAKING AT DRAIN VALVE AND/ OR SUPPLY LINE**
- 5. DAMAGE TO ELECTRIC WATER HEATERS WHEN WATER IS DRAINED FROM WATER HEATER BUT ELECTRIC POWER IS NOT SHUT OFF TO WATER HEATER. (CAUSES DAMAGE TO HEATING ELEMENTS AND THERMOSTATS.**
- 6. GAS WATER HEATERS AND GAS FURNACES. (IF GAS HAS BEEN TURNED OFF THERMOCOUPLE (PILOT GENERATOR) MAY FAIL.**

**STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE FOLLOWING: GAS LINES, OUTDOOR COOKING EQUIPMENT, YARD LIGHTING, FRENCH DRAIN SYSTEMS, SECURITY & FIRE SYSTEMS, WATER WELL SYSTEMS, SEPTIC SEWAGE SYSTEMS, SELF-CLEANING CYCLE ON OVENS, RADIATION LEAKAGE FROM MICROWAVE OVENS, OR RISER HEIGHT ON STAIRWAYS.**

**STRUCTURAL & MECHANICAL INSPECTIONS DO NOT INCLUDE THE DETERMINATION OF THE PRESENCE OF ANY WOOD-DESTROYING INSECTS, ASBESTOS CONTAINING MATERIALS, RADON, LEAD PAINT, ON ANY TYPE OF CHEMICAL OR CARCINOGENIC SUBSTANCE OR GAS THAT IS HARMFUL TO HUMANS OR ANIMALS INCLUDING MOLD, FUNGI, OR OTHER MICROBES.**

**IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS**

**THIS INSPECTION REPORTS ONLY ON THE ITEMS LISTED AND ONLY ON THE PRESENT CONDITION OF THOSE ITEMS. THIS INSPECTION REPORT REFLECTS ONLY IF THE ITEMS INSPECTED ARE OBSERVED TO BE "FUNCTIONAL" OR "IN NEED OF REPAIR" AT THE TIME OF THE INSPECTION. THAT IS, WHETHER SUCH ITEMS AT THE TIME OF THE INSPECTION ARE OBSERVED TO BE SERVING THE PURPOSE FOR WHICH THEY ARE ORDINARILY INTENDED. THIS INSPECTION IS NOT A CODE INSPECTION. THIS INSPECTION REPORT REFLECTS ONLY THOSE ITEMS REASONABLY OBSERVABLE AT THE TIME OF THE INSPECTION. NO REPRESENTATION OR COMMENT CAN BE MADE CONCERNING ANY LATENT DEFECTS OR DEFECTS NOT REASONABLY OBSERVABLE BY THIS INSPECTOR AT THE TIME OF THE INSPECTION OR OF OTHER ITEMS WHICH REQUIRE THE REMOVAL OF PERMANENT COVERINGS. THIS INSPECTOR IS RENDERING OPINIONS ON THE CONDITION OF THE PROPERTY AT THE TIME OF THE INSPECTION. THIS IS COVERED UNDER THE "PROFESSIONAL SERVICES" EXEMPTION OF THE TEXAS DECEPTIVE TRADE ACT. REFER TO TEXAS COURT OF APPEALS CASE IN FORT WORTH, TEXAS "HEAD VS U.S. INSPECT".**

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**IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)**

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

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

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

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

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

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**IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)**

**INSPECTOR'S VOLUNTARY NOTICE:**

**I HEREBY CERTIFY THAT I HAVE NO INTEREST IN THIS PROPERTY OR ITS IMPROVEMENTS AND THAT NEITHER THE RETENTION OF THE INSPECTOR / SURVEYOR TO PERFORM THIS INSPECTION NOR THE COMPENSATION THEREOF IS CONTINGENT ON THE COST OR EXTENT OF ANY REPORTED CONDITION, ASSOCIATION, OR RELATIONSHIP WITH ANY PARTY. THIS INSPECTION IS LIMITED AND MAY NOT COMPLY WITH FUTURE REVISIONS OF THE STANDARDS OF PRACTICE AS SO DESIGNATED BY THE STATE OF TEXAS. AT EACH TIME OF SALE, THE PROPERTY IS RECOMMENDED TO BE RE-INSPECTED EVERY TWO (2) YEARS IN ORDER TO KEEP UP WITH ANY NEW STANDARDS DEVELOPED OR ADDED AND SAFETY CONCERNS.**

**DATED: JANUARY 2, 2014**

**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.**

**DATED THIS \_\_2nd\_\_ DAY OF \_\_JANUARY\_\_, 2014**

**BUYER / CLIENT \_\_\_\_\_**

**BUYER / CLIENT \_\_\_\_\_**

\_\_\_\_\_  
**JOHN O. FRANZEN**

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**STATUS OF PROPERTY AT TIME OF INSPECTION**

<b>APPROX. AGE OF THE PROPERTY?</b> 23 YEARS	<b>APPROX. SQUARE FOOTAGE?</b> 1,700 SQ. FT.
<b>IS THE PROPERTY OCCUPIED OR VACANT?</b> VACANT	<b>NO. OF STORIES?</b> TWO
<b>APPROX. HOW LONG HAS THE STRUCTURE BEEN VACANT?</b> 6 MONTHS	<b>PROPERTY FACES WHICH DIRECTION?</b> WEST
<b>IS ELECTRICITY ON?</b> YES	<b>IS GAS ON?</b> N/A
<b>IS PROPERTY ALL ELECTRIC?</b> YES	<b>IS WATER ON?</b> YES
<b>IS THERE A SPRINKLER SYSTEM?</b> NO	<b>IS THERE A WATER WELL SYSTEM?</b> NO
<b>IS A WOOD SHINGLE ROOF STILL IN PLACE?</b> NO	<b>IS THERE A SEPTIC SYSTEM?</b> NO
<b>ARE THERE ANY SKYLIGHTS?</b> NO	<b>LOCATION OF SKYLIGHTS?</b> N/A
<b>IS THERE A POOL AND / OR SPA?</b> NO	<b>TYPE OF FOUNDATION?</b> SLAB ON GRADE
<b>DATE OF INSPECTION?</b> JAN, 2, 2014	<b>START TIME OF INSPECTION?</b> 10:00 AM
<b>WEATHER CONDITIONS:</b> CLEAR	<b>END TIME OF INSPECTION?</b> 11:45 AM

**NOTE:**

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

**NOTE:**

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

**NOTE:**

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

**NOTE:**

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

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**NOTE:**

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

**NOTE:**

**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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**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, DEFICIENT, OR "NOT FUNCTIONING AS INTENDED", REPAIR ITEMS.**

**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.**

**I. STRUCTURAL SYSTEMS**

**B. GRADING AND DRAINAGE**

**NO. 1           GUTTERS NEED TO BE CLEANED OUT.**

**C. ROOF COVERING MATERIALS**

**NO. 2           METAL ROOF FLASHING, AT THE LOWER FRONT ROOF, NEEDS REPAIR.**

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

**D. ROOF STRUCTURE AND ATTIC**

- NO. 3      INSULATION IS LAYING IN THE ATTIC ON LIGHT FIXTURES OR VENT FAN ASSEMBLIES. THE PRESENT SETUP POSES A FIRE HAZARD. THE INSULATION NEEDS TO BE PULLED BACK FROM THESE AREAS. SEE APPENDIX JJ-4 & S-3.**
- NO. 4      SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE.. ATTIC IS MISSING A 30 INCH WIDE WORK SPACE BY THE WORKING SIDE OF THE A/C - FURNACE UNIT IN THE ATTIC.**

**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 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.**

**NOTE:**

**BUYERS SHOULD DETERMINE IF THE EXTERIOR STUCCO WALLS ARE EITHER EIFS OR HARD COAT STUCCO. HOME OWNER'S ASSOCIATION SHOULD BE ABLE TO PROVIDE YOU THIS TYPE OF INFORMATION.**



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

**G. DOORS (INTERIOR AND EXTERIOR)**

**NO. 5**      **DEAD BOLT LOCK, ON THE FRONT ENTRY DOOR, IS NOT A KEYLESS TYPE. SEE APPENDIX J. REPAIRS ARE NEEDED FRONT ENTRY DOOR HAS DAMAGED WEATHER STRIPPING. REPAIRS ARE NEEDED. BACK EXIT DOOR, OF THE GARAGE, IS BADLY DAMAGED AT THE BOTTOM. THIS DOOR NEEDS TO BE REPLACED. BACK EXIT DOOR, OF THE GARAGE, IS MISSING A THRESHOLD. REPAIRS ARE NEEDED PATIO SCREEN DOOR IS DAMAGED. THE FRONT STORM DOOR IS BADLY DAMAGED AND NEEDS TO BE REPLACED. MISSING OR DAMAGED DOOR STOPS IN SEVERAL AREAS.**

**I. STAIRWAYS**

**NO. 6**      **STAIRWAY IS MISSING A CONTINUOUS HAND RAIL AT THE TOP. THE PRESENT SETUP POSES A SAFETY HAZARD. REPAIRS ARE NEEDED. UPSTAIRS GUARD RAIL SEPARATION DOES NOT MEET THE "4-INCH" RULE. SEE APPENDIX G. REPAIRS ARE NEEDED.**

**I. OTHER**

**NO. 7**      **WOOD FENCE IS DAMAGED AND LEANING IN SEVERAL AREAS FENCE PROBABLY NEEDS TO BE REPLACED.**

**NO. 8**      **CABINET DRAWER, IN THE KITCHEN BY THE FRONT WALL, IS DAMAGED. REPAIR OR REPLACEMENT IS 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. 9**      **THERE ARE APPROX. 13 CROSS CONNECTIONS IN THE BREAKER BOX. ALL, OF THESE CROSS CONNECTIONS, NEED TO BE TRACED BY A LICENSED AND QUALIFIED ELECTRICIAN TO DETERMINE IF ANY OF THESE CIRCUITS, NEED TO BE ROUTED THROUGH BREAKERS. THE BREAKER BOX IS MAXXED OUT AND THERE IS NO ROOM FOR EXPANSION. SOME CROSS CONNECTIONS HAVE WHITE NEUTRAL WIRES AND BARE GROUND WIRES TIED TOGETHER. SOME OTHER CROSS CONNECTIONS, HAVE HOT AND GROUNDS TIED TO TOGETHER. THE PRESENT SETUP POSES BOTH A FIRE AND SAFETY HAZARD. ALL, OF THE BREAKERS, NEED TO BE LABELED PROPERLY. WHITE NEUTRAL WIRES AND GROUND WIRES ARE ATTACHED TO THE SAME BUSBAR. THEY SHOULD BE ON SEPARATE BUSBARS. WHITE WIRES ARE BUNDLED AT THE BUSBAR. THE RULE IS ONE HOLE ONE WIRE. ALL 15 & 20 AMP CIRCUITS THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. SEE APPENDIX M-2 & NEC 210.12 BREAKER BOX IS MISSING A SINGLE THROW MAIN SHUTOFF.**

**NOTE:**

**AS DISCUSSED DURING THE INSPECTION, IT IS STRONGLY RECOMMENDED THAT THE BREAKER BOX BE REPLACED AND UPDATED TO MEET ALL NEC AND LOCAL GOVERNMENT ELECTRICAL CODES. THE PRESENT SETUP POSES BOTH A FIRE AND SAFETY HAZARD.**

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

**B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

- NO. 10**      **ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 GARAGE IS MISSING WALL OUTLETS WITH GFCI PROTECTION. REPAIRS ARE NEEDED. KITCHEN WALL OUTLET, BY THE RANGE / OVEN IS MISSING GFCI PROTECTION. SEE APPENDIX M ADDITIONAL KITCHEN OUTLETS ARE NEEDED TO SERVE THE COUNTER TOP. SEE APPENDIX P-1 & P-2. CLOSET LIGHT FIXTURES MISSING GLOBES. SEE APPENDIX N-1 SHOWER HEAD LEAKS IN THE MASTER BATH.**

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

**B. COOLING EQUIPMENT**

- NO. 11**      **THE OUTSIDE TEMPERATURE, AT THE TIME OF THE INSPECTION, WAS TOO COLD TO RUN THE A/C SYSTEM. SINCE THE UNIT HAS BEEN VACANT FOR APPROX. SIX MONTHS, THE A/C SYSTEM NEEDS SERVICING**

**NOTE:**

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGE 37 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED AND LICENSED A/C TECHNICIAN.**

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

**B. COOLING EQUIPMENT (CONT.)**

**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. 12      A/C CONDENSER UNIT, ON THE NORTH SIDE, IS MISSING AN ELECTRICAL OUTLET WITH A WEATHER-PROOF COVER AND GFCI PROTECTON. LIQUID LINE, AT THE CONDENSER UNIT, IS MISSING A DRYER. A/C LINES, LEAVING THE CONDENSER UNIT ARE ROUTED UNDER GROUND TO THE SOUTH SIDE OF THE UNIT. THESE A/C LINES NEED TO BE ENCLOSED IN PLASTIC PIPE. MAJOR REPAIRS ARE NEEDED**
- NO. 13      A/C SECONDARY DRAIN LINE, THAT IS COMING OUT OF THE NORTH SIDE WALL, NEEDS TO BE RELOCATED OVER A WINDOW.**
- NO. 14      METAL A/C DRAIN PAN, IN THE ATTIC, IS MISSING A FLOAT SWITCH. SEE APPENDIX CC-2. REPAIRS ARE NEEDED**

**NOTE:**

**BUYERS SHOULD DETERMINE THE AGE OF THE A/C AND HEATING SYSTEMS. IF UNDER 10 YEARS, BUYERS SHOULD OBTAIN COPIES OF ALL WARRANTIES AND PAPERWORK**

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

**IV. PLUMBING SYSTEM**

**A. WATER SUPPLY SYSTEM AND FIXTURES**

- NO. 15**      **MISSING BACKFLOW PREVENTORS ON OUTSIDE HOSE BIBBS. SEE APPENDIX D. KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX N-2 SHOWER HEAD LEAKS IN THE DOWNSTAIRS NO. 2 BATH. REPAIRS ARE NEEDED. COMMODOE TANK, IN THE DOWNSTAIRS NO. 2 BATH, IS MIISSING AN ANTI-SIPHONING DEVICE SINK STOPPER ASSEMBLY, IN THE DOWNSTAIRS NO. 2 BATH, NEEDS REPAIR DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX N-2 SHOWER HEAD LEAKS IN THE DOWNSTAIRS NO. 2 BATH. REPAIRS ARE NEEDED. COMMODOE TANK, IN THE DOWNSTAIRS NO. 2 BATH, IS MIISSING AN ANTI-SIPHONING DEVICE**

**B. DRAINS, WASTES, AND VENTS**

- NO. 16**      **SINK STOPPER ASSEMBLY, IN THE DOWNSTAIRS NO. 2 BATH, NEEDS REPAIR**

**C. WATER HEATING EQUIPMENT**

- NO. 17**      **ELECTRIC WATER HEATER IS MISSING A DRAIN PAN WITH A SEPARATE DRAIN LINE THAT IS ROUTED TO THE OUTSIDE WITH A TURNDOWN. SEE APPENDIX JJ-7 WATER HEATER NEEDS TO BE PLACED ON A STAND AT LEAST 18 INCHES OFF THE FLOOR.**

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

**V. APPLIANCES**

**A. DISHWASHER**

**NO; 18      DISHWASHER IS MISSING A WALL SAFETY SWITCH. DISHWASHER IS MAKING A GRINDING SOUND WHEN OPERATING. IT MAY HAVE A BEARING GOING OUT. REPAIR OR REPLACEMENT IS NEEDED**

**B. FOOD WASTE DISPOSER**

**NO. 19      POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**

**D. RANGES, COOK-TOPS, AND OVENS**

**NO. 20      FREE-STANDING ELECTRIC RANGE / OVEN IS MISSING AN ANTI-TIPPING DEVICE.**

**H. GARAGE DOOR OPERATOR (S)**

**NO. 21      GARAGE DOOR OPENER WILL NOT REVERSE AUTOMATICALLY WHEN MEETING RESISTANCE. THIS DOOR OPENER NEEDS TO BE ADJUSTED PROPERLY OR AN ELECTRIC EYE ASSEMBLY INSTALLED. THE PRESENT SETUP POSES A SAFETY HAZARD THE LOCK, ON THE OVERHEAD GARAGE DOOR, NEEDS TO BE DISABLED DUE TO THE PRESENCE OF THE OPENER.**

**OTHER:**

**NO. 22      SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS. SEE APPENDIX E-2.**

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

I. STRUCTURAL SYSTEMS

FOUNDATION MAINTENANCE PROGRAM

DRAINAGE:

IF WATER IS POOLING NEAR THE FOUNDATION AFTER A HEAVY RAIN, CORRECT THE GRADE SLOPE OR ADD UNDER GROUND DRAINAGE.

CHECK THAT PATIOS AND FLATWORK AROUND THE STRUCTURE ARE PROVIDING POSITIVE DRAINAGE AWAY FROM THE FOUNDATION.

CHECK THAT FENCES, FLOWERBEDS,, OR EDGING ARE NOT BLOCKING DRAINAGE.

CHECK THAT CLOGS OR LEAKS IN ANY EXISTING DOWNSPOUT EXTENSIONS, AREA DRAINS, OR UNDER GROUND DRAINAGE PIPES. IF PRESENT, CLEAN AND REPAIR AS REQUIRED.

VEGETATION:

CHECK THAT THERE IS NO BROADLEAF TREE (e.g. OAK, ASH, TALLOW, PECAN, AND HACKBERRY, ETC.) CLOSER TO THE FOUNDATION A DISTANCE EQUAL TO THE HEIGHT FO THE TREE, EVEN IF THE TREE IS ON AN ADJACENT PROPERTY. IF THIS EXISTS, BEGIN A PRUNING PROGRAM TO KEEP THE TREE'S CANOPY AT THAT SIZE FOR THE REST OF ITS LIFE. A REASONABLE PRUNING INTERVAL WOULD BE EVERY 2-3 YEARS.

CHECK THAT THERE IS NO NEW TREE, OF ANY KIND, COMING UP NEXT TO THE FOUNDATION. IF FOUND, REMOVE IT.

CHECK THAT THERE ARE NO SHRUBS NEXT TO THE FOUNDATION THAT HAVE GROWN TO THE POINT WHERE THEY APPROACH A ONE STORY ROOF IN HEIGHT. IF FOUND, CUT THEM BACK TO WINDOW HEIGHT OR REPLACE THEM WITH A SMALLER VARIETY.

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

**I. STRUCTURAL SYSTEMS**

**B. GRADING AND DRAINAGE (CONT.)**

**FOUNDATION MAINTENANCE PROGRAM (CONT.)**

**WATER LEAKS:**

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

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

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

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

I. STRUCTURAL SYSTEMS (CONT.)

C. ROOF COVERING

DESCRIPTION:

TYPE (S) OF ROOFING MATERIALS?      LAMINATED 3-TAB COMPOSITION  
APPROX. AGE OF THE ROOF:             6 - 7 YEARS  
METHOD ROOF WAS INSPECTED?        FROM GROUND LEVEL  
APPROX. SLOPE OF THE ROOF?        7 IN 12  
TYPE OF ROOF STRUCTURE?            GABLE  
ARE SKYLIGHTS PRESENT?              NO  
LOCATION (S) OF SKYLIGHTS?          N/A

IS THERE A ROOF DRAINAGE SYSTEM (INCLUDING GUTTERS,  
DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES?)      NO

NOTE: THE AVERAGE LIFE, OF AN COMPOSITION ROOF IN  
THE GALVESTON COUNTY AREA, IS 15-17 YEARS.

NOTE:  
THE DETERMINATION, OF PROPER FASTENING OF ROOF SHINGLES,  
SHEET ROOFING, ROOF TILES, AND METAL ROOFING IS NOT WITHIN  
THE SCOPE OF THIS INSPECTION. NO COMMENTS ARE MADE.

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

**D. ROOF STRUCTURE AND ATTIC**

**DESCRIPTION:**

<b>METHOD ATTIC WAS INSPECTED?</b>	<b>ATTIC WAS CRAWLED</b>
<b>TYPE OF INSULATION MATERIALS IN THE ATTIC (S)?</b>	<b>FIBERGLASS</b>
<b>APPROX. DEPTH OF THE INSULATION?</b>	<b>10 - 12 INCHES</b>
<b>LOCATION OF ATTIC ACCESS OPENING (S)?</b>	<b>UPSTAIRS GAME ROOM</b>
<b>TYPE (S) OF STATIC ATTIC VENTILATION?</b>	<b>SOFFIT VENTS RIDGE VENTS</b>
<b>IS THERE A MECHANICAL VENTILATION SYSTEM PRESENT IN THE ATTIC?</b>	<b>NO</b>
<b>ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED SURFACES?</b>	<b>NO</b>
<b>ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR SOFFIT VENTS?</b>	<b>NO</b>
<b>ARE SOFFIT VENTS PRESENT ON AT LEAST 3 EAVES?</b>	<b>YES</b>
<b>IF OSB (ORIENTATED STRAND BOARD) DECKING IS PRESENT, IS THE LABELING VISIBLE WHEN STANDING IN THE ATTIC?</b>	<b>N/A</b>

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**E. WALLS (INTERIOR AND EXTERIOR)**

**DESCRIPTION:**

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

**F. CEILINGS AND FLOORS**

**DESCRIPTION:**

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

**G. DOORS (INTERIOR AND EXTERIOR)**

**DESCRIPTION:**

<b>NUMBER OF GARAGE DOORS?</b>	<b>ONE</b>
<b>GARAGE DOOR MATERIAL?</b>	<b>ALUMINUM</b>
<b>ARE ELECTRIC GARAGE DOOR OPENERS PRESENT?</b>	<b>YES</b>
<b>INTERIOR DOOR TYPE?</b>	<b>HOLLOW CORE WOOD</b>

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**H. WINDOWS**

**DESCRIPTION:**

**WINDOW STYLE (S)?**

**DOUBLE - SINGLE HUNG - SINGLE PANE**

**NOTE:**

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

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

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

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

I. STRUCTURAL SYSTEMS (CONT.)

H. WINDOWS

NOTE:

THE PRESENCE, OF SAFETY GLASS, IS REQUIRED IN  
HAZARDOUS AREAS SUCH AS THE FOLLOWING:

ENTRY AND EXIT DOORS EXCEPT JALOUSIES

FIXED AND SLIDING PANELS OF SLIDING PATIO DOORS

ASSEMBLIES AND PANELS IN SWINGING DOORS

DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS.  
SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS

IN ANY EXTERIOR WALL, WHERE THE BOTTOM OF THE  
EXPOSED EDGE OF GLASS IS LESS THAN 60 INCHES  
MEASURED ABOVE ANY STANDING OR WALKING SURFACE

EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN  
NINE (9) SQUARE FEET IN SIZE.

THE INSPECTOR WAS NOT ABLE TO DETERMINE IF THE  
EXISTING GLASS IN THESE AREAS (IF PRESENT) WAS  
SAFETY GLASS.

I. STAIRWAYS (INTERIOR AND EXTERIOR)

ARE STAIRWAY (S) PRESENT? YES

NUMBER OF STAIRWAYS? ONE

DO THE STAIRWAY (S) HAVE CONTINUOUS HANDRAILS? NO

LOCATION OF STAIRWAY (S)? LIVING ROOM

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

**I. STRUCTURAL SYSTEMS (CONT.)**

**J. FIREPLACE / CHIMNEY**

**DESCRIPTION:**

<b>NO. OF FIREPLACES?</b>	ONE
<b>LOCATION OF FIREPLACES?</b>	LIVING ROOM
<b>IS THE FIREBOX (S) METAL OR MASONRY?</b>	METAL
<b>ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?</b>	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:**

<b>TYPE OF KITCHEN COUNTER TOPS?</b>	<b>TILE</b>
<b>TYPE OF BATH SINK COUNTER TOPS?</b>	<b>TILE</b>
<b>TYPE OF DRIVEWAY?</b>	<b>CONCRETE</b>
<b>TYPE OF FRONT WALKWAY?</b>	<b>CONCRETE</b>
<b>TYPE OF PATIO?</b>	<b>CONCRETE</b>

**NOTE:**

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

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

TYPE OF SERVICE WIRING?	STRANDED - COPPER
TYPE OF BRANCH WIRING?	ROMEX - COPPER
VOLTAGE RATING OF THE MAIN SERVICE?	120 / 220 VOLTS
AMPERAGE RATING OF THE MAIN SERVICE?	UNKNOWN
IS ALUMINUM BRANCH WIRING PRESENT?	NO
LOCATION (S) OF MAIN BREAKER BOX (S)?	UTILITY ROOM
LOCATION (S) OF SUB-PANEL BOX (S)?	N/A
BREAKER BOX MANUFACTURER (S)?	GENERAL ELECTRIC
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?	NO
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?	NO
ARE BEDROOM OUTLETS CONNECTED TO ARC-FAULT BREAKERS IN THE BREAKER BOX?	NO
ARE OUTLETS GROUNDED?	YES

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

II ELECTRICAL SYSTEMS (CONT.)

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

SMOKE ALARMS:

NOTE:

SINGLE AND MULTI-STATION SMOKE ALARMS SHALL BE  
INSTALLED IN THE FOLLOWING LOCATIONS:

IN EACH SLEEPING ROOM

OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE  
VICINITY OF THE BEDROOMS.

ON EACH ADDITIONAL STORY OF THE DWELLING EXCLUDING  
UNINHABITABLE ATTICS

MULTI ALARMS ARE NOT INTERCONNECTED. WHEN MORE THAN  
ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN  
AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE  
INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF  
ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL  
UNIT. (IRC-R317.1). IT SHOULD BE NOTED THE SPECIFIC LOCATION  
REQUIREMENTS OF THE SMOKE ALARMS WERE NOT INSPECTED  
PER NFPA 72-11.8.3.5.

NOTE:

SMOKE ALARMS WERE NOT OPERATED NOR TESTED.

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

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

**A. HEATING EQUIPMENT**

**DESCRIPTION:**

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

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

**B. COOLING EQUIPMENT**

**DESCRIPTION:**

<b>NUMBER OF COOLING SYSTEM (S)?</b>	<b>ONE</b>
<b>SIZE (S) OF THE COOLING SYSTEMS?</b>	<b>3.5 TON</b>
<b>LOCATION (S) OF THE CONDENSER UNIT (S)?</b>	<b>NORTH SIDE</b>
<b>LOCATION (S) OF THE EVAPORATOR COIL (S)?</b>	<b>ATTIC</b>
<b>TYPE OF COOL AIR DISTRIBUTION SYSTEM:</b>	<b>DUCTWORK</b>
<b>APPROX. AGE (S) OF THE A/C SYSTEM (S)?</b>	<b>UNKNOWN</b>
<b>ENERGY SOURCE?</b>	<b>ELECTRIC</b>

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

B. COOLING EQUIPMENT

NOTE:

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

NOTE:

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

C. DUCT SYSTEM, CHASES AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? TWO

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

**IV PLUMBING SYSTEMS**

**A. WATER SUPPLY SYSTEM AND FIXTURES**

<b>WATER SUPPLY SOURCE?</b>	<b>PUBLIC WATER SUPPLY</b>
<b>TYPE OF SERVICE PIPE TO HOUSE?</b>	<b>UNKNOWN</b>
<b>TYPE OF SUPPLY LINES?</b>	<b>GALVANIZED, COPPER, &amp; PLASTIC</b>
<b>TYPE OF DRAIN LINES?</b>	<b>PVC</b>
<b>LOCATION OF MAIN WATER SHUTOFF VALVE?</b>	<b>FRONT</b>
<b>TYPE OF VENT PIPING MATERIALS?</b>	<b>PLASTIC</b>
<b>LOCATION OF GAS LINE MAIN SHUTOFF VALVE?</b>	<b>N/A</b>

**NOTE:**

**IF WALK-IN SHOWERS ARE PRESENT, AND DWELLING IS OLDER THAN 10 YEARS AND / OR HAS BEEN VACANT FOR A PERIOD OF TIME, IT IS STRONGLY RECOMMENDED THAT A LICENSED PLUMBER PERFORM A SHOWER PAN LEAK TEST ON THE SHOWER (S) PRIOR TO CLOSING.**

**NOTE:**

**POLYBUTYLENE PIPING CAN BE IDENTIFIED BY BEING EITHER BLUE, GRAY, OR BLACK IN COLOR AND MAY HAVE THE NAMES VANGUARD OR QUEST STAMPED ON THE PIPING. IF PRESENT, THESE TYPE OF WATER LINES NEED TO BE REPLACED SINCE THEY HAVE A HIGH FAILURE RATE.**

**NOTE:**

**IT WAS NOT DETERMINED THE PRESENCE OR ABSENCE OF AIR ADMITTANCE VALVES AT ALL PLUMBING FIXTURES. IT WAS NOT DETERMINED IF THESE AIR ADMITTANCE VALVES ARE OPERATING PROPERLY.**

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**IV PLUMBING SYSTEMS (CONT.)**

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

**NOTE:**

**SHUTOFF VALVES, AT THE HOUSE AND UNDER KITCHEN, WETBAR, COMMODES, AND BATH SINKS, ARE NOT OPERATED. IT WAS NOT DETERMINED IF THEY OPEN AND CLOSE PROPERLY. IF PROPERTY IS MORE THAN 10 YEARS OLD, THERE IS A STRONG POSSIBILITY THAT SOME OF THESE SHUTOFF VALVES WILL NOT OPEN OR CLOSE PROPERLY AND WILL HAVE TO BE REPLACED.**

**B. DRAINS, WASTES, VENTS**

**DESCRIPTION:**

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

**NOTE:**

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

**NOTE:**

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



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

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

**C. WATER HEATING EQUIPMENT**

**DESCRIPTION:**

<b>NO. OF WATER HEATERS?</b>	ONE
<b>ENERGY SOURCE?</b>	ELECTRIC
<b>LOCATION (S) OF THE WATER HEATER (S)</b>	UTILITY ROOM
<b>GAS LINES?</b>	N/A
<b>APPROX. AGE (S) OF THE WATER HEATER (S)?</b>	UNKNOWN
<b>IS THERE A DRAIN PAN UNDER EACH OF THE WATER HEATER (S)? (SIZE REQUIREMENT OF THE DRAIN PAN IS 24-GAUGE &amp; 1 1/2 INCHES DEEP.)</b>	NO
<b>IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE WATER HEATER FLUES GO THROUGH THE ROOF?</b>	N/A

**NOTE:**

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

ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION REPORT COMMENT SHEET

ALLIED HOME INSPECTION SERVICES

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

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ADDRESS OF PROPERTY:

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

V. APPLIANCES

H. GARAGE DOOR OPERATORS

DESCRIPTION:

NO. OF ELECTRIC GARAGE DOOR OPENERS? ONE

NO. OF ELECTRIC EYE ASSEMBLIES? NONE

J. DRYER VENTS

DESCRIPTION:

LOCATION OF THE DRYER VENT? UTILITY ROOM

IS DRYER VENT LOCATED ON AN INTERIOR WALL? NO

IS ANY SECTION, OF THE DRYER VENT, ROUTED VERTICALLY? NO

NOTE:

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

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

<b>DOWNSTAIRS</b>	<b>LOCATION</b>	<b>TYPE OF FLOOR SURFACE</b>	<b>READING (IN INCHES)</b>	
	<b>BASE</b>	<b>HALLWAY - BY CLOSET</b>	<b>WOOD</b>	<b>0.0</b>
1	ENTRYWAY - BY FRONT DOOR	WOOD	-0.6	
2	DINING ROOM - UNDER WINDOW	WOOD	-0.7	
3	DINING ROOM - SW CORNER	WOOD	-0.6	
4	DINING ROOM - SE CORNER	WOOD	-0.7	
5	LIVING ROOM - NW CORNER	WOOD	-0.6	
6	LIVING ROOM - MIDDLE NO. WALL	WOOD	-0.4	
7	LIVING ROOM - BY FIREPLACE	WOOD	-0.2	
8	KITCHEN - BY REFRIGEATOR	TILE	-1.1	
9	KITCHEN - SE CORNER	TILE	-0.5	
10	UTILITY ROOM - BY APPLIANCES	TILE	-0.6	
11	NO. 2 BATH - BY SINK	TILE	-0.2	
12	NO. 2 BEDROOM - NW CORNER	WOOD	-0.2	
13	NO. 2 BEDROOM - SW CORNER	WOOD	0.2	
14	NO. 2 BEDROOM - SE CORNER	WOOD	0.2	
15	MASTER BERDROOM - NE CORNER	WOOD	0.2	
16	MASTER BERDROOM - SE CORNER	WOOD	0.4	
17	MASTER BERDROOM - SW CORNER	WOOD	0.2	
18	M. BATH - BY SINK	TILE	-0.1	

**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.**

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**ADDRESS OF PROPERTY:**

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**APPROXIMATE AGE OF THE PROPERTY?      23 YEARS  
WHICH DIRECTION DOES THE PROPERTY FACE?      WEST**

**IS THERE ANY EVIDENCE OF THE FOLLOWING:**

**CRACKED OR BOWED DRIVEWAYS / WALKWAYS?      NO  
LOCATIONS?**

**ARE THERE CRACKS IN THE SLAB?      YES  
LOCATIONS?      GARAGE FLOOR**

**ARE THERE EXPANSION JOINTS ON EXTERIOR  
BRICK WALLS?      N/A  
DO THEY NEED RECAULKING?**

**ARE THERE EXPOSED TENDON  
ENDS ON THE SLAB?      NO  
LOCATIONS?**

**ARE THERE VERTICAL OR ANGLE CRACKS ON  
EXTERIOR BRICK WALLS THAT SEVER THE BRICK  
OR FASCIA BOARDS PULLING APART?      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.**

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**ADDRESS OF PROPERTY:**

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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:**

<b>MAKE:</b>	<b>SIZE: _____ TON</b>	<b>THIS A/C UNIT SERVES:</b>
<b>EVAPORATOR ENTERING AIR TEMP?</b>	<b>A. DRY BULB?</b>	<b>C. WET BULB?</b>
<b>EVAPORATOR LEAVING AIR TEMP?</b>	<b>B. DRY BULB?</b>	<b>D. WET BULB?</b>
	<b>SPLIT? E.</b>	<b>F.</b>

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

**OUTDOOR EQUIPMENT:**

<b>G. SUCTION LINE TEMP?</b>	<b>I. CONDENSER LEAVING AIR TEMP?</b>
<b>H. LIQUID LINE TEMP?</b>	<b>J. CONDENSER ENTERING AIR TEMP?</b>
	<b>K. CONDENSER HEAT RISE? (I LESS J)</b>

**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  
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**ADDRESS OF PROPERTY:**

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**PHOTO NO. 1**

**FRONT**



**PHOTO NO. 2**

**A/C UNIT AT FRONT NW CORNER**



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**PHOTO NO. 3**

**DEAD BOLT LOCK ON  
FRONT ENTRY DOOR NOT KEYLESS**



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**PHOTO NO. 4**

**DAMAGED WEATHER  
STRIPPING ON FRONT ENTRY DOOR**



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**ADDRESS OF PROPERTY:**

**PHOTO NO. 5**

**A/C LINES GOING INTO  
THE GROUND**



**PHOTO NO. 6**

**DAMAGED AND LEANING FENCE  
IN BACK**



**PHOTO NO. 7**

**BADLY DAMAGED BACK  
EXIT DOOR OF GARAGE**



**PHOTO NO. 8**

**DAMAGED BACK SLIDING  
SCREEN DOOR**



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ADDRESS OF PROPERTY:

PHOTO NO. 9

BREAKER BOX INSIDE  
UTILITY ROOM

PHOTO NO. 10

KITCHEN SINK MISSING  
ANTI-SIPHONING DEVICE



PHOTO NO. 11

ELECTRIC WATER HEATER  
IN UTILITY ROOM

PHOTO NO. 12

FREE-STANDING ELECTRIC  
RANGE / OVEN IN KITCHEN





ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

ALLIED HOME INSPECTION SERVICES

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ADDRESS OF PROPERTY:

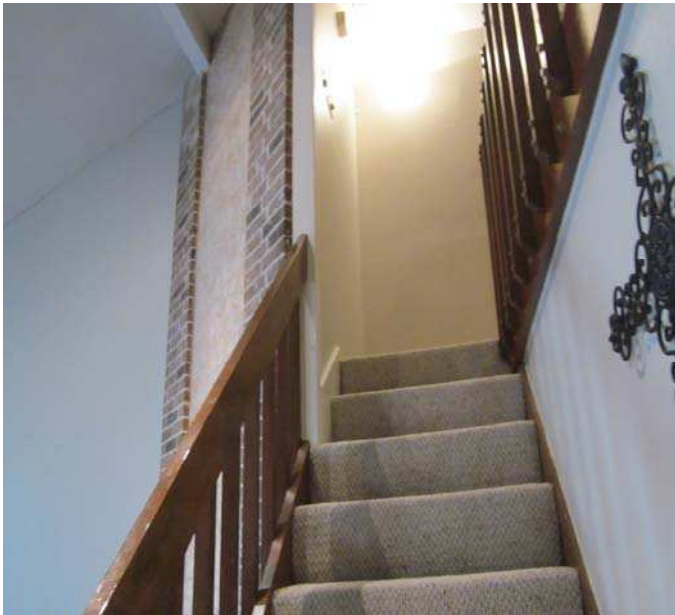
PHOTO NO. 13 FIREPLACE IN LIVING ROOM

PHOTO NO. 14 COMMODE TANK MISSING ANTI-SIPHONING DEVICE



PHOTO NO. 15 STAIRWAY IN HALLWAY

PHOTO NO. 16 GUARD RAIL SEPARATION DOES NOT MEET "4-INCH" RULE



ADDENDUM TO PROPERTY INSPECTION REPORT  
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ADDRESS OF PROPERTY:

PHOTO NO. 17      ATTIC ACCESS LADDER  
IN UPSTAIRS GAME ROOM



PHOTO NO. 18      BADLY DAMAGED DUCT WORK  
IN ATTIC



PHOTO NO. 19      A/C - FURNACE UNIT IN  
ATTIC



PHOTO NO. 20      A/C DRAIN PAN MISSING  
FLOAT SWITCH



**ADDENDUM TO PROPERTY INSPECTION REPORT  
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**ADDRESS OF PROPERTY:**

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**PHOTO NO. 21**

**ATTIC AREA FROM  
ACCESS LADDER**



**PHOTO NO. 22**

**BADLY DAMAGED FRONT  
STORM DOOR**



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**PHOTO NO. 23**

**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**