

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 683124
HOUSTON, TEXAS 77268 - 3124
281 / 440 - 7939**

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

BUYER / CLIENT INFORMATION:

NAME:

ADDRESS:

CELL / WORK PHONE:

HOME PHONE

FAX / E-MAIL:

REALTOR INFORMATION

NAME:

REALTY CO

ADDRESS:

PHONE

FAX / E-MAIL:

PROPERTY INFORMATION:

ADDRESS:

COUNTY HARRIS

KEY MAP NO.

TYPE OF STRUCTURE: TOWNHOME

APPROX. AGE OF STRUCTURE: 33 YEARS

TYPE OF INSPECTION REQUESTED:

STRUCTURAL: XX

MECHANICAL: XX

POOL:

SPA:

OTHER:

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

IMPORTANT NOTICE: (PLEASE READ CAREFULLY)

REPAIR / REPLACEMENT COST ESTIMATES:

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

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VACANT HOUSES:

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

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

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

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

IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS

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

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IMPORTANT INSPECTION LIMITATIONS AND DISCLAIMERS (CONT.)

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

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

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

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

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

DATED: APRIL 7, 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? 33 YEARS	APPROX. SQUARE FOOTAGE? 1,550 SQ. FT.
IS THE PROPERTY OCCUPIED OR VACANT? VACANT	NO. OF STORIES? TWO
IF VACANT, APPROX. HOW LONG? 6 MONTHS	PROPERTY FACES WHICH DIRECTION? SOUTH
IS ELECTRICITY ON? YES	IS GAS ON? N/A
IS PROPERTY ALL ELECTRIC? YES	IS WATER ON? YES
IS THERE A SPRINKLER SYSTEM? NO	IS THERE A WATER WELL SYSTEM? NO
IS A WOOD SHINGLE ROOF STILL IN PLACE? NO	IS THERE A SEPTIC SYSTEM? NO
ARE THERE ANY SKYLIGHTS? YES	LOCATION OF SKYLIGHTS? STAIRWAY
IS THERE A POOL AND / OR SPA? NO	TYPE OF FOUNDATION? SLAB ON GRADE
DATE OF INSPECTION? APRIL 7, 2011	START TIME OF INSPECTION? 10:30 AM
WEATHER CONDITIONS: CLEAR	END TIME OF INSPECTION? 12:25 PM

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

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

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ADDRESS OF PROPERTY:

NOTE:

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

NOTE:

INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE AND TWO FAMILY DWELLINGS (2000) IS THE STANDARD FOR THE ENTIRE STATE OF TEXAS. CODE COMPLIANCE IN LIFE AND SAFETY ISSUES, DOES NOT APPLY TO EXISTING DWELLINGS BUT DOES APPLY FOR NEW DWELLINGS. REPLACEMENTS OR ADDITIONS, TO AN EXISTING DWELLING, SUCH AS A NEW A/C SYSTEM, ARE REQUIRED TO MEET THE NEW BUILDING CODE.

NOTE:

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

NOTE:

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

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ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS

A. FOUNDATION

DESCRIPTION:

MATERIAL USED: CONCRETE

TYPE: SLAB ON GRADE

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

NOTE:

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

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ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS

B. GRADING AND DRAINAGE

DESCRIPTION:

**IS THERE POSITIVE DRAINAGE AWAY FROM
THE SLAB ON ALL FOUR SIDES? YES**

**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? YES

**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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ADDRESS OF PROPERTY: 9400 DOLIVER # 68

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: 5 YEARS

METHOD ROOF WAS INSPECTED? FROM GROUND LEVEL

APPROX. SLOPE OF THE ROOF? 4 IN 12

TYPE OF ROOF STRUCTURE? GABLE

ARE SKYLIGHTS PRESENT? YES

LOCATION (S) OF SKYLIGHTS? OVER STAIRS

**IS THERE A ROOF DRAINAGE SYSTEM (INCLUDING GUTTERS,
DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES?) N/A**

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

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

D. ROOF STRUCTURE AND ATTIC

DESCRIPTION:

METHOD ATTIC WAS INSPECTED?	ATTIC WAS WALKED
TYPE OF INSULATION MATERIALS IN THE ATTIC (S)?	FIBERGLASS
APPROX. DEPTH OF THE INSULATION?	10 - 12 INCHES
LOCATION OF ATTIC ACCESS OPENING (S)?	UPSTAIRS HALLWAY
TYPE (S) OF STATIC ATTIC VENTILATION?	SOFFIT & RIDGE VENTS

**IS THERE A MECHANICAL VENTILATION SYSTEM PRESENT
IN THE ATTIC?**

NO

**ARE THERE ATTIC AREAS MISSING INSULATION AT CONDITIONED
SURFACES?**

NO

**ARE THERE ANY DAMAGED FASCIA BOARDS, SOFFIT BOARDS, OR
SOFFIT VENTS?**

NO

ARE SOFFIT VENTS PRESENT ON AT LEAST THREE (3) SIDES?

N/A

**ARE "AIR-BAFFLES" PRESENT IN THE ATTIC TO ASSIST "IN-VENTING"
OF AIR INTO THE ATTIC BY THE SOFFIT VENTS?**

YES

**IF THERE ARE BOTH GABLE & RIDGE VENTS, HAVE THE GABLE VENTS
BEEN SEALED OFF?**

N/A

**DOES THE ATTIC MEET THE REQUIREMENT OF ONE SQUARE FOOT
OF VENTING FOR EACH 300 SQUARE FEET OF ATTIC FLOOR SPACE?
THIS REQUIREMENT SHOULD BE EVENLY DIVIDED BETWEEN
IN-VENTING AND OUT-VENTING.**

YES

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I. STRUCTURAL SYSTEMS (CONT.)

D. ROOF STRUCTURE AND ATTIC (CONT.)

**NO. 1 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. SPRINGS, ON THE ATTIC ACCESS
LADDER, ARE MISSING SAFETY WIRE.**

E. WALLS (INTERIOR & EXTERIOR)

DESCRIPTION:

TYPE (S) OF EXTERIOR WALLS? BRICK & SIDING

TYPE (S) OF INTERIOR WALLS? DRYWALL

EXTERIOR WALL STRUCTURE? WOOD FRAME, BRICK VENEER

**NO. 2 DINING ROOM WALL, UNDER THE KITCHEN BAR, IS WATER DAMAGED.
SEE PHOTO PAGES. BACK WALL, UNDER THE KITCHEN SINK, HAS
A LARGE HOLE IN IT. SEE PHOTO PAGES. REPAIRS ARE NEEDED.**

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I. STRUCTURAL SYSTEMS (CONT.)

E. WALLS (INTERIOR & EXTERIOR) (CONT.)

NOTE:

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

F. CEILINGS AND FLOORS

DESCRIPTION:

CEILING FINISH (S) ? DRYWALL

FLOOR SURFACES (S)? CARPET, TILE, LAMINATE

NO. 3	UPSTAIRS SUB-FLOORING IS UNEVEN IN SEVERAL PLACES AND MOVES AND MAKES NOISE WHEN YOU WALK ON IT. MAJOR IN SOME AREAS, THERE IS A MAJOR DROP OFF. MAJOR REPAIRS ARE NEEDED.
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I. STRUCTURAL SYSTEMS (CONT.)

G. DOORS (INTERIOR & EXTERIOR)

DESCRIPTION:

NUMBER OF GARAGE DOORS? NONE

GARAGE DOOR MATERIAL? N/A

ARE ELECTRIC GARAGE DOOR OPENERS PRESENT? N/A

INTERIOR DOOR TYPE? HOLLOW CORE WOOD

**NO. 4 DEADBOLT LOCKS, ON THE FRONT AND BACK EXIT DOORS, ARE
NOT KEYLESS. SEE APPENDIX J. REPAIRS ARE NEEDED.**

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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.

NOTE:

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

DO ANY OF THE ESCAPE WINDOW SILLS, IN THE BEDROOMS, EXCEED A MAXIMUM HEIGHT OF 44 INCHES FROM THE FLOOR?

NO

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.**

K. STAIRWAYS

NO. 5	GUARD RAIL, ON BOTH THE STAIRWAY AND UPSTAIRS HALLWAY, DOES NOT MEET THE "4-INCH" RULE. SEE PHOTO PAGES. SEE APPENDIX G. REPAIRS ARE NEEDED.
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**ADDENDUM TO PROPERTY INSPECTION REPORT
PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 683124
HOUSTON, TEXAS 77268 - 3124
281 / 440 - 7939**

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

ADDRESS OF PROPERTY:

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

I. STRUCTURAL SYSTEMS (CONT.)

J. FIREPLACE / CHIMNEY

DESCRIPTION:

NO. OF FIREPLACES? ONE

LOCATION OF FIREPLACES? LIVING ROOM

IS THE FIREBOX (S) METAL OR MASONRY? METAL

ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?

NOTE:

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

NOTE:

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

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?	MARBLE
TYPE OF DRIVEWAY?	CONCRETE
TYPE OF FRONT WALKWAY?	CONCRETE
TYPE OF PATIO?	CONCRETE

NOTE:

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

NOTE:

ACCESSORY AND / OR STORAGE BUILDINGS ARE NOT INSPECTED.

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ADDRESS OF PROPERTY:

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS

TYPE OF SERVICE WIRING?	STRANDED - ALUMINUM
TYPE OF BRANCH WIRING?	ROMEX - COPPER & ALUMINUM
VOLTAGE RATING OF THE MAIN SERVICE?	120 / 220 VOLTS
AMPERAGE RATING OF THE MAIN SERVICE?	125 AMPS
IS ALUMINUM BRANCH WIRING PRESENT?	YES
LOCATION (S) OF MAIN BREAKER BOX (S)?	CARPORT CLOSET & FRONT OF CARPORT
LOCATION (S) OF SUB-PANEL BOX (S)?	N/A
BREAKER BOX MANUFACTURER (S)?	FEDERAL PACIFIC ELECTRIC
ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?	
LOCATION OF SERVICE DROP?	EAST SIDE
TYPE OF SERVICE DROP?	UNDERGROUND
LOCATION OF SERVICE GROUNDING?	EAST SIDE

NOTE:

IF BREAKER BOX WAS MADE BY EITHER FEDERAL PACIFIC ELECTRIC (FPE), ZINSCO, OR SYLVANIA, BUYER (S) SHOULD HAVE THE BREAKER BOX CHECKED OUT BY A QUALIFIED AND LICENSED ELECTRICIAN TO DETERMINE IF THE BREAKER SHOULD BE REPAIRED OR REPLACED.

**ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

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

II ELECTRICAL SYSTEMS

A. SERVICE ENTRANCE AND PANELS (CONT.)

**NO. 6 THERE ARE LOOSE - BROKEN ALUMINUM GROUND WIRES AT THE
BOTTOM OF THE BREAKER BOX. ALL, OF THE BREAKERS, NEED
TO BE LABELED PROPERLY. WIRES, THAT ARE LEAVING THE
BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER-HEATING
ISSUE. THESE WIRES NEED TO BE SPREAD OUT. ALL 15 & 20 AMP
CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT
BREAKERS. REPAIRS ARE NEEDED. SEE APPENDIX A-2, A-3, A-4,
JJ-3, M-2, Y, Y-2, Y-3, AND NEC 210.12 THERE IS NO EVIDENCE OF ANY
PIG-TAILING OF THE ALUMINUM BRANCH WIRING.**

NOTE:

**AS DISCUSSED DURING THE INSPECTION, IT IS STRONGLY
RECOMMENDED THAT THE FPE BREAKER BOX BE REPLACED AND
UPGRADED TO MEET ALL CURRENT NEC AND CITY OF HOUSTON
ELECTRICAL CODES. ESTIMATED COST IS \$2,000 - \$2,500.**

NOTE:

**AS DISCUSSED DURING THE INSPECTION, IT IS IMPORTANT THAT
THE CLIENT NOTIFY THE HOMEOWNER'S INSURANCE AGENT THAT
THERE IS ALUMINUM GROUND WIRES INSIDE THE UNIT.**

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ADDRESS OF PROPERTY:

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

II ELECTRICAL SYSTEMS (CONT.)

B. BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

DESCRIPTION:

TYPE OF HOUSE WIRING? COPPER - ROMEX & ALUMINUM

**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

**NO. 7 ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED
TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11
REFRIGERATOR OUTLET, IN THE KITCHEN, IS TIED TO THE GFCI.
IT SHOULD NOT BE CONNECTED TO A GFCI CIRCUIT. REPAIRS
ARE NEEDED. CLOSET LIGHT FIXTURES ARE MISSING GLOBES.**

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

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ADDRESS OF PROPERTY:

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

II ELECTRICAL SYSTEMS (CONT.)

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

SMOKE ALARMS:

NOTE:

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

IN EACH SLEEPING ROOM

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

**ON EACH ADDITIONAL STORY OF THE DWELLING EXCLUDING
UNINHABITABLE ATTICS**

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

NOTE:

SMOKE ALARMS WERE NOT TESTED NOR OPERATED.

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PROPERTY INSPECTION REPORT COMMENT AND REPAIR COST ESTIMATE SHEET**

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ADDRESS OF PROPERTY:

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

III HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. HEATING EQUIPMENT

DESCRIPTION:

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

NOTE:

**IF ELECTRIC FURNACE (S) IS OVER 10 YEARS OLD, IT IS STRONGLY
RECOMMENDED THAT THE FURNACE BE SERVICED AND CHECKED
OUT BY A LICENSED HEATING TECHNICIAN.**

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

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ADDRESS OF PROPERTY:

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

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

B. COOLING EQUIPMENT

DESCRIPTION:

NUMBER OF COOLING SYSTEM (S)?	ONE
SIZE (S) OF THE COOLING SYSTEMS?	3,5 TON
LOCATION (S) OF THE CONDENSER UNIT (S)?	EAST SIDE
LOCATION (S) OF THE EVAPORATOR COIL (S)?	CARPORT CLOSET
TYPE OF COOL AIR DISTRIBUTION SYSTEM:	DUCTWORK
APPROX. AGE (S) OF THE A/C SYSTEM (S)?	UNKNOWN
ENERGY SOURCE?	ELECTRIC

NO. 8 **TEMPERATURE READINGS, ON PAGE 34 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.**

NOTE:

AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGE 35 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED AND LICENSED A/C TECHNICIAN.

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

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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.)

NOTE:

**THE CORRECT SIZING, OF THE A/C SYSTEM (S) CAN BE DETERMINED
BY THE FOLLOWING:**

**A. SQUARE FOOTAGE OF AIR CONDITIONED AREA X 20 DIVIDED BY
12,000 = TONS OF A/C.**

**B. TOTAL SQUARE FOOTAGE OF AIR-CONDITIONED AREA DIVIDED BY
600 = TONS OF A/C**

**HIGH CEILINGS AND / OR A LOT OF GLASS WINDOWS WILL CHANGE
AND HAVE AN EFFECT ON THESE CALCULATIONS**

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ADDRESS OF PROPERTY:

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

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

B. COOLING EQUIPMENT

NOTE:

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

NOTE:

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

C. DUCT SYSTEM, CHASES, AND VENTS

DESCRIPTION:

TYPE OF DUCTWORK: FLEX

NUMBER OF A/C RETURN DUCTS? TWO

NO. 9	DUCTWORK IS OLD AND NEEDS TO BE EITHER CLEANED PROPERLY OR REPLACED.
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ADDRESS OF PROPERTY:

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

IV PLUMBING SYSTEMS

A. WATER SUPPLY SYSTEM AND FIXTURES

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

NO. 10	THERE IS LOW WATER PRESSURE AT THE KITCHEN SINK, REPAIRS ARE NEEDED. MISSING BACKFLOW PREVENTERS ON ALL OUTSIDE HOSE BIBBS. SEE APPENDIX D. CERAMIC TILE, OVER THE TUB IN THE MASTER BATH, NEEDS REPAIR. CERAMIC TILE, IN THE SHOWER OF THE UPSTAIRS BATH, NEEDS REPAIR. KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX JJ-2.
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ADDRESS OF PROPERTY:

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

IV PLUMBING SYSTEMS (CONT.)

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

NOTE:

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

NOTE:

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

NOTE:

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

NOTE:

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

**ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

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

IV PLUMBING SYSTEMS (CONT.)

B. DRAINS, WASTES, AND VENTS

DESCRIPTION:

TYPE OF WASTE SYSTEM? PUBLIC SEWER SYSTEM

TYPE (S) OF DRAIN LINES? PVC

LOCATION OF MAIN CLEANOUT? FRONT

NOTE:

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

NOTE:

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

NOTE:

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

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ADDRESS OF PROPERTY:

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

A. WATER SUPPLY SYSTEM AND FIXTURES (CONT.)

C. WATER HEATING EQUIPMENT

DESCRIPTION:

NO. OF WATER HEATERS? ONE

ENERGY SOURCE? ELECTRIC

LOCATION (S) OF THE WATER HEATER (S) CARPORT CLOSET

GAS LINES? N/A

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

**IS THERE A DRAIN PAN UNDER EACH OF THE WATER
HEATER (S)? NO
(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? N/A**

**NO. 11 GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE
WATER HEATER, ARE MISSING DIELECTRIC FITTINGS. SEE
APPENDIX K-2 & K-3. WATER HEATER IS MISSING A DRAIN PAN WITH
A SEPARATE DRAIN LINE THAT IS ROUTED TO THE OUTSIDE WITH
A TURN DOWN. SEE APPENDIX JJ-7. SEE PHOTO PAGES
PIPING CONNECTION, AT THE TOP OF THE WATER HEATER, IS
CORRODED. REPAIRS ARE NEEDED.**

**ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

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

V. APPLIANCES

B. FOOD WASTE DISPOSER

**NO. 12 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS
TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**

C. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

**NO. 13 BATH VENT FAN FLUES, IN THE ATTIC, ARE NOT VENTED TO THE
OUTSIDE. SEE APPENDIX E-3 SEE PHOTO PAGES. REPAIRS
ARE NEEDED.**

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

OTHER:

**NO. 14 SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS.
SEE APPENDIX E-2.**

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

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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)
BASE	DINING ROOM - MIDDLE	LAMINATE	0.0
1	ENTRYWAY - BY FRONT DOOR	TILE	-0.3
2	LIVING ROOM - SOUTH OF FIREPLACE	LAMINATE	-0.5
3	LIVING ROOM - NORTH OF FIREPLACE	LAMINATE	0.0
4	SUNROOM - SW CORNER	LAMINATE	0.3
5	SUNROOM - NW CORNER	LAMINATE	0.5
6	SUNROOM - BY EXIT DOOR	LAMINATE	0.5
7	KITCHEN - NW CORNER	LAMINATE	0.4
8	KITCHEN - NE CORNER	LAMINATE	0.3
9	KITCHEN - BY REFRIGERATOR	LAMINATE	0.0
10	DINING ROOM - NE CORNER	LAMINATE	-0.2
11	DINING ROOM - SE CORNER	LAMINATE	-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.

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ADDRESS OF PROPERTY:

**APPROXIMATE AGE OF THE PROPERTY?
WHICH DIRECTION DOES THE PROPERTY FACE?**

**33 YEARS
SOUTH**

IS THERE ANY EVIDENCE OF THE FOLLOWING:

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

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

**ARE THERE EXPANSION JOINTS ON EXTERIOR
BRICK WALLS? NO
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? NO
LOCATIONS?**

**HAVE THERE BEEN PREVIOUS
FOUNDATION REPAIRS? UNKNOWN
WHEN?
REPAIR CO.?**

**ARE THERE GAPS BETWEEN DOOR AND / OR
WINDOW FRAMES AND ADJOINING BRICK? NO
LOCATIONS?**

**IS THERE TREE ROOT ENCROACHMENT
ON THE SLAB? NO
LOCATIONS?**

**ARE THERE ANGLE CRACKS ON INTERIOR WALLS
OVER OR UNDER WINDOWS OR OVER DOORS, THAT
GO THROUGH THE TEXTURE OF THE SHEET ROCK? NO
(NOT A SEAM CRACK)?
LOCATIONS?**

**ARE THERE INTERIOR BINDING
DOORS? NO
LOCATIONS:**

**ARE THERE CRACKS ON INTERIOR CEILINGS THAT
GO THROUGH THE TEXTURE OF THE SHEET ROCK? NO
LOCATIONS?**

**ARE THERE INTERIOR DOOR FRAMES
THAT ARE OUT OF SQUARE OR DOORS
CUT DOWN AT THE TOP? NO
LOCATIONS?**

**ARE THERE ROOF RAFTERS, IN THE ATTIC, PULLING
OR TWISTING AT THE TOP RIDGE OR ANY BOWED
VERTICAL / ANGLE BRACING UNDER THE TOP RIDGE? NO
LOCATIONS?**

**IS THERE ANY ADDITIONAL BRACING
(OLD LUMBER - NEW LUMBER) PRESENT
IN THE ATTIC? NO
LOCATIONS?**

NOTE:

**IF FOUNDATION IS "IN NEED OF REPAIR", IT IS RECOMMENDED THAT THE SERVICES, OF A
QUALIFIED STRUCTURAL ENGINEER, BE OBTAINED FOR A SECOND OPINION ON THE FOUNDATION
AND TO DETERMINE THE SCOPE OF NEEDED REPAIRS.**

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

**ALLIED HOME INSPECTION SERVICES
P. O. BOX 683124
HOUSTON, TEXAS 77268 - 3124
281 / 440 - 7939**

**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: GOODMAN	SIZE: 3.5___ TON	THIS A/C UNIT SERVES: ENTIRE UNIT			
EVAPORATOR ENTERING AIR TEMP?	A. DRY BULB?	69.10	C. WET BULB?	65.70	
EVAPORATOR LEAVING AIR TEMP?	B. DRY BULB?	57.60	D. WET BULB?	62.50	
	SPLIT? E.	11.50	F.	3.20	

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?	66.10	I. CONDENSER LEAVING AIR TEMP?	100.60
H. LIQUID LINE TEMP?	84.20	J. CONDENSER ENTERING AIR TEMP?	73.30
		K. CONDENSER HEAT RISE? (I LESS J)	27.30

NOTES:

SUCTION LINE TEMPERATURE (G) SHOULD BE 10 TO 20 DEGREES COOLER THAN THE INDOOR DRY BULB LEAVING TEMPERATURE (B).

LIQUID LINE TEMPERATURE (H) SHOULD BE 3 TO 7 DEGREES WARMER THAN THE CONDENSER ENTERING AIR TEMPERATURE (J).

CONDENSER HEAT RISE (K) SHOULD BE WITHIN A 10 TO 20 DEGREE RANGE

OUTDOOR TEMPERATURES BELOW 55 DEGREES AND ABOVE 95 DEGREES WILL CAUSE EXPECTED TEMPERATURES TO VARY.

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

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ADDRESS OF PROPERTY:

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

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

B. COOLING EQUIPMENT (CONT.)

AIR CONDITIONING EQUIPMENT CHECK LIST

INDOOR EQUIPMENT:

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

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

OUTDOOR EQUIPMENT:

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

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

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

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ADDRESS OF PROPERTY:

- NO. 1 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. SPRINGS, ON THE ATTIC ACCESS
LADDER, ARE MISSING SAFETY WIRE.**
- NO. 2 DINING ROOM WALL, UNDER THE KITCHEN BAR, IS WATER DAMAGED.
SEE PHOTO PAGES. BACK WALL, UNDER THE KITCHEN SINK, HAS
A LARGE HOLE IN IT. SEE PHOTO PAGES. REPAIRS ARE NEEDED.**
- NO. 3 UPSTAIRS SUB-FLOORING IS UNEVEN IN SEVERAL PLACES AND
MOVES AND MAKES NOISE WHEN YOU WALK ON IT. MAJOR
IN SOME AREAS, THERE IS A MAJOR DROP OFF. MAJOR REPAIRS
ARE NEEDED.**
- NO. 4 DEADBOLT LOCKS, ON THE FRONT AND BACK EXIT DOORS, ARE
NOT KEYLESS. SEE APPENDIX J. REPAIRS ARE NEEDED.**
- NO. 5 GUARD RAIL, ON BOTH THE STAIRWAY AND UPSTAIRS HALLWAY,
DOES NOT MEET THE "4-INCH" RULE. SEE PHOTO PAGES.
SEE APPENDIX G. REPAIRS ARE NEEDED.**
- NO. 6 THERE ARE LOOSE - BROKEN ALUMINUM GROUND WIRES AT THE
BOTTOM OF THE BREAKER BOX. ALL, OF THE BREAKERS, NEED
TO BE LABELED PROPERLY. WIRES, THAT ARE LEAVING THE
BREAKER BOX, ARE BUNDLED TOGETHER. THIS IS AN OVER-HEATING
ISSUE. THESE WIRES NEED TO BE SPREAD OUT. ALL 15 & 20 AMP
CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT
BREAKERS. REPAIRS ARE NEEDED. SEE APPENDIX A-2, A-3, A-4,
JJ-3, M-2, Y, Y-2, Y-3, AND NEC 210.12 THERE IS NO EVIDENCE OF ANY
PIG-TAILING OF THE ALUMINUM BRANCH WIRING.**

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

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NOTE:

AS DISCUSSED DURING THE INSPECTION, IT IS STRONGLY RECOMMENDED THAT THE FPE BREAKER BOX BE REPLACED AND UPGRADED TO MEET ALL CURRENT NEC AND CITY OF HOUSTON ELECTRICAL CODES. ESTIMATED COST IS \$2,000 - \$2,500.

NOTE:

AS DISCUSSED DURING THE INSPECTION, IT IS IMPORTANT THAT THE CLIENT NOTIFY THE HOMEOWNER'S INSURANCE AGENT THAT THERE IS ALUMINUM GROUND WIRES INSIDE THE UNIT.

NO. 7 ALL 15 & 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 REFRIGERATOR OUTLET, IN THE KITCHEN, IS TIED TO THE GFCI. IT SHOULD NOT BE CONNECTED TO A GFCI CIRCUIT. REPAIRS ARE NEEDED. CLOSET LIGHT FIXTURES ARE MISSING GLOBES.

NO. 8 TEMPERATURE READINGS, ON PAGE 34 OF THIS REPORT, INDICATE THAT THE A/C SYSTEM NEEDS SERVICING.

NOTE:

AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGE 35 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED AND LICENSED A/C TECHNICIAN.

NO. 9 DUCTWORK IS OLD AND NEEDS TO BE EITHER CLEANED PROPERLY OR REPLACED.

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

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- NO. 10 THERE IS LOW WATER PRESSURE AT THE KITCHEN SINK, REPAIRS ARE NEEDED. MISSING BACKFLOW PREVENTERS ON ALL OUTSIDE HOSE BIBBS. SEE APPENDIX D. CERAMIC TILE, OVER THE TUB IN THE MASTER BATH, NEEDS REPAIR. CERAMIC TILE, IN THE SHOWER OF THE UPSTAIRS BATH, NEEDS REPAIR. KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. SEE APPENDIX JJ-2.**
- NO. 11 GALVANIZED - COPPER PIPING CONNECTIONS, AT THE TOP OF THE WATER HEATER, ARE MISSING DIELECTRIC FITTINGS. SEE APPENDIX K-2 & K-3. WATER HEATER IS MISSING A DRAIN PAN WITH A SEPARATE DRAIN LINE THAT IS ROUTED TO THE OUTSIDE WITH A TURN DOWN. SEE APPENDIX JJ-7. SEE PHOTO PAGES PIPING CONNECTION, AT THE TOP OF THE WATER HEATER, IS CORRODED. REPAIRS ARE NEEDED.**
- NO. 12 POWER CORD, TO THE DISPOSAL UNDER THE KITCHEN SINK, NEEDS TO BE ENCLOSED IN A SHIELDED FLEX CONDUIT.**
- NO. 13 BATH VENT FAN FLUES, IN THE ATTIC, ARE NOT VENTED TO THE OUTSIDE. SEE APPENDIX E-3 SEE PHOTO PAGES. REPAIRS ARE NEEDED.**
- NO. 14 SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS. SEE APPENDIX E-2.**

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

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ADDRESS OF PROPERTY:

PHOTO NO. 1 FRONT



**PHOTO NO. 2 CLOSET LIGHT FIXTURES
MISSING GLOBES.**



**PHOTO NO. 3 ELECTRIC WATER HEATER
IN GARAGE**



**PHOTO NO. 4 CORRODED PIPING
CONNECTION AT TOP OF WATER HEATER**



**ADDENDUM TO PROPERTY INSPECTION REPORT
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**PHOTO NO. 5 KITCHEN SINK MISSING
 ANTI-SIPHONING DEVICE**



**PHOTO NO. 6 HOLE IN BACK WALL UNDER
 KITCHEN SINK**



**PHOTO NO. 7 DAMAGED BACK WALL OF
 DINING ROOM BY KITCHEN**



**PHOTO NO. 8 STAIR GUARD RAIL DOES NOT
 MEET "4-INCH" RULE**



**ADDENDUM TO PROPERTY INSPECTION REPORT
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ADDRESS OF PROPERTY:

**PHOTO NO. 9 DAMAGED CERAMIC TILE
OVER TUB IN MASTER BATH**



**PHOTO NO. 10 BATH VENT FAN FLUES IN
ATTIC, NOT VENTED TO OUTSIDE**



**PHOTO NO. 11 BREAKER BOX INSIDE
CARPORT CLOSET**



PHOTO NO. 12

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