

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

**ALLIED HOME INSPECTION SERVICES**

**HOUSTON, TEXAS  
800 / 498 - 4498**

**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:

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**PROPERTY INFORMATION:**

ADDRESS:

HOUSTON, TX.

COUNTY

HARRIS

KEY MAP NO.

TYPE OF STRUCTURE:

SFH

APPROX. AGE OF STRUCTURE:

29 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)**

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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.**

**DATED: NOVEMBER 4, 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**

<b>APPROX. AGE OF THE PROPERTY?</b> 29 YEARS	<b>APPROX. SQUARE FOOTAGE?</b> 3,200 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> 11 - 12 MONTHS	<b>PROPERTY FACES WHICH DIRECTION?</b> NORTH
<b>IS ELECTRICITY ON?</b> YES	<b>IS GAS ON?</b> YES
<b>IS PROPERTY ALL ELECTRIC?</b> NO	<b>IS WATER ON?</b> YES
<b>IS THERE A SPRINKLER SYSTEM?</b> YES	<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> NOVEMBER 4, 2011	<b>START TIME OF INSPECTION?</b> 3:30 PM
<b>WEATHER CONDITIONS:</b> CLEAR	<b>END TIME OF INSPECTION?</b> 7:00 PM

**NOTE:**

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

**NOTE:**

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

**NOTE:**

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

**NOTE:**

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

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**ADDRESS OF PROPERTY:**

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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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**ADDRESS OF PROPERTY:**

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**ESTIMATED  
REPAIR  
COSTS**

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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, "IN NEED OF REPAIR", "NOT FUNCTIONING AS INTENDED", AND ITEMS THAT DO NOT MEET THE CURRENT STATE OF TEXAS BUILDING CODES.**

**NOTE:**

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

**NOTE:**

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

**NOTE:**

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

**I. STRUCTURAL SYSTEMS**

**A. FOUNDATIONS:**

**NOTE:**

**IT IS THE OPINION, OF THIS INSPECTOR THAT THE FOUNDATION IS STILL FUNCTIONAL AT THIS TIME. HOWEVER DUE TO THE EXISTENCE OF THE FOLLOWING: HEAVY TREE ROOT ENCROACHMENT ON EAST SIDE, ANGLE CRACK OVER DOOR IN UPSTAIRS BACK BEDROOM, READING ON LEVEL SURVEY OF 2.0 IN LIVING ROOM AND RAFTERS, AT THE TOP RIDGE PULLING ON THE EAST SIDE. IT IS STRONGLY RECOMMENDED THAT THE SERVICES OF A QUALIFIED AND LICENSED STRUCTURAL ENGINEER (FAMILIAR WITH SLAB FOUNDATIONS, BE OBTAINED FOR A SECOND OPINION ON THE FOUNDATION PRIOR TO CLOSING.**

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<b>ADDRESS OF PROPERTY:</b>		<b>ESTIMATED REPAIR COSTS</b>
<hr/>		
<b>SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS</b>		
<b>I. STRUCTURAL SYSTEMS (CONT.)</b>		
<b>B. GRADING AND DRAINAGE</b>		
<b>NO. 1</b>	<b>MISSING GUTTERS, DOWNSPOUTS, AND SPLASH BLOCKS ON ALL FOUR SIDES. SEE APPENDIX B-1 &amp; U-3. REPAIRS ARE NEEDED.</b>	<b>\$600.00 TO \$800.00</b>
<b>C. ROOF COVERING MATERIALS</b>		
<b>NO. 2</b>	<b>PINE NEEDLES NEED TO BE REMOVED FROM THE ROOF VALLEYS</b>	<b>\$150.00 TO \$250.00</b>
	<b>NOTE THE ORIGINAL WOOD SHINGLE ROOF WAS REMOVED WHEN THE PRESENT COMPOSITION ROOF WAS INSTALLED.</b>	
<b>D. ROOF STRUCTURE AND ATTIC</b>		
<b>NO. 3</b>	<b>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 &amp; S-3. SPRINGS, ON THE ATTIC ACCESS LADDER, ARE MISSING SAFETY WIRE. ATTIC ACCESS LADDER IS MISSING FIRE-GUARD PROTECTION. IT IS REQUIRED DUE TO THE PRESENCE OF THE GAS APPLIANCES IN THE ATTIC. RAFTERS, IN THE TOP ATTIC, HAVE PULLED AT THE TOP RIDGE. THESE RAFTERS NEED TO BE REBRACED PROPERLY.</b>	<b>\$700.00 TO \$1,000.00</b>

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<b>SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS</b>	
<b>I. STRUCTURAL SYSTEMS (CONT.)</b>	
<b>E. WALLS (INTERIOR AND EXTERIOR)</b>	
<b>NOTE:</b> 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.	
<b>NO. 4</b>	<b>EXTERIOR SIDING IS DAMAGED AND ROTTING OUT IN A NUMBER OF PLACES. THE SIDING APPEARS TO BE ORIGINAL AND NEEDS TO BE REPLACED. BACK INTERIOR WALL, OF THE GARAGE, IS DAMAGED. EXTERIOR BRICK WALLS ARE MISSING WEEP HOLES OVER WINDOWS AND DOORS. SEE APPENDIX T-3. GAPS, BETWEEN THE FRIEZE BOARDS AND THE ADJOINING BRICK, NEED TO BE CAULKED PROPERLY.</b>
	<b>\$12,000.00 TO \$15,000.00</b>
<b>F. CEILINGS AND FLOORS</b>	
<b>NO. 5</b>	<b>SUB-FLOORING, IN THE UPSTAIRS GAME ROOM, MOVES AND MAKES NOISE WHEN YOU WALK ON IT. THIS SUB-FLOORING NEEDS TO BE RESECURED USING EITHER SCREWS OR SHANK NAILS. CARPET, SEAM, IN THE UPSTAIRS GAME ROOM, ARE PULLING APART. TILE FLOORING, AT THE WEST SIDE EXIT DOOR, IS DAMAGED REPAIRS ARE NEEDED.</b>
	<b>\$350.00 TO \$450.00</b>



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<b>SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS</b>		
<b>I. STRUCTURAL SYSTEMS (CONT.)</b>		
<b>G. DOORS (INTERIOR AND EXTERIOR)</b>		
<b>NO. 6</b>	<b>MISSING OR DAMAGED DOOR STOPS IN A NUMBER OF AREAS. BACK EXIT DOOR, OF THE GARAGE, IS BADLY DAMAGED AND NEEDS TO BE REPLACED. BACK EXIT DOOR FRAME, OF THE GARAGE, IS ROTTING OUT AT THE BOTTOM. VERTICAL FRAME BOARDS, AT THE GARAGE DOOR, ARE ALSO ROTTING OUT AT THE BOTTOM. MAJOR SOME, OF THE DEAD BOLT LOCKS ON EXIT DOORS, ARE NOT KEYLESS. SEE APPENDIX J. REPAIRS ARE NEEDED.</b>	<b>\$500.00 TO \$800.00</b>
<b>I. STAIRWAYS</b>		
<b>NO. 7</b>	<b>STAIRWAY, IN THE KITCHEN, IS MISSING A CONTINUOUS HAND RAIL. SEE APPENDIX F &amp; F-2. GUARD RAIL, AT THE UPSTAIRS GAME ROOM, HAS SPACING BETWEEN THE SPINDLES THAT EXCEEDS THE "4-INCH" RULE. REPAIRS ARE NEEDED. SEE APPENDIX G.</b>	<b>\$300.00 TO \$400.00</b>
<b>J. FIREPLACE / CHIMNEY</b>		
<b>NO. 8</b>	<b>MASONRY FIREPLACE, IN THE LIVING ROOM, IS MISSING A CLIP ON THE DAMPER. THE CLIP IS REQUIRED DUE TO THE PRESENCE OF THE GAS LOGS. REPAIRS ARE NEEDED. CHIMNEY IS MISSING A CHIMNEY CAP AND SPARK ARRESTOR.</b>	<b>\$500.00 TO \$600.00</b>

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<b>ADDRESS OF PROPERTY:</b>	<b>ESTIMATED REPAIR COSTS</b>
<b>SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS</b>	
<b>I. OTHER</b>	
<b>NO. 9</b>	
<b>TREE LIMBS, OVER THE ROOF, NEED TO BE CUT BACK. HEAVY TREE ROOT ENCROACHMENT, ON THE EAST SIDE, NEEDS TO BE REMOVED. REPAIRS ARE NEEDED</b>	<b>\$400.00 TO \$500.00</b>
<b>NO. 10</b>	
<b>CONCRETE DRIVEWAY IS HEAVING IN SEVERAL AREAS AND POSES A TRIPPING HAZARD TO WOMEN IN HEELS. ALL, OF THE DAMAGED SECTIONS, OF THE DRIVEWAY, NEED TO BE BROKEN OUT AND REPOURED USING STEEL WIRE MESH. REPAIRS ARE NEEDED</b>	<b>\$1,500.00 TO \$2,000.00</b>
<b>II ELECTRICAL SYSTEMS</b>	
<b>A. SERVICE ENTRANCE AND PANELS</b>	
<b>NO. 11</b>	
<b>THERE ARE APPROXIMATELY SIX WHITE NEUTRAL WIRES COMING OUT OF BREAKERS. THESE WHITE WIRES NEED TO BE TRACED BY LICENSED ELECTRICIAN TO DETERMINE IF THEY ARE REALLY HOT WIRES THAT HAVE NOT BEEN TAGGED AS HOTS, IF THEY ARE REALLY NEUTRAL WIRES, THEN THE BREAKER BOX NEEDS TO BE REWIRED. ALUMINUM WIRES, THAT ARE ATTACHED TO THE LUGS, ARE MISSING A PASTE. SEE APPENDIX E110.14 ALL, OF THE BREAKERS, NEED TO BE LABELED PROPERLY. WHITE NEUTRAL WIRES ARE BUNDLED AT THE BUSBAR. THE RULE IS ONE HOLE ONE WIRE. ALL 15 &amp; 20 AMP CIRCUITS, THAT SERVE LIVING AREAS, ARE MISSING ARC-FAULT PROTECTION. SEE APPENDIX M-2 &amp; NEC 210.12. REPAIRS ARE NEEDED</b>	<b>\$600.00 TO \$800.00</b>
<b>NOTE:</b>	
<b>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 \$2,500 - \$3,000.</b>	

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

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

<b>NO. 12</b>	<b>ALL 15 &amp; 20 AMP WALL RECEPTACLES NEED TO BE CHANGED TO TAMPER-RESISTANT TYPE RECEPTACLES. SEE APPENDIX 406.11 ADDITIONAL KITCHEN OUTLETS ARE NEEDED TO SERVE THE KITCHEN COUNTER TOP. SOME, OF THE BATH OUTLETS, ARE NOT LOCATED WITHIN 36 INCHES OF THE SINK. SEE APPENDIX P-1 &amp; P-2. ELECTRICAL OUTLETS, IN THE KITCHEN, BATHS, WETBAR, AND EXTERIOR, ARE MISSING GFCI PROTECTION. SEE APPENDIX M. CEILING LIGHT, IN THE UTILITY ROOM, IS DAMAGED. UTILITY ROOM SINK IS MISSING AN OUTLET ON A GFCI. CLOSET LIGHT FIXTURES MISSING GLOBES. SEE APPENDIX N-1</b>	<b>\$400.00 TO \$500.00</b>
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**III HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. HEATING EQUIPMENT**

<b>NO. 13</b>	<b>FURNACE, THAT SERVES THE BACK SIDE OF THE HOUSE, HAS RUST BUILDUP. THIS FURNACE NEEDS TO BE CLEANED AND SERVICES. GAS LINES, TO THE FURNACES, ARE MISSING SEDIMENT TRAPS. SEE APPENDIX R-4 &amp; R-5.</b>	<b>\$400.00 TO \$500.00</b>
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**NOTE:**

**ONE, OF THE A/C - HEATING SYSTEMS, HAS BEEN REPLACED. BUYER SHOULD DETERMINE AGE AND OBTAIN COPIES OF ALL WARRANTIES AND PAPERWORK**

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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**

<b>NO. 14</b>	<b>THE TEMPERATURE AT THE TIME OF THE INSPECTION WAS TOO COLD TO RUN THE TWO A/C SYSTEMS. SINCE THE HOME HAS BEEN VACANT FOR ALMOST A YEAR, BOTH A/C SYSTEMS NEED SERVICING</b>	<b>\$400.00 TO \$500.00</b>
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**NOTE:**

**AFTER ALL NEEDED REPAIRS ARE COMPLETED ON THE A/C SYSTEM (S), PAGES 42 & 43 OF THIS REPORT, SHOULD BE COMPLETED BY A QUALIFIED AND LICENSED A/C TECHNICIAN.**

**NOTE:**

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

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

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

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

<b>NO. 15</b>	<b>BOTH A/C CONDENSER UNITS ARE MISSING AN ELECTRICAL OUTLET ON A GFCI WITH A WEATHER-PROOF COVER. GAPS, AT THE A/C HOSES, WHERE THEY ENTER THE HOUSE, NEED TO BE SEALED PROPERLY. ELECTRICAL DISCONNECTS, AT BOTH CONDENSER UNITS, NEED TO BE RELOCATED A MINIMUM OF 15 INCHES TO THE SIDE OF EACH CONDENSER. SEE APPENDIX E3305.2 ONE, OF THE TWO METAL A/C DRAIN PANS, IN THE ATTIC, HAS NOT BEEN SLOPED PROPERLY, IS FULL OF RUST, AND IS MISSING A FLOAT SWITCH. SEE APPENDIX CC-2. THIS DRAIN PAN NEEDS TO BE REPLACED.</b>	<b>\$350.00 TO \$450.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

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

**C. DUCT SYSTEMS, CHASES AND VENTS**

<b>NO. 16</b>	<b>DUCTWORK, IN THE ATTIC, IS LAYING ON TOP OF EACH OTHER. THIS CAUSES SWEATING INSIDE THE DUCTWORK WHICH CAN LEAD TO MOLD FORMATION. THE DUCTWORK IS OLD AND PROBABLY NEEDS TO BE REPLACED.</b>	<b>\$1,000.00 TO \$1,300.00</b>
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**IV. PLUMBING SYSTEM**

**A. WATER SUPPLY SYSTEM AND FIXTURES**

<b>NO. 17</b>	<b>PLUMBING LEAK, UNDER THE KITCHEN SINK, NEEDS REPAIR. THERE IS NO WATER AT THE SINK IN THE HALF BATH, THERE IS NO WATER AT THE COMMODE IN THE MASTER BATH. MISSING BACKFLOW PREVENTERS ON ALL OUTSIDE HOSE BIBBS. SEE APPENDIX D. HOSE BIBB, AT THE BACK WALL OF THE GARAGE, WILL NOT TURN OFF COMPLETELY. KITCHEN SINK IS MISSING AN ANTI-SIPHONING DEVICE. IT IS REQUIRED DUE TO THE PRESENCE OF THE SPRAY NOZZLE. THE SPRAY NOZZLE, AT THE KITCHEN SINK, NEEDS REPAIR</b>	<b>\$500.00 TO \$700.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**C. WATER HEATING EQUIPMENT**

<b>NO. 18</b>	<b>GAS WATER, THAT IS LOCATED IN THE CLOSET OF THE ROOM OVER THE GARAGE, IS RUSTING OUT AND NEEDS TO BE REPLACED. THIS WATER HEATER HAS INADEQUATE COMBUSTION AIR. ADDITIONAL VENTING IS NEEDED TO THE OUTSIDE. THIS WATER HEATER FLUE IS TOUCHING THE ROOFING MATERIALS. THE PRESENT SETUP POSES A FIRE HAZARD. METAL WATER HEATER FLUE NEEDS TO BE STRAPPED TO THE ADJOINING ROOF RAFTERS. GAS LINE, TO THIS WATER HEATER, IS MISSING A SEDIMENT TRAP. SEE APPENDIX R-4 &amp; R-5. THE OTHER WATER HEATER, LOCATED IN THE TOP ATTIC, IS MISSING A SEDIMENT TRAP AND THE FLUE NEEDS TO BE STRAPPED TO THE ADJOINING RAFTERS. REPAIRS ARE NEEDED</b>	<b>\$700.00 TO \$1,000.00</b>
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**D. HYDRO-MASSAGE THERAPY EQUIPMENT**

<b>NO. 19</b>	<b>JACUZZI TUB, IN THE MASTER BATH, IS MISSING A DEDICATED GFCI. JACUZZI TUB IS MISSING AN ACCESS PANEL FOR THE MOTOR AND PUMP. SEE APPENDIX JJ-3, &amp; N-3. REPAIRS ARE NEEDED</b>	<b>\$200.00 TO \$300.00</b>
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**V. APPLIANCES**

**A. DISHWASHER**

<b>NO. 20</b>	<b>DISHWASHER DOOR WILL NOT CLOSE PROPERLY. THE UNIT WILL NOT RUN. REPAIR OR REPLACEMENT IS NEEDED.</b>	<b>\$400.00 TO \$500.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**V. APPLIANCES (CONT.)**

**B. FOOD WASTE DISPOSER**

<b>NO. 21</b>	<b>DISPOSAL IS LOCKED UP. REPAIR OR REPLACEMENT IS NEEDED</b>	<b>\$200.00 TO \$300.00</b>
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**D. RANGES, COOK-TOPS, AND OVENS**

<b>NO. 22</b>	<b>BOTTOM OVEN THERMOSTAT IS OFF APPROX. 75 DEGREES ON THE HIGH SIDE IN "BAKE" SETTING THIS THERMOSTAT NEEDS TO BE ADJUSTED OR REPLACED. ELECTRIC COOKTOP, ON THE KITCHEN ISLAND, WAS SHOOING FLAMES OF FIRE OUT THE SIDE WHEN THE UNIT WAS TURNED ON. COOKTOP NEEDS TO BE REPLACED. THE PRESENT SETUP POSES A SEVERE SAFETY AND FIRE HAZARD.</b>	<b>\$700.00 TO \$1,000.00</b>
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**E. MICROWAVE OVEN**

<b>NO. 23</b>	<b>MICROWAVE IS NOT OPERABLE. REPAIR OR REPLACEMENT IS NEEDED.</b>	<b>\$250.00 TO \$350.00</b>
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**F. TRASH COMPACTOR**

<b>NO. 24</b>	<b>TRASH COMPACTOR WILL NOT CLOSE PROPERLY. REPAIR OR REPLACEMENT IS NEEDED</b>	<b>\$300.00 TO \$400.00</b>
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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**VI OPTIONAL SYSTEMS**

**A. LAWN AND GARDEN SPRINKLER SYSTEMS**

<b>NO. 25</b>	<b>SPRINKLER ZONES NEED TO BE LABELED AT THE CONTROL BOX IN THE GARAGE. SPRINKLER HEADS, IN ZONE 5 ON THE EAST SIDE ARE DAMAGED. REPAIRS ARE NEEDED.</b>	<b>\$200.00 TO \$300.00</b>
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**OTHER:**

<b>NO. 26</b>	<b>ICEMAKER, IN THE WETBAR, IS NOT OPERABLE. REPAIR OR REPLACEMENT IS NEEDED</b>	<b>\$350.00 TO \$500.00</b>
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<b>NO. 27</b>	<b>SMOKE ALARMS NEED TO BE INSTALLED INSIDE ALL BEDROOMS. SEE APPENDIX E-2.</b>	<b>\$75.00</b>
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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.**

**NOTE:**

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

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

**I. STRUCTURAL SYSTEMS**

**B. GRADING AND DRAINAGE**

**DESCRIPTION:**

<b>IS THERE POSITIVE DRAINAGE AWAY FROM THE SLAB ON ALL FOUR SIDES?</b>	<b>NO</b>
<b>DOES THE FOUNDATION HAVE A MINIMUM 4-INCH CLEARANCE, FROM THE GROUND, ON ALL FOUR SIDES?</b>	<b>YES</b>
<b>ARE ALL, OF THE WEEP HOMES, AT THE BOTTOM OF THE EXTERIOR WALLS, OPEN ON ALL FOUR SIDES?</b>	<b>YES</b>
<b>ARE THERE ANY RETAINING WALLS PRESENT?</b>	<b>NO</b>

**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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**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:	10 YEARS
METHOD ROOF WAS INSPECTED?	FROM GROUND LEVEL
APPROX. SLOPE OF THE ROOF?	7 IN 12
TYPE OF ROOF STRUCTURE?	HIP
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 HARRIS 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  
HE 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 WALKED</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 BATH</b>
<b>TYPE (S) OF STATIC ATTIC VENTILATION?</b>	<b>SOFFIT VENTS ROOF 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:**

**TYPE (S) OF EXTERIOR WALLS?**

**BRICK VENEER & SIDING**

**TYPE )S) OF INTERIOR WALLS?**

**DRYWALL**

**EXTERIOR WALL STRUCTURE?**

**WOOD FRAME, BRICK VENEER**

**F. CEILINGS AND FLOORS**

**DESCRIPTION:**

**CEILING FINISH (S) ?**

**DRYWALL**

**FLOOR SURFACES (S)?**

**CARPET, TILE, WOOD**

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

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

**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 HE 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 - DOUBLE PANE**

**NOTE:**

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

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

**NO**

**DO ANY OF THE ESCAPE WINDOWS, IN THE BEDROOMS, NOT MEET A MINIMUM SIZE OF 5.7 SQUARE FEET?**

**NO**

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**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)?                      KITCHEN**

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**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?** MASONRY

**ARE CHIMNEY CAPS AND SPARK ARRESTORS PRESENT?** NO

**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>MARBLE</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**

<b>TYPE OF SERVICE WIRING?</b>	<b>STRANDED - ALUMINUM</b>
<b>TYPE OF BRANCH WIRING?</b>	<b>ROMEX - COPPER</b>
<b>VOLTAGE RATING OF THE MAIN SERVICE?</b>	<b>120 / 220 VOLTS</b>
<b>AMPERAGE RATING OF THE MAIN SERVICE?</b>	<b>200 AMPS</b>
<b>IS ALUMINUM BRANCH WIRING PRESENT?</b>	<b>NO</b>
<b>LOCATION (S) OF MAIN BREAKER BOX (S)?</b>	<b>INSIDE GARAGE</b>
<b>LOCATION (S) OF SUB-PANEL BOX (S)?</b>	<b>N/A</b>
<b>BREAKER BOX MANUFACTURER (S)?</b>	<b>FEDERAL PACIFIC ELECTRIC</b>
<b>ARE SMOKE ALARMS PRESENT INSIDE ALL SLEEPING ROOMS?</b>	<b>NO</b>
<b>TYPE AND LOCATION OF SERVICE DROP?</b>	<b>UNDERGROUND</b>
<b>LOCATION OF SERVICE GROUNDING?</b>	<b>BACK OF GARAGE</b>

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

**DESCRIPTION:**

<b>TYPE OF HOUSE WIRING?</b>	<b>COPPER - ROMEX</b>
<b>ARE GFCIs PRESENT ON KITCHEN, BATH, WETBAR, GARAGE, AND EXTERIOR OUTLETS?</b>	<b>NO</b>
<b>ARE BEDROOM OUTLETS CONNECTED TO ARC-FAULT BREAKERS IN THE BREAKER BOX?</b>	<b>NO</b>
<b>ARE OUTLETS GROUNDED?</b>	<b>YES</b>

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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.**

**NOTE:**

**IF THE BREAKER BOX WAS MADE BY FEDERAL PACIFIC ELECTRIC,  
ZINSCO, OR SYLVANIA, IT IS STRONGLY RECOMMENDED THAT  
THE BREAKER BOX BE CHECKED OUT BY A QUALIFIED AND LICENSED  
ELECTRICIAN TO DETERMINE IF THE BREAKER BOX NEEDS REPAIR  
OR REPLACEMENT.**

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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:**

**NUMBER OF HEATING SYSTEMS? TWO**

**TYPE OF HEATING SYSTEM? FORCED AIR**

**ENERGY SOURCE? GAS**

**LOCATION (S) OF HEATING SYSTEMS? TOP ATTIC**

**APPROX. AGE OF THE HEATING SYSTEM (S)? ONE LOOKS PRETTY NEW  
OTHER IS VERY OLD**

**TYPE OF WARM AIR DISTRIBUTION SYSTEM? DUCTWORK**

**TYPE OF GAS LINE (S) TO THE HEATING SYSTEM (S)? A.G.A. FLEXIBLE**

**ARE ANY OF THE GAS LINES, TO THE HEATING SYSTEMS,  
GALVANIZED STEEL? NO**

**IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE  
FURNACE FLUES GO THROUGH THE ROOF? YES**

**NOTE:**

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

**NOTE:**

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

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

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

**B. COOLING EQUIPMENT**

**DESCRIPTION:**

<b>NUMBER OF COOLING SYSTEM (S)?</b>	<b>TWO</b>
<b>SIZE (S) OF THE COOLING SYSTEMS?</b>	<b>1.5 TON &amp; 4.0 TON</b>
<b>LOCATION (S) OF THE CONDENSER UNIT (S)?</b>	<b>WEST SIDE AND BACK OF GARAGE</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>ONE IS VERY OLD OTHER LOOKS PRETTY NEW</b>
<b>ENERGY SOURCE?</b>	<b>ELECTRIC</b>



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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**

**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>WEST SIDE</b>
<b>TYPE OF VENT PIPING MATERIALS?</b>	<b>PLASTIC</b>
<b>LOCATION OF GAS LINE MAIN SHUTOFF VALVE?</b>	<b>EAST SIDE</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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**SUMMARY OF "NOT FUNCTIONING" OR "IN NEED OF REPAIR" ITEMS (CONT.)**

**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>BACK</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:**

**NO. OF WATER HEATERS? TWO**

**ENERGY SOURCE? GAS**

**LOCATION (S) OF THE WATER HEATER (S) ROOM OVER GARAGE AND  
TOP ATTIC**

**GAS LINES? A.G.A FLEXIBLE**

**APPROX. AGE (S) OF THE WATER HEATER (S)? ONE LOOKS PRETTY NEW  
OTHER IS VERY OLD**

**IS THERE A DRAIN PAN UNDER EACH OF THE WATER  
HEATER (S)? YES  
(SIZE REQUIREMENT OF THE DRAIN PAN IS 24-GAUGE & 1 1/2 INCHES  
DEEP.)**

**IS THERE A ONE INCH CLEARANCE TO COMBUSTIBLES WHERE THE  
WATER HEATER FLUES GO THROUGH THE ROOF? NO**

**NOTE:**

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

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

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

**D. HYDRO-MASSAGE THERAPY EQUIPMENT**

**DESCRIPTION:**

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

**NOTE:**

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

**NOTE:**

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

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

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

**V. APPLIANCES**

**H. GARAGE DOOR OPERATORS**

**DESCRIPTION:**

**NO. OF ELECTRIC GARAGE DOOR OPENERS?            ONE**

**NO. OF ELECTRIC EYE ASSEMBLIES?            ONE**

**J. DRYER VENTS**

**DESCRIPTION:**

**LOCATION OF THE DRYER VENT?                    WEST SIDE**

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

**VI OPTIONAL SYSTEMS**

**A. LAWN AND GARDEN SPRINKLER SYSTEMS**

**DESCRIPTION:**

**LOCATION OF SPRINKLER CONTROL BOX?                      INSIDE GARAGE**

**NUMBER OF SPRINKLERS ZONES?                              FIVE**

**NOTE:**

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

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

<b>DOWNSTAIRS</b>	<b>LOCATION</b>	<b>TYPE OF FLOOR SURFACE</b>	<b>READING (IN INCHES)</b>	
	<b>BASE</b>	<b>KITCHEN - BY STAIRWAY</b>	<b>TILE</b>	<b>0.0</b>
1	ENTRYWAY - BY FRONT DOOR	WOOD	-1.0	
2	DINING ROOM - NE CORNER	TILE	-1.0	
3	DINING ROOM - NW CORNER	TILE	-1.1	
4	DINING ROOM - SW CORNER	TILE	-0.1	
5	LIVING ROOM - NW CORNER	TILE	-0.9	
6	LIVING ROOM - NE CORNER	TILE	-2.0	
7	LIVING ROOM - SE CORNER	TILE	-1.3	
8	LIVING ROOM - SW CORNER	TILE	0.0	
9	KITCHEN - NW CORNER	TILE	-0.3	
10	KITCHEN -REFRIG. SPACE	TILE	0.0	
11	UTILITY ROOM - BY EXIT DOOR	TILE	-0.3	
12	BREAKFAST AREA - NE CORNER	TILE	0.0	
13	BREAKFAST AREA - BY EXIT DOOR	TILE	-0.2	
14	EAST SIDE HALLWAY - MIDDLE	TILE	0.1	
15	MASTER BEDROOM - NW CORNER	CARPET	0.7	
16	MASTER BEDROOM - NE CORNER	CARPET	0.6	
17	MASTER BEDROOM - SE CORNER	CARPET	0.0	
18	MASTER BEDROOM - SW CORNER	CARPET	-0.4	
19	M. BATH - BY BACK SINK	TILE	-0.5	
20	M. BATH - BY COMMODE	TILE	-1.0	

**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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**APPROXIMATE AGE OF THE PROPERTY? 29 YEARS  
WHICH DIRECTION DOES THE PROPERTY FACE?**

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

**CRACKED OR BOWED DRIVEWAYS / WALKWAYS? YES  
LOCATIONS? DRIVEWAY IS BOWING IN SEVERAL AREAS**

**ARE THERE CRACKS IN THE SLAB? YES  
LOCATIONS? CORNERS**

**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  
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? YES  
LOCATIONS? EAST SIDE**

**ARE THERE ANGLE CRACKS ON INTERIOR WALLS  
OVER OR UNDER WINDOWS OR OVER DOORS, THAT  
GO THROUGH THE TEXTURE OF THE SHEET ROCK?  
(NOT A SEAM CRACK)? YES  
LOCATIONS? UPSTAIRS BACK BEDROOM**

**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? YES  
LOCATIONS? TOP ATTIC AT RIDGE**

**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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**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.**

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**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  
PROPERTY INSPECTION PHOTOS**

**ALLIED HOME INSPECTION SERVICES**

**HOUSTON, TEXAS  
800 / 498 - 4498**

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

**ADDRESS OF PROPERTY:**

**PHOTO NO. 1**

**FRONT**

**PHOTO NO. 2**

**MISSING GUTTERS ON FRONT  
EAVE**



**PHOTO NO. 3**

**TREE LIMBS AGAINST  
THE CHIMNEY ON EAST SIDE**

**PHOTO NO. 4**

**HEAVY TREE ROOT  
ENCROACHMENT ON EAST SIDE**





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HOUSTON, TEXAS  
800 / 498 - 4498

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

ADDRESS OF PROPERTY:

PHOTO NO. 5 DRIVEWAY BREAKING UP



PHOTO NO. 6 MISSING WEEP HOLES ON BRICK OVER WINDOWS



PHOTO NO. 7 WEST SIDE A/C UNIT



PHOTO NO. 8 BREAKER BOX INSIDE GARAGE





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

ADDRESS OF PROPERTY:

PHOTO NO. 9 BACK INTERIOR WALL OF GARAGE IS DAMAGED



PHOTO NO. 10 TREE LIMBS OVER ROOF



PHOTO NO. 11 DAMAGED EXTERIOR SIDING UPPER BACK EAST SIDE



PHOTO NO. 12 DAMAGED TILE FLOORING ON WEST SIDE PORCH





ADDENDUM TO PROPERTY INSPECTION REPORT  
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T.R.E.C. # 1553

ADDRESS OF PROPERTY:

PHOTO NO. 13      ROTTING OUT VERTICAL  
GARAGE DOOR FRAME BOARDS



PHOTO NO. 14      DAMAGED SIDING AT  
FRONT EAST SIDE



PHOTO NO. 15      PINE NEEDLES IN ROOF  
VALLEYS



PHOTO NO. 16      SPRINKLER CONTROL BOX  
OUTSIDE BACK WALL OF GARAGE



ADDENDUM TO PROPERTY INSPECTION REPORT  
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LICENSED BUILDING INSPECTOR  
T.R.E.C. # 1553

HOUSTON, TEXAS  
800 / 498 - 4498

ADDRESS OF PROPERTY:

PHOTO NO. 17 DAMAGED DOOR FRAME  
AT BACK EXIT DOOR OF GARAGE



PHOTO NO. 18 DAMAGED BACK EXIT DOOR  
OF GARAGE



PHOTO NO. 19 CLOSET LIGHT FIXTURES  
MISSING GLOBES



PHOTO NO. 20 BROKEN LIGHT FIXTURE  
IN UTILITY ROOM





ADDENDUM TO PROPERTY INSPECTION REPORT  
PROPERTY INSPECTION PHOTOS

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

ADDRESS OF PROPERTY:

PHOTO NO. 21      KITCHEN SINK MISSING  
ANTI-SIPHONING DEVICE



PHOTO NO. 22      FIREPLACE IN LIVING ROOM



PHOTO NO. 23      STAIRWAY MISSING  
CONTINUOUS HAND RAIL



PHOTO NO. 24      GUARD RAIL, IN UPSTAIRS  
GAME ROOM, DOES NOT MEET "4-INCH" RULE



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

ADDRESS OF PROPERTY:

PHOTO NO. 25 ANGLE CRACK OVER  
UPSTAIRS BACK BEDROOM DOOR



PHOTO NO. 26 BACK SIDE GAS WATER  
HEATER



PHOTO NO. 27 ONE, OF TWO A/C - FURNACE  
UNITS IN TOP ATTIC



PHOTO NO. 28 A/C DRAIN PAN FULL OF  
RUST & MISSING FLOAT SWITCH





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

ADDRESS OF PROPERTY:

PHOTO NO. 29      ATTIC ACCESS LADDER  
IN UPSTAIRS FRONT BATH



PHOTO NO. 30      GAS WATER HEATER IN  
TOP ATTIC



PHOTO NO. 31      A/C DRAIN PAN FULL OF  
RUST



PHOTO NO. 32      NEWER A/C - FURNACE  
IN TOP ATTIC



**ADDENDUM TO PROPERTY INSPECTION REPORT  
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**HOUSTON, TEXAS  
800 / 498 - 4498**

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

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**ADDRESS OF PROPERTY:**

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**PHOTO NO. 33**

**OLD DUCTWORK IN ATTIC  
TOUCHING EACH OTHER**

**PHOTO NO. 34**



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**PHOTO NO. 35**

**PHOTO NO. 36**

## **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**