



Start: 9am Finish 1:30pm
 Property Faces: South
 Outside Temp: 57°F-65°F
 Multilevel: Single
 Weather: Partly cloudy
 Last rainfall: 01-27-07

Property ID: 2007-006
 Realtor: NA
 Associate: NA
 Payment: Check# 107
 Fee: \$349.00
 Vacant

1733 GOLIAD DR. GARLAND, TX 75042-4238

Office 972-487-5634

www.adairinspection.com**PROPERTY INSPECTION REPORT**

Confidential Report Prepared For: RD

(Name of Client)

Concerning: Dallas, TX 75229

(Address or Other Identification of Inspected Property)

BARRY ADAIR TREC #4563

January

(Name and License Number of Inspector)

(Date)

TEXAS REAL ESTATE COMMISSION STATEMENT:

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC). The inspection is of conditions, which are present and visible at the time of the inspection and all of the equipment is operated in normal modes. The Inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification. It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures previous inspections or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Additional information provided by the inspector:

This report is based upon a visual non-invasive general inspection of the above named property. The entire report and the inspector named are incapable of identifying or revealing any hidden, concealed, or latent defects. Thank you for choosing ADAIR INSPECTION (the Company). You (theClient(s)) are my sole employer at this inspection. This report only pertains to the items listed and only the present condition of those items. It reflects only if the items inspected are observed to be "operative" during the inspection or in need of immediate repair(s). Disclaimer of Warranties: ADAIR INSPECTION makes no, nor implies any guarantee or warranty to any of the items inspected or the following statements: 1) That all defects have been found or that (the Company) will pay for repair of disclosed, undisclosed, unobservable, disguised, or latent defects. 2) That any of the items inspected are designed or constructed in a good and or workmanlike manner. 3) That any of the inspected items will continue to perform in the future as they are at the time of inspection. 4) Life expectancy of any items inspected cannot be stated. In the event a dispute arises concerning the performance of this inspection, (theClient(s)) agrees to notify (the Company) within five (5) business days of (theClient(s)) discovery of the basis for dispute so as to give (the Company) a reasonable opportunity to reinspect the property prior to the disputed condition being altered, modified, improved, or repaired, with the exception of utility termination too avoid further damage. In the event a dispute cannot be resolved by (theClient(s)) and (the Company), the parties agree to submit the dispute to Binding Arbitration through a mutually agreeable licensed member in Dallas County, TX. Exclusivity: (theClient(s)) gives (the Company) permission to discuss report findings with (theClient(s)) agent, representative, or repair persons for the sake of clarification. *theClient(s) by purchasing this report or relying upon it in any way expressly agrees to all above Limitations and Disclaimers and that All items noted in need of repairs shall have labor and material estimates prior to closing. All parties concerned and those reading or relying upon this report in any way agree to hold harmless and indemnify ADAIR INSPECTION and the inspector(s) named involving any liabilities that have or may result to this property. All other parties must hire their own licensed specialist(s) or inspector(s) for current accurate information regarding this subject property. Actual damages are limited to the amount of the inspection fee.*

Client(s) signature: Signed copy kept at office

Report Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188 Austin, TX. 78711-2188. 1-800-250-8732 or 512-459-6544

www.trec.state.tx.us REI 7A-0

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I NI NP R Inspection Item

Please Read the Entire Report

Additional pages or Hyperlinks may be included or attached to this report. This report is not complete without these. If an item is present in or at the subject property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair. Repair Items may affect the health, safety, or welfare of the occupants, and systems integrity. **Plumbing leaks, Gas leaks, and all Electrical system deficiencies require immediate attention or discontinuance of use until all repairs are completed!** Upon further investigation by professional contractors other components or items not noted in this report may be determined to be in need of repair. Insurability or any other documentation provision or research of the subject property and any of the components within is not determined by this inspection.

I NI NP R **I. STRUCTURAL SYSTEMS**

A. Foundation Comment: If all crawl space areas are not inspected provide an explanation. An opinion on performance is mandatory. All foundation components cannot be totally observed due to floor coverings or sub terrain features. Foundations on clay soil require adequate and even moisture trees, shrubbery, and other foliage can cause transpiration damage. Depending on the design and method of original construction pier and beam foundations may require periodic leveling of the floor system.
 Type: Pier and Beam
 TREC requires a mandatory opinion on performance. I do not hold a Structural Engineers License, which is required in Texas to state any opinion on foundation performance. Therefore my grading statement must be read and interpreted as a whole statement and literally.
 A (brand new), there has not been enough time, climatic, or environmental changes for any noticeable problems to surface
B (average) this is what you would expect due to age and previous or current leaks.
P5a-There is evidence of non-approved support and girder not embedded in the beam pocket along with numerous areas of previous or present moisture intrusion, correctly support all structure members. Locate the leak source(s) and remedy immediately. This condition leads to rot, wood destroying insects/organisms and costly repairs.
P8a- Evidence of mushrooms sprouting from soil in the crawlspace due to excess moisture. See other comments in this report that may affect the wood or other items in the crawlspace. The pier and beam foundation shall have properly secured and supported wiring, plumbing, ducts, and gas lines where applicable in the crawlspace.
 D (sub par) this is what you would expect just before failure, meaning settlement, movement, etc. has occurred and it is time to consult a structural engineer. Advise that a qualified foundation contractor, who utilizes the services of a licensed engineer to design repairs, be contacted to determine the cost estimates of needed repairs, the best repair methods, and to perform any repairs deemed necessary.
 F (failing) this is what you would expect when it is past time to call for a structural engineer, but an engineer will have to be consulted to issue any and all statements of remedies. Advise that a qualified foundation contractor, who utilizes the services of a licensed engineer to design repairs, be contacted to determine the cost estimates of needed repairs, the best repair methods, and to perform any repairs deemed necessary
 It must be understood that in many instances portions of the foundation and other structural components are not available for inspection observation.
 This subject property specific foundation appears to be a **B** at this time.

B. Grading and Drainage Comment:
 Pooling and erosion shall be avoided alongside any part of the garage foundation.
 Foundation area-surface or sub surface drains are not inspected.
 P2- regrade the area around the tree by the deck and extend the down spout extension to avoid drainage impacting the deck
 P17- Either leaks are present or water is pooling in the crawlspace from recent rainfall the general soil condition is muddy at this time.
 Gutter present at the house none at garage

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Roof Covering Comment: If the roof is inaccessible due to height, slope, or material type, report the method used to inspect. Composition over Wood at the house and the garage P7- Blistering is evident at the ridge shingles it is advised that replacement repairs are initiated.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Roof Structure and Attic Comment: (If the attic is inaccessible, report the method used to inspect.) Type: Hip and gable Access at entry closet scuttle hole with sheetrock cover advise permanently installing and upgrading the equivalent of R-30 insulation here and throughout the attic space to increase energy efficiency and reduced energy costs. 2x6 Rafter with properly braced purlins and collar ties Insulation 3 1/2"- 8" batt and loose fill fiberglass</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Walls (Interior and Exterior) Comment: Sheetrock interior Tile at the master bath has been resurfaced Masonry exterior Wood product exterior Vinyl siding Metal trim Minor cosmetic repairs and cracks are present at numerous brick locations monitor for further expansion or repair to your aesthetic standards. P11- There is evidence of previous or present moisture damage at the garage. This condition leads to further rot, wood destroying insects/organisms and costly repairs, remove and replace all affected material.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Ceilings and Floors Comment: Sheetrock ceilings Ceramic tile floors Wood floors P18, 1a- There is evidence in the crawlspace of previous or present moisture intrusion at the hall bath and master bath. Locate the source and remedy immediately. This condition has lead to joists and the sub-floor rot, wood destroying organisms and costly repairs. Properly secured R-11 to R-19 floor insulation is now required under houses in this region. Advise upgrade installation to reduce energy bills and increase comfort to the conditioned living space.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>G. Doors (Interior and Exterior) Comment: P15a- The front entry door glass panes are not tempered this is now required.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>H. Windows Comment: Storm units, shutters, awnings, drapes, curtains, blinds, tint films, and associated hardware are not inspected. Only a random representative number of units are operated. There shall be at least one properly sized, latch operable secondary means of egress unit in every room designated for the purpose of sleeping. Type: Wood Metal Single Glazed with screened storm units present, this entails a three step, 6 locking devices operation at all operable units for proper egress and is a safety hazard considering the units are old, have failing retention springs and are very difficult to operate especially in an emergency situation. Advise replacement with new thermal energy efficient vinyl or wood units. Egress dimensions: Master 25 1/2 " H x 32" W center bedroom 25" H x 40" W front bedroom 25" H x 32" the galls is cracked at this unit interior pane lower operable sash upper right corner. Failure to repair or replace multi-operational defective bedroom egress units can result in serious injury or death in an emergency. P16a- All windows are not tempered labeled where required it is advised that all units within 18" of the floors have tempered glass installed.</p>

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I NI NP R Inspection Item

I. Fireplace/Chimney Comment: Yearly seasonal inspections are advised. Component malfunction can result in fires, serious injury, or death. Consult a licensed member of the CSIA for evaluation of the entire systems components when repairs are noted. Remote or auto control(s) are not inspected.
 The National Fire Protection Association <http://www.nfpa.org> advises that each chimney receive a Level II inspection each time a residence is sold.
 Inspection Levels Explained: <http://www.csia.org/pressroom/press-inspection-levels-explained.htm> It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America <http://www.csia.org>
 Type: Masonry
 Energy source: Gas
 P6- Brick and mortar absence and spalling is present at the chimney it is advised that repairs are initiated.
 P14a- The firebox has been painted with non-approved materials and the gas supply is capped but leaked when tested repair immediately to avoid accidental property damage, injury, or loss of life.

J. Porches, Decks and Carports (Attached) Comment:
 P2- All exposed exterior surfaces that are wood, wood product, composite, and wood composite materials shall be sealed with paint, stain, sealant (caulk), or other means of weather-waterproofing to prevent moisture intrusion, rot, insect, or UV damage.
 P2- All construction materials that are wood, wood product, or wood composite that contact soil are conducive to wood destroying insects, wood destroying organisms, and or rot. The presence of these conditions needs immediate attention. Consult Pest Control Specialist for further information.

K. Other Item Comment:
 There are no drawer stops present at the built in cabinetry in the south east bedroom or the hall bath this may damage personal items stored, property, or cause injury if drawers are pulled out too far, upgrade install stops for greater protection.
 P5- Concrete spalling and deflection is present at the sidewalk in front of this house and at the driveway, this presents a tripping hazard and it is advised that surface leveling repairs are initiated.
 P12- Trim the gate to close and latch properly.

II. ELECTRICAL SYSTEMS Failure to repair all known hazards reported or found by the inspector or an electrician can result in fire, serious injury, or death. Never attempt to DO IT YOURSELF. Consult a licensed electrician for evaluation of the entire system and components when repairs are noted.
 Information: <http://www.adairinspection.com/ElectricalSafety>

A. Service Entrance & Panels Comment:
 Overhead 120/240 Volts
 Panel Wire Type: Copper Circuit Breakers
 Safety enhancement upgrade AFCI breakers are now required at all bedroom circuits.
 A fully driven ground rod, ground wire, with a proper clamp is not present, upgrade install
 P1- SEC is below 10" across the yard and impacts tree limbs, elevate to avoid impact or direct contact
 P13- Interior view of Square D panel and wiring
 All white wiring that is energized (HOT) shall be properly label identified inside the panel box and at the supplied appliances junction boxes.

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Branch Circuits-Connected Devices and Fixtures Comment: (Report as in need of repair the lack of ground fault circuit interrupter protection where required.). Only a random representative number of outlets are tested. Devices controlled by remote, photocell switches, timers, landscape, or ground(s) lighting are not inspected. Antiquated wiring is a known hazard retro fitting and updating may be necessary.</p> <p>The 120V two prong receptacle above the cooktop has reversed polarity and is not GFCI protected, upgrade install</p> <p>The 120V receptacle at the laundry is not properly grounded, upgrade install properly</p> <p>The 120V two prong receptacle at the deck is not GFCI protected, upgrade install</p> <p>The switch for the garage lighting and receptacles is not rated for weather exposure, upgrade install</p> <p>The den south wall 120V two prong receptacle has reversed polarity, upgrade install properly</p> <p>The den east wall 120V two prong receptacle is not properly grounded, upgrade install properly</p> <p>The living room north and west walls 120V two prong receptacles has reversed polarity, upgrade install properly</p> <p>The living room lighting/formal dining fixture does not operate by either wall switch, install properly</p> <p>The southeast bedroom walls 120V two-prong receptacles have reversed polarity, upgrade install properly.</p> <p>The 120V two-prong receptacle at the master bath and receptacle at the hall bath are not GFCI protected, upgrade install.</p> <p>The north, south, and east master bedroom walls 120V two prong receptacles have reversed polarity, upgrade install properly.</p> <p>P3- The supply wiring for the garage is not approved for direct exposure, is not sized properly, is not installed in an approved manner, and is below 12" across the driveway, elevate to avoid impact or contact</p> <p>P8- Properly size the wiring and install the wiring for the cooktop in an approved secured and covered junction box.</p> <p>P10- Properly secure all wiring at the garage and in the crawlspace.</p> <p>P4a- Water supply is being used as the only visible means of ground this is no longer approved and may not be completely installed due to other fixture connections, advise installing a properly sized material and method of system grounding and plumbing bonding to assure safety.</p> <p>P7a- NMC in contact with metal termite shield has evidence of insulation abrasion.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (Note: Humidifier(s), dehumidifier(s), electric air filter(s), discharge pump(s), programmable thermostat(s), remote or auto control(s), and airflow balance is not inspected.) Luxury features, ancillary equipment, and thermostat(s) calibration are not inspected. **Consult a licensed HVAC technician for evaluation of the entire system and components when repairs are noted.**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Heating Equipment Comment: Only the emergency heat mode is tested on heat pumps when the outside temperature is above 60°. Complete seasonal equipment service is recommended.</p> <p>Type and Energy Source: Central Gas Bryant</p> <p>The HVAC fan disconnect is a plug type at the closet installed 120V receptacle.</p> <p>Central Gas Forced air vertical mounted in the hall closet</p> <p>P14&15- The heater flue is in contact with combustible materials enlarge the exit hole through the roof and replace with properly sized B-vent.</p> <p>P10a- Bryant heater label.</p> <p>P13a- The flue connections are in contact with combustibles, no vent collar is present, the sections are not properly sized, installed or sealed correctly replace with properly sized B-vent.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Cooling Equipment Comments: The equipment is not operated when outside temperature is below 60°. (See Note above.) Complete seasonal equipment service is recommended.</p> <p>Type and Energy Source: Central Electric Return Temp: 71 °F Supply Temp: 47-52 °F P16- Bryant condensing unit equipment label P19- The ducts in the crawlspace are not insulated and this one is deformed which restricts airflow, upgrade and repair is advised. P9a- Bryant evaporator coil label P12a- The evaporator coil housing is not properly sealed and is leaking air, this reduces efficiency and wastes energy. The condensing unit is required to be installed on a secured, level, and elevated concrete pad at least 3" above the finished grade. The pad is currently below grad at some portions.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Ducts and Vents Comment: Metallic Louvered Rigid metallic insulated duct Filter is a Honeywell Popup RP 2200 P9- Clear the return air compartment of all debris and isolate all utilities in an enclosure to avoid sewer gas or other problems. P3a- Upgrade insulate and properly support all ductwork in the crawlspace.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

IV. PLUMBING SYSTEM Note: Insulate all exposed supply pipes in the attic, crawlspace, and outdoors and protect from freezing. All pipes, reservoirs, and all related equipment concealed in enclosures or under ground are not inspected for leaks, defects, or nonworking parts. Many of the components are unobservable therefore; the system is only inspected for the presence of fixtures and visual function. An luxury ancillary equipment is not inspected nor included as part of this report. **Consult a licensed Plumber for evaluation of the entire systems components when repairs are noted.**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Water supply System and Fixtures Comment: (See Plumbing System Note) Copper where visible The basin at the hall bath does not have a drain stop and tighten the mixing valve faucet to secure it to the countertop. The pressure is an acceptable 50psi when tested at the laundry connections P4- This is the service cutoff at the front yard to the right of the entry when facing the house also the hose bib is winterized and I did not operate or inspect it is advised to upgrade install vacuum breakers at all exterior hose faucets to prevent cross contamination, when they aren't present. P6a- Upgrade insulate all exposed supply piping in the crawlspace and install termite/rodent shields at all that enter the living space through the floors. FYI: The tub and master bath shower, walls and floor tile appear to have been recoated.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>B. Drains, Wastes, Vents Comment: (See Plumbing System Note)</p> <p>Cast Iron & PVC</p> <p>P17- Either leaks are present or water is pooling in the crawlspace from recent rainfall</p> <p>P17, 1a, 2a- Cast Iron was used in the drain, waste, and vent portions of the subject property plumbing system rust and corrosion are present at numerous locations. The majority of the system is hidden in wall cavities or buried underground, therefore full evaluation and inspection is impossible by the inspector, but visible corrosion was present at numerous viewed areas of piping. This type of pipe is commonly known to deteriorate from the inside outward. Some types of soil found in Texas are corrosive to buried cast iron. Either point of corrosion may lead to pitting of the cast iron piping, and can eventually lead to pipe failure and leaking. Failure of the pipe under the slab has been known to result in settling and cracking of the foundation. In the event cracking and settling occurs towards the center and away from the perimeter of the slab foundation, the process of leveling and stabilizing the slab becomes more difficult and of course more expensive. Thus, cast iron pipe may represent a double concern to homeowners and potential homebuyers; it results in the increased possibility of both future plumbing and foundation repair expenses. Plumbing repairs involving replacement of failing pipe under the slab foundation requires tunneling under the slab. But tunneling is also the preferred method of foundation piling. So it is important in cases of cast iron pipe failure to coordinate the work of the plumbing contractor with the work of foundation leveling contractor, so that they can coordinate the digging and use of the tunnels thus reducing the overall cost of restoring the property. There is another solution. For pipes that are pitted, but are not yet indicating failure (they can still pass a hydrostatic test) a process exists for stabilizing the cast iron pipes in place. The technology is an adaptation of an industrial process that is scaled down and designed for residential applications. For a fraction of the cost of potential plumbing and foundation repairs, a homeowner can arrest the corrosion in its current state, and dramatically increase the life of the plumbing and the life of the foundation. Some providers of this cast iron stabilization process offer warranties on both the plumbing and the foundation. To locate a vendor near you Internet search: Cast iron pipe restoration</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>C. Water Heating Equipment Comment: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)</p> <p>Energy source: Gas</p> <p>Size in Gallons: 40</p> <p>Number of Units: One</p> <p>Water Temp: 107°F</p> <p>P14&15- The water heater flue is not extended through the roof, is Transite asbestos type pipe and should be replace with properly sized B-vent.</p> <p>P11a- There is not enough room for the water heater to be removed without removing the HVAC equipment this will be a problem when replacement is necessary.</p>
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydrotherapy Equipment Comment:</p> <p>NC</p>
--------------------------	--------------------------	-------------------------------------	--------------------------	--

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Dishwasher Comment: Operation is inspected in Normal cycle only. Luxury features are not inspected.</p> <p>KitchenAid</p> <p>FAI</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Food Waste Disposal Comment:</p> <p>ISE</p> <p>FAI</p>
-------------------------------------	--------------------------	--------------------------	--------------------------	---

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood Comment: KitchenAid Built into the microwave 5 speed-recirculating fan with counter top and night light. AFI
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges/Ovens/Cook tops Comment: Clock, timer, auto cook, self-clean, rotisserie, probe thermometer, and other luxury features are not inspected for accuracy or operation. KitchenAid Cook top Energy Source: Electric glass top with heat sensors KitchenAid Oven Energy Source: Electric Oven Temp: Set at 350°F= 349°F AFI
-------------------------------------	--------------------------	--------------------------	--------------------------	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Cooking Equipment Comment: Units are not checked for radiation leakage. KitchenAid AFI
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Trash Compactor Comment: NC
--------------------------	--------------------------	-------------------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Bathroom Exhaust Fans and/or Heaters Comment: Timer(s) are not inspected for accuracy or operation. Heat Source: Electric at hall bath none at master. Exhaust fans are not present advise upgrade installation exhausted to an exterior location at the laundry, and all bathrooms
--------------------------	--------------------------	-------------------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Whole House Vacuum System Comment: NC
--------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Garage Door-Operators Comment: Inspected in manual and installed wall switch control operation only. Remote controls and auxiliary keypads are not inspected. Please read these articles and inspect doors monthly, entrapments and deaths have been documented with faulty equipment. Consult a licensed Garage door contractor for evaluation of the entire systems components when repairs are noted. http://www.dasma.com/safetygdmaint.asp http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf Twin metal doors manual operation.
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Doorbells and Chimes Comment: Intercom, radio, and other luxury features are not inspected. AFI
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Dryer Vents Comment: Clear lint filter(s) of debris after each use; this will reduce a known fire hazard, dry time, and energy costs. Please read and follow these instructions: http://www.dryerbox.com/dryer_venting_guide.htm Remove the screen material to avoid lint build up and possible fire hazard or replace.
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other Built in Appliances Comment: NC
--------------------------	--------------------------	-------------------------------------	--------------------------	--

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings Comment: Portable units are not inspected.
--------------------------	-------------------------------------	--------------------------	--------------------------	--

The entire document or any portion thereof is not intended for use by others. Violators will be prosecuted.

Consult Professional repair people for evaluation of the entire system and components when repairs are noted.

AFI=Appears to Function as Intended NC=No Comments P=Photos

I=Inspected NI=Not Inspected NP=Not Present R=Not Functioning or In Need of Repair

I	NI	NP	R	Inspection Item
---	----	----	---	-----------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Gas Lines Comment: Gas leak detection is performed at the meter, service cutoff valve connections and appliance connections, only, with a TIF 8800 LEAK DETECTOR. Black Iron AFI
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Fire Protection Equipment Comment: The installation of smoke alarm(s) is advised or required on each level of the home, including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the proximity of the doors to these rooms. Test all alarms and detectors monthly by both test button and smoke. The installation of Carbon Monoxide (CO) detector(s) is advised or required in homes with gas-fired appliances at every floor elevation including the basement, crawl space, and attic, where applicable, and in the proximity of gas-fired equipment. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. For further information about fire safety and CO poisoning consult your local Fire Department, your equipment manufacture(s) and please read these links for your report to be complete http://www.epa.gov/iaq/co.html http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf http://www.usfa.dhs.gov/downloads/pyfff/inhome.html Failure to repair defective, install absent alarms-detectors, and other safety equipment immediately can result in property loss, serious injury, or death. Follow this protocol and install as required upon taking possession.
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--

Special Comments and Miscellaneous Page:

- 1) I, as an inspector am a generalist and do not claim to be an expert in any one area or field. I was hired to provide a written opinion on the specific items and their function during the time of this inspection only.
- 2) Have any noted repairs completed by licensed, insured, and bonded professional contractors. All repairs shall strictly adhere to Manufacture Installation Specifications, National, State, Local codes, and the Authority having Jurisdiction.
- 3) Investigating, sampling, and testing for any Environmental Issues is beyond the scope of this Inspection. Contact any of these Agencies for your specific needs and further information. www.cdc.gov Center for Disease Control 1-888-311-3435, www.epa.gov Environmental Protection Agency 1-800-887-6063, www.hud.gov Housing and Urban Development 214-767-8300, www.tdh.state.tx.us Texas Department of Health 1-888-963-7111.
- 4) Maintain mature plantings a minimum of 5' from the roof, walls, A/C equipment, and all overhead wiring.
- 5) Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task prevents moisture intrusion and saves costly repairs.
- 6) Product recalls and consumer product safety alerts are added almost daily. To best address your specific concerns visit www.recalls.gov or www.cpsc.gov Item(s), brand name(s), and model number(s) are required for proper identification.
- 7) Due to the age of some properties. Items noted as in need of repair are possible retrofits or upgrades to operating systems or fixtures already in place. Occupant health, safety, and welfare are paramount!
- 8) Some items not noted on this report were delivered verbally onsite when the client is present.
- 9) The entire report is not, nor is the inspector named licensed to perform any code inspections pertaining to this specific property. Any Code Enforcement questions must be directed to the Authority Having Jurisdiction. Contact the local Building Department for further details.

Safety-Security-Serenity

THANK YOU FOR CHOOSING ADAIR INSPECTION

Signed: **BARRY ADAIR** Dated: 01-07

