



Start 8:00am Finish 12:30pm Property ID: 2008-285
Property Faces: North Realtor:
Outside Temp: 30°F~53°F
Multilevel: Two
Weather: Clear
Precip: 12-08-08 0.14in Vacant

1733 GOLIAD DR. GARLAND, TX 75042-4238

Office 972.487.5634

www.adairinspection.com

PROPERTY RE-INSPECTION REPORT

Confidential Report Prepared For: Mr. & Mrs. Purchaser

(Name of Client)

Concerning: Your New House

(Address or Other Identification of Inspected Property)

BARRY ADAIR TREC #4563

Any day

(Name and License Number of Inspector)

(Date)

**Please read the entire report and call Barry at 972-487-5634 for all clarification.
Well-intentioned interpretations by others may not be factual statements of this report.**

Additional pages or [Hyperlinks](#) may be attached or included into this report. This report is not complete without these. When 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 often affect the health, safety, or welfare of the occupants and system's integrity. Plumbing leaks, Gas leaks, and all Electrical system deficiencies require immediate attention or discontinuance of use until all repairs are completed to assure proper operation. Because the inspector does not dismantle equipment, perform invasive inspections or destructive testing the repair contractor's subsequent examination may reveal additional required repairs. Insurability or any other documentation provision or research of the subject property and any of the components within is beyond the scope of this inspection. Always retain the expertise of a qualified repairperson, one who has the skills and knowledge related to the installation, construction, or operation of the system's components and has received safety training to recognize and avoid the hazards involved, whenever repairs are noted in this report.

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For location purposes the report items will be identified as right, left, front, back, or up/downstairs as facing the front entry door. Inspections are generally performed in a clockwise manner at all elevations.

Present at inspection: Purchaser's Agent, Purchasers, Brink's, Manny, Builder and builder's agent for a short period of time

Utilities On: Yes Water Electricity Gas

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

AFI=Appears to Function as Intended NC=No Comments

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I NI NP R Inspection Item

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

The general appearance of a property is an individual's qualitative opinion, what is not acceptable to you may be acceptable to others and vice versa. My role as an inspector is to present the facts and notify you whether items function as intended or are in need of repair. Therefore I advise that all surfaces that are cosmetically or otherwise unacceptable to you and all items that have evidence of previous repairs or moisture intrusion, including hidden structural members, have cost estimates for repair or replacement prior to closing. It must be understood that moisture affected materials could pose an indoor air quality issue and/or health risk to certain individuals and should be removed and replaced by qualified professional so as to not potentially further contaminate the property. Absent or damaged fixtures, surfaces or finishes are obvious items or areas that require replacement.

A. Foundation Comments: 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 of Foundation(s): Post Tension Slab wherever visible

Notice: TREC requires a mandatory opinion on performance. The inspector IS NOT a Structural Engineer and has nor holds any other engineering licenses or credentials, which is really required to accurately state a professional opinion on foundation performance. Therefore any of the statements in this section must be read and interpreted as a whole statement and followed literally. The inspector uses NO specialized tools, equipment or instruments to evaluate the foundation or render any opinion. The foundation may appear to function or require repairs, this does not guarantee the future life function or failure of the foundation, but is only a visual and cursory observation of the conditions and circumstances during the time of this inspection. This inspection is not an engineering report and should not be considered as one. In the event any cause of concern arises from reported items and/or you require further information or evaluation the inspector advises you consult the appropriate engineer prior to the closing of escrow on this subject property.

- There has not been enough time, climatic, or environmental changes for any noticeable problems to surface with the structure's main foundation. See notes below addressing the general flat work around the structure

It must be understood that in many instances the majority of the foundation and other structural components are not available for inspection observation because they are buried or have floor coverings applied.

Any of this structure's component parts, not having failed to date, are still subject to failure at any time. Normal aging, wear & tear, improper maintenance, neglect, defective manufacture, misuse, vandalism, intermittent over loads, acts of God and/or unforeseen circumstances have not been mitigated by this visual inspection.

I recommend that you visit the following website: www.houston-slab-foundations.info This website will provide you with general information about slab-on-ground foundations. This site was published specifically to help buyers and others understand the foundation inspection with reference to real estate transactions. Recommended foundation care: <http://www.profengineering.com/fndcare.htm>

- 34- Garage floor, patio and pool deck - numerous cracks near garage "man door" entrance to interior. Crack from garage overhead door to the rear of garage and extending over raised concrete area. Monitor for further separation and or deflection in the event either occurs consult the engineer of record report for further information and advise sealing all cracks and open expansion joints around the pool and patio at this time to avoid moisture entry or debris build up that may cause further damage
- [Appears unchanged from previous inspection](#)
- 98- Clip any form or tendon nail heads that protrude from the slab

[Appears repaired from previous inspection](#)

B. Grading and Drainage Comments: Foundation area-surface or sub surface drains are not inspected.

- Consult the engineer of record about any concerns with the retaining wall and proximity to the foundation.

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- 1- The general grade shall slope 6" in the first 10' away from all foundation types where the general grade slopes away from the walls. Left side is fairly level and pooling is present and erosion shall be avoided alongside any part of the foundation.

[Decomposed granite has been added appears repaired from previous inspection](#)

- 102- All landscape grading shall be at least 4" below the wall foundation termination, 8" is recommended as best practices when stucco is present
- [Appears unchanged from previous report](#)

C. Roof Covering Comments: If the roof is inaccessible due to height, slope, or material type, report the method used to inspect.

Type(s) of Roof Covering: S-tile

Viewed From: Walked surfaces

- 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93- Numerous tile are loose, cracked chipped or broken and numerous half round roof vent jack covers are not rated for use with kitchen hoods, clothes dryers, sewer, plumbing, bath or laundry exhaust fans, Type B Vent Gas Cap or as part of the roof ventilation system. Replace all damaged tiles and

[Appears repaired from previous inspection](#)

- properly install rated vent covers/caps that are approved for the appliance being serviced at all of these locations. These should also be elevated at a minimum of 6" or 6" above anticipated snow levels above the roof surface so that rain or snow cannot enter the structure. All other mechanical vents (other than fuel fired) as per the appliance manufacturers directions.
- [Appears unchanged from previous inspection](#)
- Properly add flashings so NO moisture intrusion can occur
- 38- Exterior walls shall provide the structure with a weather resistant envelope. Flashings shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections with parapet walls and other penetrations through the roof plane. Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings. Advise installation of kickout diverters <http://www.dryflect.com> or similar
- [Appears unchanged from previous inspection](#)

Consult a qualified roofer for evaluation of the entire system and components when repairs are noted.

D. Roof Structure and Attic Comments: (If the attic is inaccessible, report the method used to inspect.)

Type: Hip

Rafter

Attic Viewed From: Service platforms. The entire attic space is not traversed due to low head clearance, unsure footing, appliance or utility component(s) installation and occupant's possessions or too avoid insulation disturbance.

- Approximate Average Depth of Insulation: 12~16 the insulation certificate is torn and cannot be verified request a replacement.

[New certificate has been installed](#)

Insulation type: Loose fill and or Batt Fiberglass

Approximate Average Thickness of Vertical Insulation: covered and undetermined

Insulation type: Loose fill and or Batt Fiberglass

- 67- Install properly secured guard railings at the elevated service platforms
- [Appears unchanged from previous inspection](#)
- 69- Routine servicing of attic installed mechanical equipment will be required therefore advise installation of proper stairs to the elevated equipment areas these should have proper hand and guard rails at all required locations
- [Appears unchanged from previous inspection](#)

Consult a qualified carpenter for evaluation of the entire system and components when repairs are noted.

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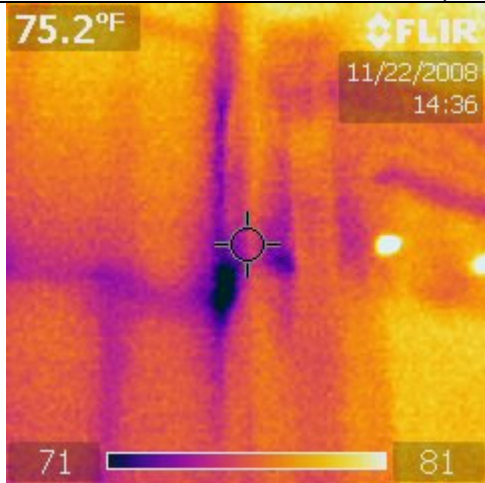
- E. Walls (Interior and Exterior) Comments:** It must be understood that in many instances the majority of the wall components and other structural components that support the floors and roof are not available for inspection observation because they have wall coverings applied.
- Sheetrock
Tile
Masonry
Wood products
- **Stucco is an insulated drainage type system as observed from the foundation termination track this is normally referred to as a hybrid or one-coat stucco in the industry. No access to the flashings, underlayment or substrate was observed for me to comment further on this system although a bucket of **sto** brand product was seen in the attic. Consult the builder/applicator for further information about this system and care instructions. Once you notify me of the system/product that was installed I may be able to advise further.
- Properly caulk seal around all casement windows at the second elevation
- Appears repaired from previous inspection
- Dining room – Far right window the sheetrock is damaged around window casing.
- Appears repaired from previous inspection
- 103- The fresh air supply vent cover for the fireplace is recessed into the stucco potentially allowing moisture intrusion and does not have the proper varmint/insect cover.
- Appears repaired from previous inspection
- 38, 103- Exterior walls shall provide the structure with a weather resistant envelope. Flashings shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections with parapet walls and other penetrations through the roof plane. Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction; and around roof openings. Advise installation of kickout diverters <http://www.dryflect.com> or similar
 - Appears unchanged from previous inspection
 - 104- properly flash all wall roof intersections so no moisture intrusion can occur. Note the exposed substrate materials
 - Numerous tiled areas have cracked, absent, pitted or unsealed grout, maintain grout, seal all wet location materials or properly caulk seal all wet locations too prevent moisture intrusion. These details must be addressed at all tub and shower locations or damage will occur.
 - Appears partially repaired from previous inspection
 - The glass wall between the shower and hydro-tub leaks when the shower is used advise properly sealing all abutting materials
- Appears repaired from previous inspection
- Numerous trim casement boards and rope trims are absent or detached at the kitchen and wet bar cabinetry or paneling replace and properly secure wherever necessary
- Appears repaired from previous inspection
-

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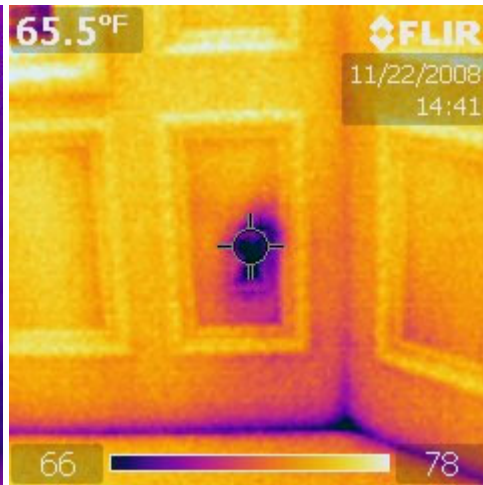
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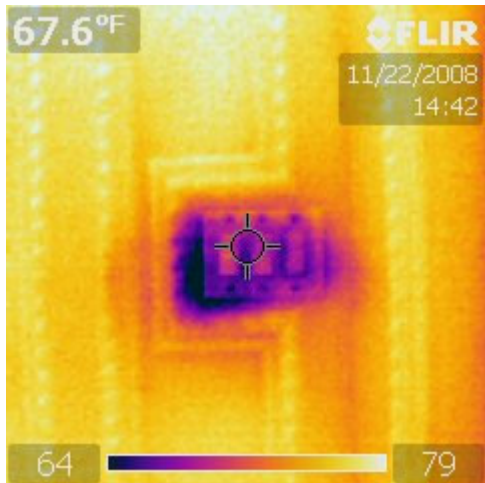
Air infiltration or absent insulation both sides of the great room fireplace



Air infiltration at the office pocket doors



Typical at all locations air infiltration at receptacles
Install insulating gaskets at all locations



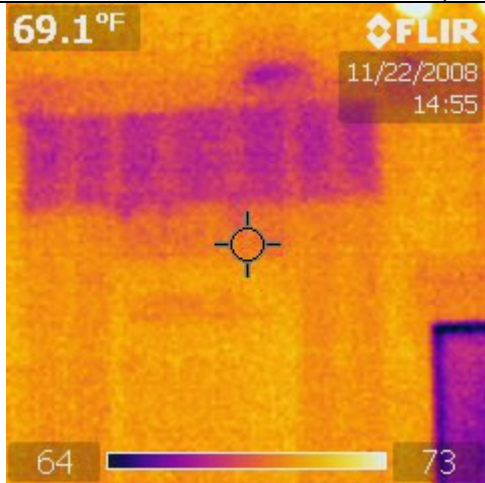
Typical at all locations air infiltration at switches. Install insulating gaskets at all locations

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Insulation voids at guest room over exterior door

F. Ceilings and Floors Comments: It must be understood that in many instances the majority of the flooring components and other structural components that support the flooring are not available for inspection observation because they are buried or have floor coverings applied.

Sheetrock

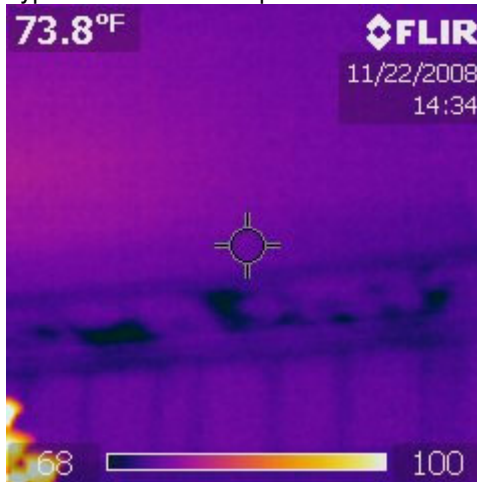
Tile ceramic and stone

- 51- Hand scrapped wood, the required spacing is present but where base moulds do not abut there is a gap present advise adding filler and staining to match too avoid a debris pocket. This was present in the great room on the outside corner toward the kitchen. This inspection is not exhaustive nor a cosmetic punch-list this FYI and other aesthetic concern may be present too you and should be brought to the builder's attention during your final walk-through

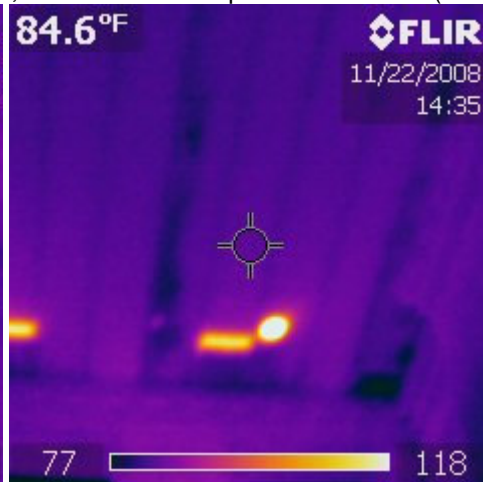
[Appears repaired from previous inspection](#)

Carpet

Typical Infrared examples of air infiltration, absence of or displaced insulation (dark areas in images)



Den back



Great room back

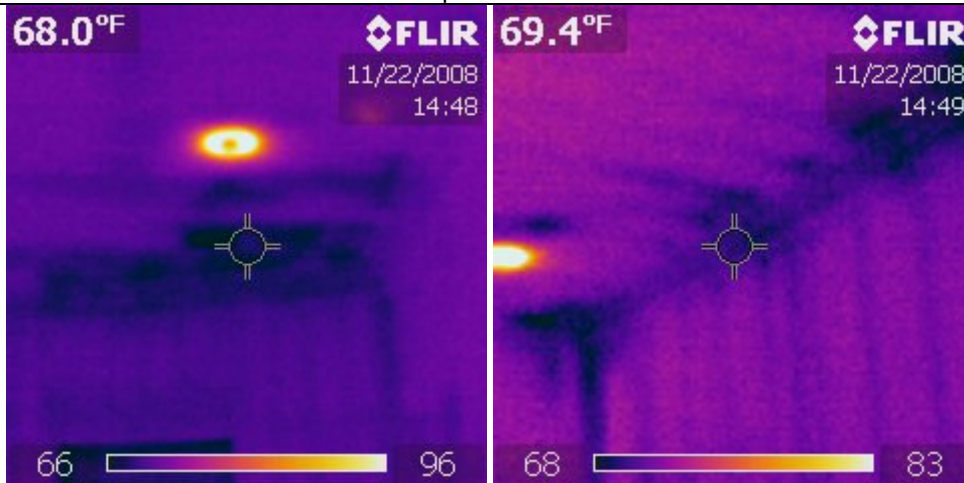
Consult Qualified repair people for evaluation of the entire system and components when repairs are noted.

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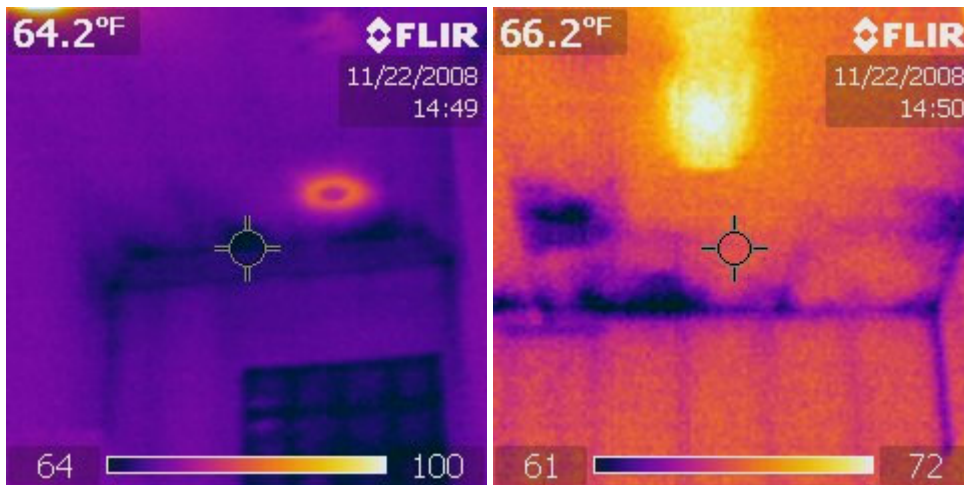
I NI NP R

Inspection Item



Master bedroom back

Master bedroom left



Master bath front

Master closet air infiltration or absent insulation

G. Doors (Interior and Exterior) Comments:

Upon transfer of possession all locking door units shall be re-keyed or have the locks and deadbolts replaced for the new occupants assurance of privacy

- 11- Properly install all weather stripping and locking hardware at the exterior water heater closet
- 24- The master shower doors swing open in both directions upon inward entry the doors impact the shower heads which could break these doors advise installing stop devices so no impact occurs or only enter using an outward swing motion
- [Appears unchanged from previous inspection](#)
- 40- Garage Door, Single garage – Door latch mechanism is misaligned causing the door latch bolt to be bent upwards. Door is difficult to latch/lock. All are required to be disabled once automatic door openers are installed too avoid inadvertent damage. Unbolt and at least turn 90° or remove completely
- [Disable lock mechanisms now that operators have been installed](#)
- Garage Door, Single garage – Rubber seal on the door bottom is deteriorating and coming loose.

[Appears repaired from previous inspection](#)

- 49, 50 - First floor office/study the pocket door closest to the outside wall is damaged at the bottom left corner. The pocket doors are not plumb, realign for proper closure. The pocket for this door closest to the front of the home is not finished on the inside and air infiltration

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was noted from this pocket.

[Appears repaired from previous inspection](#)

- 95- Install a hinge mount door stop at the upstairs hall closet too avoid wall or door damage
- [Appears unchanged from previous inspection at the laundry door](#)
- Upstairs, rear bedroom – The pocket door from the bedroom into the bathroom is scratched and damaged on the bedroom side.
- [Appears unchanged from previous inspection](#)
- Properly seal all exterior unit thresholds and RegROUT any absent or cracked locations around the doors and or wall to paved surface locations

[Appears repaired from previous inspection](#)

H. Windows Comments: 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.

FYI: All accessible windows were tested for the presence of Low-E coating. All windows, did display Low-E coatings on the proper surfaces.

Type: Wood Vinyl Metal Insulated Glass Units (IGU)

- 94- Alarm system sensors are drilled through the sills at numerous/all operable units. This has been identified as a source of moisture intrusion into the wall cavity that leads to organism growth, structural rot, attraction of wood destroying insects and costly repairs if not properly maintained and in many cases voids the manufacture warranty. Maintain a proper sealant application at all locations to help prevent moisture intrusion.

[Appears repaired from previous inspection](#)

I. Stairways (Interior & Exterior) Comments:

- Stair rails and guard rails are climbable advise protecting these and instructing all persons not to climb also the decorative portions that protrude into the walk path may catch clothing or other objects and present a fall or trip hazard please pay close attention, advise guests and be careful using these stairs.
 - [Appears unchanged from previous inspection](#)
-

J. Fireplace/Chimney Comments: Yearly seasonal inspections are advised. Component malfunction can result in the potential for property loss or life endangerment. Remote or auto control(s) are not inspected.

The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light. Therefore, because the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

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 tradesperson certified by the Chimney Safety Institute of America <http://www.csia.org> Fireplace Investigation Research and Education <http://www.f-i-r-e-service.com> or International Association of Fireplace and Chimney Inspectors <http://www.membersiafci.org>

Type: Metal

Energy source: Gas

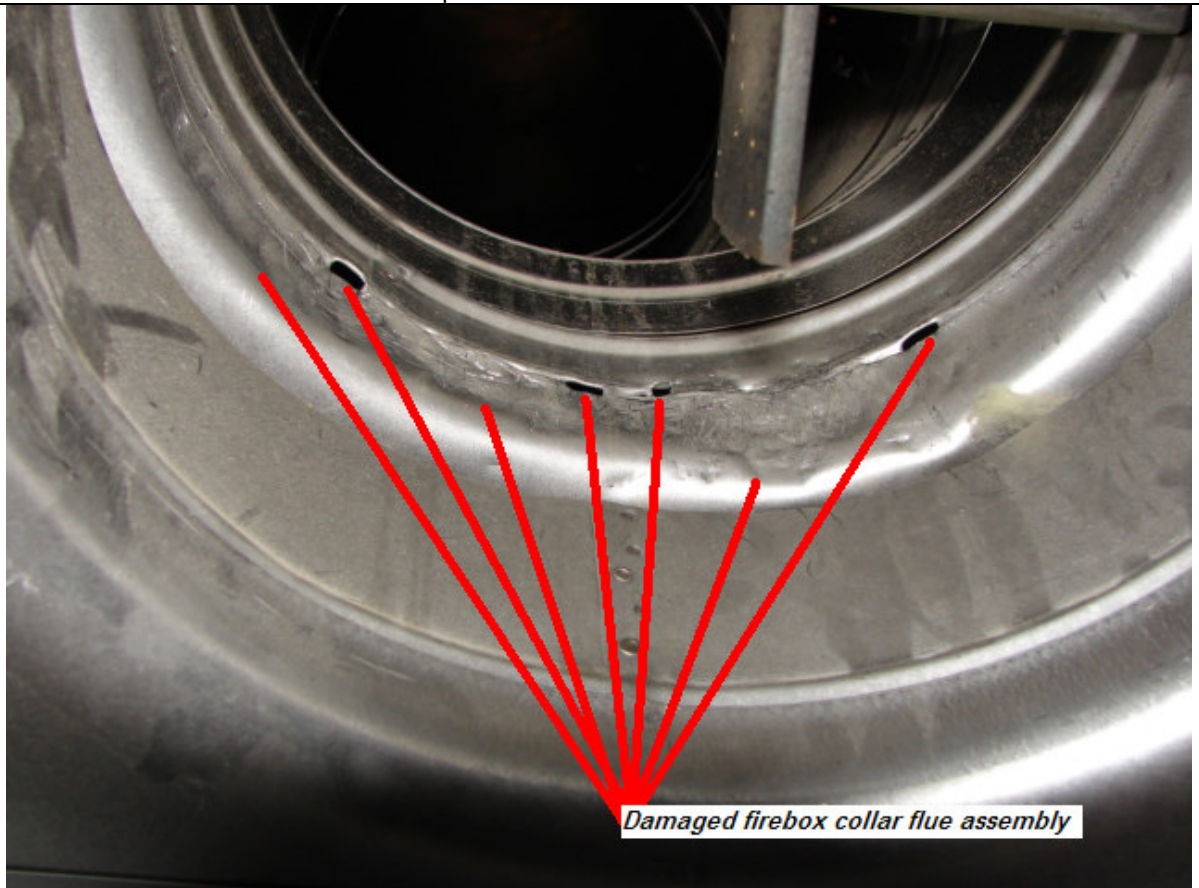
- 21- Den/living room fireplace damper would not open and the metal edges associated with this firebox are sharp and will cause lacerations advise carefully filing or sanding to avoid injury. Repair the damper for easy operation.
 - [Appears further damaged from previous inspection and attempted repair now apparent impact damage and holes are present in the fire box collar and flue assembly thus potentially allowing combusted fumes to escape the flue. This is a known health and safety hazard that shall be evaluated by a qualified chimney technician PRIOR TO ANY USAGE.](#)
-

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

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- 80, 81- Clear all construction debris and insulation out and away from the chimney flues
[Appears repaired from previous inspection](#)
Consult a licensed and or certified tradesperson for evaluation of the entire system's components when defects or repairs are noted.
- Potential air or water intrusion detected with IR, inside the home, at the top and fire-blocking areas of the (great room) fireplace also at the level of the top of the mirror.
- Exterior of home shows possible missing flashing at the base of the chimney chase to roof intersection. See wall or roof comments

K. Porches, Balconies, Decks and Carports (Attached) Comments:

- FYI: 97- Faux balcony will require periodic cleaning to keep debris from clogging the drain and causing moisture intrusion. No comment on the pan lining or flashing installation can be made as these components are not visible.

L. Other Item Comments:

Fence type: Wood on metal post and Ornamental iron

- 16- The upper lazy-Susan tray does not extend out of the cabinet as does the lower tray, hardware may be reversed.

[Appears repaired from previous inspection](#)

- 22- Advise caulk sealing all under-mount sinks too avoid moisture intrusion along the top edges.

[Appears repaired from previous inspection](#)

- 35, 36- Numerous decorative trims at the masonry railing by the pool have loose, broken or absent components repair and replace as needed
 - [Appears damage repaired from previous inspection but still loose at numerous locations](#)
-

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- 99, 100- Properly seal the column capitals at all dissimilar abutting surfaces. Grout is already cracking and these areas should be sealed with a high quality, low modulus, exterior grade expansive caulk sealant. Avoid leaving openings for insect intrusion and nesting.

[Appears repaired from previous inspection](#)

- Front entry columns have evidence of efflorescence possibly from lawn sprinkler impact advise relocation or redirection of heads in these areas.
- [Appears unchanged from previous inspection](#)

II. ELECTRICAL SYSTEMS Failure to repair all known hazards reported or found by the inspector or an electrician can result in the potential for property loss, occupant(s) injury, or worse. Unless you are licensed, trained and qualified Never attempt to do it yourself. Consult a licensed electrician for evaluation of the entire system and components when repairs are noted.

Electrical Safety Information: <http://www.adairinspection.com/ElectricalSafety>

Ways to reduce your bills: <http://www.energystar.gov/index.cfm?c=home.index>

A. Service Entrance & Panels Comment:

Brand of Panel: GE

Electrical Service Size: 200 amp

Main Breaker Rating: 200 amp

Main Distribution Panels Location: Garage

Underground SLC wire type: Copper

Branch wire type: Copper Circuit Breakers AFCI

Service Ground: Copper

44- Ground and bonding connections: Clamped at UFER wall access

- Safety enhancement upgrade: An Arc Fault Circuit Interrupter (AFCI) does not protect One or more circuits. AFCI are newly-developed electrical devices designed to protect against fires caused by arcing faults in the homes wiring. Damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors can create arcing faults. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCI. Arc Fault Circuit Interrupter (AFCI) is now required, depending on local adoption of these new standards at all 120-volt, single phase, 15-20-ampere branch circuits supplying outlets installed in a dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, hallways, recreation rooms, closets, similar rooms or areas shall be protected by a listed arc fault interrupter combination-type, installed to provide protection of the entire branch circuit. I recommend the client consider having a qualified electrician evaluate and upgrade branch circuits to AFCI protection per current local building standards.

2008 AFCI info and locations <http://www.afcisafety.org/codes.html#NEC2008>

General AFCI info <http://www.cpsc.gov/cpsc/pub/pubs/afcifac8.pdf>

- 41- Replace any wood screws with approved screws securing the cabinet cover

[Appears repaired from previous inspection](#)

- 42, 47- Properly clear all debris and clean all overspray from inside the cabinets. No overspray is allowed within any cabinet

[Appears repaired from previous inspection](#)

- 43- Properly size all wiring to their corresponding Over Current Device (OCD) or vice versa

[Appears repaired from previous inspection](#)

- 45- Every circuit and circuit modification shall be legibly identified as to its clear, evident and specific purpose or use in sufficient detail on a directory located on the face or inside of the electrical panel doors.

[Appears repaired from previous inspection](#)

- 46- Replace all absent knockout covers

[Appears repaired from previous inspection](#)

- Panel 1 breaker 26 kitchen GFCI was off upon arrival and will not reset

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Appears repaired from previous inspection

- 47- Panel 2 breaker 1,3 popped when screw was being removed wires are short damaged as well as scorched and may require repairs as well as replacement screws after wiring is relocated away from screw access. OCD may also require replacement.

Appears repaired from previous inspection

Consult a licensed electrician for evaluation of the entire system and components when repairs are noted.

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, computer, photocell switches, timers, landscape, grounds lighting, audio, visual, telecommunications, lightning suppression, and surge protection wiring, devices, components and equipment are beyond the scope of this inspection and excluded in their entirety. Consult specialists in these fields when further information or inspections are required.

Branch wire type: Copper Aluminum Circuit Breakers GFCI AFCI

- 3- Numerous air conditioning service disconnects do not have the proper 36" in front of and 30" to the side clearance for access, relocate condensing units to allow this proper access space and trim any and all vegetation at least 3' away from any condensing units. This is also required for the pool equipment for servicing applications.
- [Appears unchanged from previous inspection](#)
- 15- Kitchen GFCI receptacle by the countertop garage will not reset therefore numerous other receptacles had no power present advise replacement of this receptacle. The lack of GFCI protection is a known electrocution hazard that has been documented in numerous deaths, upgrade install immediately too prevent accidents see this GFCI location document for all required locations and replace or install immediately to properly protect everyone entering this house: http://www.ecmweb.com/mag/electric_code_basics_3/

Appears repaired from previous inspection

- 20, 31- Numerous lighting fixtures did not operate by their associated switches this may be as simple as bulb replacement or require the attention of a qualified electrician for fixture or switch maintenance or replacement of either. Stair way, master shower, ceiling can lights
- [Appears unchanged from previous inspection](#)
- 25- The springs are absent at the pool equipment coverplates for the switch and receptacles advise replacing too avoid moisture intrusion at all wet locations

Appears repaired from previous inspection

- 39- All receptacles require properly secured coverplates

Appears repaired from previous inspection

- Numerous receptacles are either labeled GFCI and are not protected or are absent the GFCI stickers advise proper installation to current standards as required. This occurs at the laundry,

Appears repaired from previous inspection

- 64- Advise upgrading all service receptacles in the attic to GFCI protected devices
- [Appears unchanged from previous inspection](#)
- Upstairs entertainment area – Outlet to the left of the wet bar sink, on the wall, close to the floor is within 5' of the wet bar sink and is not protected by a GFCI outlet.
- [Appears unchanged from previous inspection](#) [Appears repaired from previous inspection](#)
- The master bedroom lights, and closet outlets, are not protected by AFCI's.
- [Appears unchanged from previous inspection](#)
- Various exterior wall mounted lights around the home, both high and flower bed lighting fixtures, are not sealed at their base where they meet the wall.

Appears repaired from previous inspection

FYI: GFCI protection for the hydro-tub is located at the toilet closet in the master bathroom. All downstairs bathroom(s) and powder room(s) receptacles are controlled at the master bath GFCI

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receptacle. Exterior GFCI receptacles are controlled at the garage GFCI receptacle. The GFCI that controls the hydro-massage tub is located in the toilet closet of the master bath.
Consult a licensed electrician for evaluation of the entire system and components when repairs are noted.

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.

A. Heating Equipment Comment: It is beyond the scope of this inspection to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system(s). Only the emergency heat mode is tested on heat pumps when the outside temperature is above 75°F. Complete seasonal equipment service is recommended.

Type of System and Energy Source: 5-Zones Gas forced air
58, 62, 71, 75, 78- Trane furnace label(s)

- 57- The cabinet service safety switch does not function properly repair or replace

[Appears repaired from previous inspection](#)

- 66- Properly seal all ductwork and equipment cabinet components too avoid air loss, increased energy bills and decreased efficiency

[Appears repaired from previous inspection](#)

- 72, 73- Properly install and secure all thermostat wiring too avoid impact damage and disconnection of service

- [Appears unchanged from previous inspection install wire clamp or protective bushing at all units](#)

Consult a licensed HVAC technician for evaluation of the entire system and components when repairs are noted.

Cooling Equipment Comments: It is beyond the scope of this inspection to determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system(s). Complete seasonal equipment service is recommended.

Instruction manual(s) present: Yes

Type of System and Energy Source: 5- Zones Electric split system

4, 5, 6, 7, 8- Trane condensing unit label(s)

60, 61, 70, 74, 77- Trane evaporator label(s)

- 63- Insulate the condensate drain where visible in the attic or under the home where applicable. AC condensate drain lines shall be insulated in the entire attic space per TREC standards of practice and installation best practices also properly install all p-trap vents per manufactures instructions and the diagram below at primary and secondary.

- [Appears unchanged from previous inspection](#)

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

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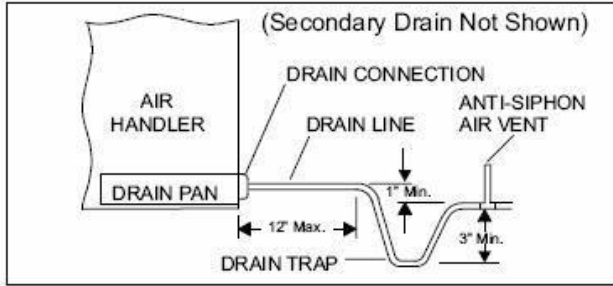


Figure 11. Typical Drain Connection

NOTE - Horizontal runs must have an anti-siphon air vent (standpipe) installed ahead of the horizontal run (See figure 11). An extremely long horizontal run may require an oversized drain line to eliminate air trapping.

- 101- All AC secondary condensate drain lines shall be properly install as to not cause moisture damage to the soffits. Realign and extend beyond the soffit for proper drainage.

Appears repaired from previous inspection

- Consult a licensed HVAC technician for evaluation of the entire system and components when repairs are noted.

TREC requires and most manufactures advise that the AC unit(s) not be operated when the outside temperature has been at or below 60°F.

C. Ducts and Vents Comment:

Metallic louvered vents
Flex ducts

- 56- 20x25x1 filters at all 5 units advise upgrade to magnetic filter doors too avoid filter or thermostat wiring damage or installer injury
- 65, 68, 76, 79- Flex ducts Numerous ducts are restricted due to location, system configuration, support strapping, absent or improper saddles or other installation conditions that may have been avoided and air leaks are present due to incomplete installation of tape or mastic sealant at numerous locations. Repair as necessary to increase unrestricted airflow and system efficiency. Also balancing the system is advised for even temperature at different locations see the supply temps above <http://www.flexibleduct.org/download/ADC~Inst.pdf>

Appears repaired from previous inspection

IV. PLUMBING SYSTEM Note: Too protect from freezing insulate all exposed supply pipes in the attic, crawlspace, and outdoors. Many of the components are unobservable therefore; all pipes, reservoirs, and all related equipment concealed in enclosures or under ground are not inspected for leaks, defects, or nonworking parts. The system is only inspected for the presence of fixtures and visual function. All luxury ancillary equipment is not inspected nor included as part of this report. Odors, turbidity, or discoloration may occur from the water supply piping during prolonged vacancy or other specific conditions such as but not limited to supply contaminants, sacrificial anode failure or bacterial growth. In the event flushing, allowing both the hot and cold water to run for a prolonged period of time at all fixtures and the water heater(s) does not resolve this condition consult a qualified licensed plumber for further information and any required appropriate action or repairs.

- Advise the installation of a flood stop system at all potential locations present that will terminate the water supply upon activation before water/flood damage occurs

<http://www.getfloodstop.com/?Click=47>

Consult a licensed Plumber for evaluation of the entire systems components when repairs are noted.

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

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A. Water supply System and Fixtures Comment: (See Plumbing System Note)</p> <p>Type: Copper and CPVC wherever visible</p> <p>Location of water meter: Front yard</p> <p>32- Location of main water supply valve: Water supply cutoff valve(s) were located at the water meter and master closet behind the access panel cover.</p> <p>Static water pressure reading: The water pressure was 60~65psi when measured at the laundry exterior hose bib/sillcock exceed the 80 psi recommended</p> <ul style="list-style-type: none"> • 22- Typical properly seal all under counter mount basins and sinks too avoid water intrusion into the cabinetry <p>Appears repaired from previous inspection</p> <ul style="list-style-type: none"> • 23- Clear aerators of debris and the pressure may need to be reduced too avoid spigot splash out causing moisture damage to surrounding surfaces and finishes <p>Appears repaired from previous inspection</p> <ul style="list-style-type: none"> • Typical properly seal all escutcheons to their wall interface too avoid moisture intrusion or air infiltration <p>Appears repaired from previous inspection</p> <ul style="list-style-type: none"> • Master bathroom shower - require grout repair at floor to shower wall and wall-to-wall junctions. • Appears unchanged from previous inspection • Master bathroom shower – No seals on both vertical edges of both shower doors advise installation too avoid splash out causing moisture damage to surrounding surfaces and finishes • Appears unchanged from previous inspection • Master bathroom shower – Glass panel between shower and tub leaking advise properly sealing <p>Appears repaired from previous inspection</p> <ul style="list-style-type: none"> • The spigots on all upstairs tubs have not been caulked around their neck where they interface with the wall. <p>Appears repaired from previous inspection</p> <ul style="list-style-type: none"> • Upstairs laundry room – The washer fixtures have been painted over (they do function) and the cleanout has also been painted shut. <p>Appears repaired from previous inspection</p> <p>Consult a licensed Plumber for evaluation of the entire systems components when repairs are noted.</p> <p>FYI: Upstairs laundry room, no provisions have been made for a floor drain nor discharge from a pan in the event of flooding conditions.</p> <p>Appears attempts are being enacted from previous inspection</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Drains, Wastes, Vents Comment: (See Plumbing System Note)</p> <p>ADAIR INSPECTION drain test protocol: All toilets will be flushed at least 3 times, all sinks, lavs, tubs, showers and bidets will flow at least 15 minutes, unless damage to fixture or property will occur or is observed prior to or during any portion of the test procedure. Floor or other non-appliance or fixture connected drains are not inspected due to property damage potential. This is not an exhaustive all inclusive drain function or leak detection test and further tests or video-scan of the drainline systems would confirm their actual current condition. Drainpipes are only visibly evaluated at the attached active fixture(s) by the flushing of their drains while observing its draw and watching for blockages or slow drainage. However, you can be sure that blockages will eventually occur, usually relative in severity to their usage, age or installed material types of the system. These clogs will range from minor to major blockages in the main line or in the branch lines, at the traps beneath sinks, lavatories, tubs, bidets, toilets, showers or other connected fixtures. The minor clogs are easily cleared, either by plunging, snaking, chemical means or by removing and cleaning out the traps. However, if soil's movement or tree roots that may grow into the main drain that connects the house to</p>
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Consult Qualified repair people for evaluation of the entire system and components when repairs are noted.

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the public sewer these repairs could become expensive and might include replacing the entire main line. For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems and to ensure proper drain function it is advised to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house or the cost of roofer service, which are usually relatively inexpensive.

Cleanouts were located in the yard and at walls

Type: PVC wherever visible

- Laundry Room – Washing machine drain cleanout has been textured and painted shut.

[Appears repaired from previous inspection](#)

Consult a qualified Plumber for evaluation of the entire systems components when repairs are noted.

C. Water Heating Equipment Comment: Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.

10, 52, 53- AO Smith water heater(s) label 3 units present one at the exterior closet and 2 in the attic. Advise the installation of a flood stop system at all potential locations present that will terminate the water supply upon activation before water/flood damage occurs, this or similar

<http://www.getfloodstop.com/?Click=47>

Instruction manual(s) present: Yes

Energy source: Gas

Capacity Size in Gallons: 50 at each unit for a combined total of 150

Number of Units: One in the exterior closet and 2 in the attic

- Scald hazard is present Water Temp: 130~135°F Scald link: <http://www.cpsc.gov/CPSCPUB/PUBS/5098.html>
- [Appears unchanged from previous inspection](#)
- 9- The Temperature and Pressure Relief Valve (TPRV) were operated. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches (152 mm) above the floor or exterior grade. The outlet end of the discharge pipe shall not be threaded and such discharge pipe shall not have a valve installed. Add extension pipe to within 6" of the soil or grade at all locations.

[Appears repaired from previous inspection](#)

- 54, 55- Typical, corrosion at the tanks or numerous plumbing fittings is present. Have the unit serviced and necessary repairs or replacements made before failure and flooding occurs. There is also evidence of previous moisture stains from an undetermined source but no leaks were observed at this time.

[Appears repaired from previous inspection](#)

- 55- Properly align and secure all flue piping atop the draft hoods

[Appears repaired from previous inspection](#)

Consult a qualified Plumber for evaluation of the entire systems components when repairs are noted.

D. Hydro-Massage Therapy Equipment Comment:

Disinfect before using. Mix ¼ chlorine bleach and 1 tablespoon antibacterial soap into the tub full of hot water above the jets. Allow this mixture to circulate through the hydrotherapy plumbing system for at least 15 minutes. Rinse thoroughly and refill for bathing.

- Master bathroom hydro-Massage tub has no access panel for the motor underneath. Hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish. The required access panel was not present; therefore the GFCI receptacle outlet or breaker, and ground wire bonding of the pump motor could not be determined and verified. The absence of either of these is a known safety hazard that requires immediate repair. Advise not using the hydromassage bathtub until these systems

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are verified for proper function or repairs are completed to ensure bathers safety.

Appears repaired from previous inspection

- Valves are potentially reversed depending on whether you operate from inside or outside the tub

FYI: The GFCI that controls the hydro-massage tub is located in the toilet room of the master bath.

V. APPLIANCES Advise getting copies of all instruction manuals prior to closing. Consult a qualified Appliance technician for evaluation of the entire systems components when repairs are noted.

A. Dishwasher Comment: Operation is inspected in Normal cycle only. Luxury features are not inspected.
Asko AFI

B. Food Waste Disposal Comment:
GE AFI

C. Range Exhaust Vent Hood Comment:
Vent-a-Hood 2- speed fan appears to exhaust to the exterior AFI

D. Ranges/Ovens/Cooktops Comment: Clock, timer, auto cook, self-clean, rotisserie, probe thermometer, and other luxury features are not inspected for accuracy or operation.
Wolf Cooktop Energy Source: Gas 6-burner and griddle
Jenn-Air Oven(s) Energy Source: Electric
Upper Oven Temp: Set at 350 °F= 345 °F AFI bake & broil
Lower Oven Temp: Set at 350 °F= 343 °F AFI bake & broil

E. Microwave Cooking Equipment Comment: Units are not checked for radiation leakage.
GE in kitchen and upstairs The units are secured to the wall/cabinets. The knobs, switches, timer, signal tone, door, door handle, door hinges, door glass, bulb cover, and bulb are present and operated as intended. A liquid heating test was performed. AFI

F. Trash Compactor Comment:
NC

G. Mechanical Bathroom Exhaust Vent Fans and/or Heaters Comment: Timer(s) are not inspected for accuracy or operation.
Heat Source: None HVAC vents only
Exhaust fans present AFI

H. Whole House Vacuum System Comment:
AFI at all hose attachment receptacles

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. Print and read these documents for your report to be complete.
<http://www.dasma.com/safetygdmaint.asp>
<http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>

- Adjust the Balance at all doors present and now that operators are installed also adjust upward and downward force at the smaller unit

Consult a qualified garage door specialist for evaluation of the entire systems components when repairs are noted.

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

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40-Garage door openers are not present but the wiring is in place for them once opener units are furnished

Operators have been installed

J. Doorbells and Chimes Comment: Intercom, radio, and other luxury features are not inspected. AFI

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 print, read and follow these instructions for your report to be complete: http://www.dryerbox.com/dryer_venting_guide.htm Numerous dryer sheets or additives can cause a film to build up over the mesh on the lint filter that may not be visibly detectable. This can use more energy to properly dry clothes, cause the dryer to overheat shortening the life expectancy or potentially cause a fire. Remove the lint filter, wash it in hot soapy water lightly scrubbing with an old toothbrush or other soft bristle brush rinse in clear water and thoroughly dry before reinstalling. Perform this task at least every six months. This is also a great time to inspect all of your dryer connections and clean the flue and vent damper.

L. Other Built in Appliances Comment: NC

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

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VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems Comment:

Rainbird system

2- Rain sensor is present

115- FYI: Automatic pool fill is a part of the sprinkler system but no overflow is present for the pool

- 106, 107, 108, 109,110, 112, 113, 114- Front entry columns have evidence of efflorescence possibly from lawn sprinkler impact advise relocation or redirection of heads in these areas. Consult a qualified licensed irrigation specialist about conversion of the spray heads, within 18" of the structure or in the yard, to oscillating, drip, soaker, or bubbler type heads for irrigation. There shall be no wall, window, door, fence, AC equipment or pavement impact as these items do not require irrigation and may be damaged by repeated watering.
- 111- Head is not installed at the front right retaining wall area replace the absent head

[Appears repaired from previous inspection](#)

- Sprinkler Backflow prevention monitoring assembly/drain valve – Located in hall closet to left of garage man door. Bleed-off spigot partially blocked. Last reported backflow prevention test (as per attached report) is March 2007.

(g) Specific limitations for lawn and garden sprinkler system. The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or backflow preventers.

Consult a licensed Irrigation specialist for evaluation of the entire systems components when repairs are noted.

B. Swimming pools/Spas/Hot Tubs and Equipment Comment: Water table is not determined. All ancillary equipment such as cleaning or testing supplies, computer controls, covers, chlorinators, chemical dispensers, water conditioners, or ionization devices are not inspected.

Required must read Information for your report to be complete:

<http://www.adairinspection.com/Pool-SpaSafety>

Pool/Spa type or surface finish: Gunite with tinted plaster

Automatic cleaner is present: Yes Polaris AFI

- Barrier is present: No The ingress to pool/spa area door(s) and window(s) alarm(s) is not present and no secondary barrier is present. Advise immediate installation.
- [Appears unchanged from previous inspection](#)

Filter type: Jandy DE filter

Freeze guard is present: Yes

Heated: Gas

- 27- Pedestrian Gates Required: These are the gates people walk through. Swimming pool barriers should be equipped with a gate or gates, which restrict access to the pool. A locking device should be included in the gate design. Gates should open out from the pool and should be self-closing and self-latching. If a gate is properly designed, even if the gate is not completely latched, a young child pushing on the gate in order to enter the pool area will at least close the gate and may actually engage the latch. **When the release mechanism of the self-latching device is less than 54 inches from the bottom of the gate, the release mechanism for the gate should be at least 3 inches below the top of the gate on the side facing the pool.** Placing the release mechanism at this height prevents a young child from reaching over the top of a gate and releasing the latch. Also, the gate and barrier should have no opening greater than 1/2 inch within 18 inches of the latch release mechanism. This prevents a young child from reaching through the gate and releasing the latch. All Other Gates (Vehicle Entrances, Etc.): Other gates should be equipped with self-latching devices. The self-latching devices should be installed as described for pedestrian gates.
- [Appears unchanged from previous inspection](#)
- 28- The natural gas heater did not ignite upon usage of the normal controls advise repairs or proper instruction on the usage of this and all other pool equipment and associated

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

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components

- [Appears unchanged from previous inspection](#)

29- FYI: It appears the drains in the main pool have been relocated and there is a difference of finish appearance at the plaster surfaces consult builder for the reason for this

Safety enhancements:

- Advise upgrade installation at all necessary locations <http://www.aquaguard-pool-alarm.com>
- 29, 30 – Advise upgrade installation at all locations of anti-entrapment and hair entanglement drain covers <http://www.antihairsnare.com/benefits.html>
- 33- General view of the pool equipment. All equipment requires a clear servicing/working space of 36" in front of and 30" to the sides of. Trim all vegetation at least 36" away from this equipment.

[Appears repaired from previous inspection](#)

Consult with a qualified licensed pool builder or pool technician for the latest requirements and recommendations for this jurisdiction.

C. Outdoor Cooking Equipment Comment:

13- PGS Natural gas

The rotisserie mechanism was not present nor inspected

- 11- Rodent droppings are present at this unit advise consulting pest control for safest application of continuous extermination products around cooking equipment and surfaces.

[Appears repaired from previous inspection](#)

- 14- the gas branch line for this unit is not properly supported within 12" of the connection to the appliance CSST flex material advise adding an approved support hanger

[Appears repaired from previous inspection](#)

D. 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.

Steel pipe with CSST appliance whips no leaks detected at this time

Specific limitations for gas lines. The inspector is not required to inspect sacrificial anode bonding or its existence.

E. Security Systems Comment: Surveillance and other luxury features are not inspected. Brink's Home Security inspects and provides a report or promo packet for homes with or without alarm systems present. Brink's will pay, to ADAIR INSPECTION, a portion of this inspection fee for providing this service. By signing this document, you agree to receive sales calls from Brink's.

The subject property appears to be prewired at numerous locations for a security alarm system but is not activated at this time. Therefore this portion of your inspection cannot be completed at this time. This shall not be considered as meaning the entire structure is wired at all of the required or necessary locations or that all equipment is present and functional. Consult your security provider for further evaluation and information.

F. Fire Protection Equipment Comment:

- The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised. These smoke detectors/alarms are required on each floor level including the basement, crawl space, and attic, where applicable, inside of any rooms where sleeping may occur and outside within the near proximity of the doors to these rooms. Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Click link for further information and report completion

<http://www.nfpa.org/categoryList.asp?categoryID=278&URL=Research%20%20Reports/Fac>

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t%20sheets/Smoke%20alarms

- The installation of Carbon Monoxide (CO) detector(s) is advised and required in homes with fuel-fired appliances at every floor elevation including the basement, crawl space, and attic, where applicable, and in the proximity of fuel-fired equipment. Must read Carbon Monoxide information: <http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf>

Low level CO Detector Information:

http://www.nationalcomfortinstitute.com/members/products2.cfm?product_id=21&Cat=Consumer%20Products

- The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, outdoor grill and garage, if applicable, is also advised.
- Test all of these devices monthly. Install new batteries yearly or more often as necessary.
- 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 print and read these links for your report to be complete
- <http://www.usfa.dhs.gov/downloads/pdf/publications/fa-250f.pdf>
- <http://www.cpsc.gov/CPSCPUB/PUBS/464.pdf>
- <http://www.usfa.dhs.gov/downloads/pyfff/inhome.html>
- <http://www.epa.gov/iaq/co.html>
- Smoke and CO detectors/alarms are often connected to the fire and intrusion alarm systems, test operation these detectors may result in nuisance visits by police or fire departments. The built-in test button, when present, only verifies proper battery and test-light function; it does not test sensing capabilities therefore detectors will not be tested. The smoke and CO detectors/alarms are only evaluated for proper location consult your equipment manuals or security monitor for further details and too assure proper function. All units shall be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years. Unless you are certain of the unit(s) age I always strongly recommend replacement upon the changing of ownership.
Recommendation: Obtain pertinent information from seller before closing and have the entire system checked by a security company or local fire department.
- The fire suppression system is charged to 125psi by the gauge located in the closet behind the wood panel door a service cutoff valve is also present at this location. This system is beyond the scope of a general inspection consult builder/installer for further information.
- Hall closet, to left of main garage, man door, no fire sprinkler outlet in closet.
- Hall closet, to right of single car garage, man door, no fire sprinkler outlet in closet.

Failure to repair defective or install absent alarms-detectors and other safety equipment immediately can result in the potential for property loss, occupant(s) injury, or worse.

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. "In the event a qualified licensed contractor or expert disagrees with my statements, in this report, I suggest they provide written documentation supporting their opposition and sign their name to it."
2. Have all noted repairs completed by qualified licensed, insured, and bonded professional contractors. All repairs shall strictly adhere to Manufacture Installation Specifications, National, State, Local codes, and the Authority Having Jurisdiction (AHJ). Because the inspector does not dismantle equipment, perform invasive inspections or destructive testing the contractor's subsequent examination may reveal additional required repairs.
3. Maintain mature plantings a minimum of 5' from the roof, walls, A/C equipment, and all overhead wiring.
4. 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.

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

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				<p>5. Investigating, sampling, and testing for any Environmental Issues is beyond the scope of this Inspection. Contact any of these Agencies for further information. Center for Disease Control www.cdc.gov 1-888-311-3435, Environmental Protection Agency www.epa.gov 1-800-887-6063, Housing and Urban Development www.hud.gov 214-767-8300, Texas Department of Health www.tdh.state.tx.us 1-888-963-7111.</p> <p>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.</p> <p>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!</p> <p>8. Some items not noted on this report were delivered verbally onsite when the client is present.</p> <p>9. Protect your home and family from natural disasters: http://www.flash.org/index.html</p> <p>10. 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.</p> <p>11. TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR REPAIRS Each year, Texans sustain property damage or are injured by hazards in the home. Examples of such hazards include water heaters that are improperly installed in garages or have faulty temperature and pressure relief valves. Improperly installed or missing ground fault circuit protection devices for electrical receptacles in garages, bathrooms, kitchens and other locations may also cause loss or injury. To ensure that Texans are informed of these hazards, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "in need of repair" when performing an inspection for a buyer or seller. These conditions may not have violated a building code 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. TREC considers the potential for injury or property loss 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 an inspection. The decision to correct a hazard is left to the parties to the contract for the sale or purchase of the home. View PDF form: http://www.trec.state.tx.us/pdf/contracts/OP-I.PDF</p>

Safety-Security-Serenity
THANK YOU FOR CHOOSING ADAIR INSPECTION
Signed: **BARRY ADAIR** Dated: 12-11-08

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

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PAID Check # 4871

1733 GOLIAD DRIVE GARLAND, TEXAS 75042-4238

OFFICE 972.487.5634

www.adairinspection.com

Confidential Report Prepared For: Mr. & Mrs. Purchaser

(Name of Client)

Concerning: Your New House

(Address or Other Identification of Inspected Property)

BARRY ADAIR TREC #4563

(Name and License Number of Inspector)

Any day

(Date)

INSPECTION FEE PAID CHECK # 4871

\$2,250.00

THANK YOU FOR CHOOSING ADAIR INSPECTION

Signed: **BARRY ADAIR**