



Start Time: 8AM Finish: Noon  
Property Faces: East  
Outside Temp: 65°F - 82°F  
Multilevel: TWO  
Weather: Clear  
Drought conditions

Property ID: 2006-173  
Realtor: NA  
Associate: NA  
Payment: Check # 0001  
Fee: \$600.00 Vacant  
No attendees

1733 GOLIAD DR. GARLAND, TX 75042-4238

Office 972-487-5634

[www.adairinspection.com](http://www.adairinspection.com)

**PROPERTY INSPECTION REPORT**

Confidential Report Prepared For: A Bank

(Name of Client)

Concerning: Classic Ln. Frisco, TX 75034

454

(Address or Other Identification of Inspected Property)

**BARRY ADAIR #4563**

(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 (the *Client(s)*) are my sole employer at this inspection. This report only reports on 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, (the *Client(s)*) agrees to notify (the *Company*) within five (5) days of (the *Client(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. In the event a dispute cannot be resolved by (the *Client(s)*) and (the *Company*), the parties agree to submit the dispute to Binding Arbitration through a mutually agreeable Inspector mediator or arbitrator paid for by (the *Client(s)*). Actual damages are limited to the amount of the inspection fee. Exclusivity: (the *Client(s)*) gives permission for *ADAIR INSPECTION* to discuss report findings with (the *Client(s)*) agent, representative, or repair persons for the sake of clarification. All items noted in need of repairs shall have labor and materials estimates prior to closing. 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](http://www.cdc.gov) Center for Disease Control 1-888-311-3435, [www.epa.gov](http://www.epa.gov) Environmental Protection Agency 1-800-887-6063, [www.hud.gov](http://www.hud.gov) Housing and Urban Development 214-767-8300, [www.tdh.state.tx.us](http://www.tdh.state.tx.us) Texas Department of Health 1-888-963-7111. This Confidential Report is prepared exclusively for (the Client(s)) named and is not intended for use by others. It is not transferable and copies or portions thereof are in no way an accurate representation of the performed inspection. Violators will be prosecuted. Buyer, by accepting this report, or relying upon it in any way, expressly agrees to all above Limitations and Disclaimers. Copy report and photos to my agent  YES  NO

Client(s) signature: \_\_\_\_\_ Fees are due at the time of the inspection.  
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](http://www.trec.state.tx.us) REI 7A-0

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I NI NP R Inspection Item

**Please Read the Entire Report**

Additional pages may be attached to this report. This report may not be complete without the attachments. If an item is present in the 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 or 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 listed may be determined to be in need of repair. Insurability of the structure 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.  Slab  Post Tension Cable  Pier and Beam

- P1- Front view of house
- The post tension slab on grade foundation appears to be supporting the walls and roof systems
- The foundation base has parge coat applied
- P6- Crack is present at garage floor no deflection or excessive expansion noted at this time, consult specialist for appropriate measures and monitor for further movement

**B. Grading and Drainage Comment:** The general grade shall slope 6" in the first 10' away from all foundation types. Gutter systems require 5' extensions at downspouts. Pooling and erosion shall be avoided alongside any part of the foundation. Foundation area surface or sub surface drains are not inspected.

- Required slope is present
- Gutters are installed with downspouts connected to sub terrain drains at numerous locations

**C. Roof Covering Comment:** If the roof is inaccessible due to height, slope, or material type, report the method used to inspect.  Composition  Wood  Tile  Slate  Other

- Due to slope the roof was viewed from the eave edge by ladder and with binoculars from as many views as reasonable, the entire surface could not be inspected by these methods
- Laminate shingles appear to be applied correctly over builder felt
- Drip edge is present

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

- Type: Hip and Gable
- 2x6 Rafters with 2x4 purlin braces
- 7/16" OSB decking
- 3/4 " TG OSB for service platform
- P20- Remove exposed nails at the foot traffic areas, known safety hazard
- P21- 12" Blown fiberglass Insulation at ceilings and 3 1/2 " fiberglass batt at walls
- The entire attic areas were not traversed due to insulation covering the joists and no visual pathway could be identified without disruption of the insulation

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>E. Walls (Interior and Exterior) Comment:</b> Sheetrock, Tile, Acme brick and cast stone Masonry, Wood product siding and trims

- Entry wall has an area that is unpainted
- P12- There is no lenth support for the cast stone work at the front window a crack is present and the surfaces are deflected uneven

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>F. Ceilings and Floors Comment:</b> Sheetrock ceilings, Tile, Wood, Carpet flooring
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- P16- The tile is incomplete under the upstairs commode

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>G. Doors (Interior and Exterior) Comment:</b>
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- P15- The veneer is damaged at the powder room closet door

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>H. Windows Comment:</b> 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 latch operable secondary means of egress unit in every room designated for the purpose of sleeping. Type: Metal Thermal glazing
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- Tempered glass is present at the proper locations Master tub, front entry, baths, and widows within the swing paths of other doors
- P5- Advise installing tempered glass in all units under 18" off the floor at the dining, front bedroom, and Master bedroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>I. Fireplace/Chimney Comment:</b> Remote or auto control(s) are not inspected. Component malfunction can result in serious injury or death. <a href="http://www.csia.org/pressroom/press-inspection-levels-explained.htm">http://www.csia.org/pressroom/press-inspection-levels-explained.htm</a>
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- Type: Metal with cement refractory panels at the fire box
- Energy source: Gas
- Advise conversion to gas logs system
- Secure the spark screens at both stationary sides
- The entire flue, crown cap and flue spark arrestor could not be visually inspected
- Label the fresh air supply lever
- Install a damper block
- Complete a Level II inspection before closing. See website link for further information
- Have the system inspected yearly before seasonal use

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>J. Porches, Decks and Carports (Attached) Comment:</b>
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- Covered patio AFI

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>K. Other Item Comment:</b>
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- Partial enclosure of the main back yard with a 6' white wood side by side picket fence installed on 2x3 rails and landscape timber posts
- Advise weather sealing all wood ASAP

**II. ELECTRICAL SYSTEMS** Consult an Electrician for evaluation of the entire system and components when repairs are noted. Failure to repair all known hazards reported can result in fires, serious injury, or death. Safety Information: <http://www.adairinspection.com/ElectricalSafety>

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**A. Service Entrance & Panels Comment:**

- Underground SEC
- 200 Amp Square D panel
- Panel Wire Type: Copper with Circuit Breakers and AFCI at all bedroom circuits
- Ground rod and clamped wire are present, are clamp connected bonded to the water supply system in the garage labeled blank cover plate

**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 safety enhancement updating is advised. GFCI location document: [http://www.ecmweb.com/mag/electric\\_code\\_basics\\_3/](http://www.ecmweb.com/mag/electric_code_basics_3/)

- P3- Install cover plate at the den receptacle
- P10- The AC disconnects do not have proper clearance from the equipment
- P19- Properly secure all excess wiring in the attic area, make certain NO wiring is in contact with metal strap material, known electrocution safety hazard
- All receptacles and switches that were viewed are side wired
- FYI: The GFCI protection for the Master bath, and shared bath downstairs is located at the powder room receptacle
- FYI: The exterior receptacles GFCI protection is located at the garage receptacle
- FYI: The hydro tub GFCI protection is located at the Master closet receptacle

**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 an HVAC technician when repairs are noted.

**A. Heating Equipment Comment:** Only the emergency heat mode is tested on heat pumps when the outside temperature is above 60°. Heaters are tested when the outside temperature is above 80°. Complete seasonal equipment service is advised.

- Type: Zoned forced air Up and Down
- Energy Source: Gas
- Attic installed horizontal
- P22- Unit #2 Label
- P23- Unit #1 Label
- Neither unit operated due to the thermostats being locked at 68°F and the interior temp was at 78°F

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>B. Cooling Equipment Comments:</b> The equipment is not operated when outside temperature is below 60°F outside. (See Note above.) Complete seasonal equipment service is advised.                      Type and Energy Source: Zoned Electric Forced Air                      Downstairs Return Temp. 78°F Supply Temp. 53-64°F                      Upstairs Return Temp. 78°F Supply Temp. 64-65°F</p>
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- Neither unit meet thermostatic differential when measured at the return and closest supply registers and systems balance is advised
- Both labels were either absent or covered at the evaporator coils therefore compatible sizing could not be determined
- Numerous impact dents are present at the condensing units fins
- P7- Condensing Unit #1 label
- P8- Condensing Unit #2 label
- P9 - Both units are rated 14 SEER per labels
- The magnetic filter door is broken at Evaporator coil #1, replace
- Advise installation of pan float overflow switches at both units
- Insulate the entire exposed length of the condensate drain lines
- Condensates drain at bath lav tail pipes

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>A. Ducts and Vents Comment:</b></p>
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- Metallic Louvered with Flex duct
- FYI: Filters size is 20"x25"x1"

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**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. Some of the components are unobservable therefore; the system is only inspected for the presence of fixtures and visual function. Sub terrain systems, sumps, chlorinators, chemical dispensers, water conditioners, ionization devices, and any other ancillary equipment are not inspected nor included as part of this report. Consult a Plumber when repairs are noted.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>A. Water supply System and Fixtures Comment:</b> (See Plumbing System Note)                      Type: Copper</p>
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- The center trim cap is absent at the shared bath tub valve
- P2- Secure the pipes at the kitchen sink
- P13- Water pressure entering house is 80 lbs.
- P14- The laundry sink is yet installed and the valve knobs are absent
- P17- Adjust the float at the upstairs commode so waste overflow does not occur
- FYI: There are service stop valves for both hot and cold at all sink and lav fixtures, cold only at the commodes

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>B. Drains, Wastes, Vents Comment:</b> (See Plumbing System Note)                      Type: PVC</p>
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- P2- Escutcheon seal the pipes at the kitchen sink cabinet
  - P11- Cleanout is blocked by brick and mortar
-

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

Energy source: Gas Size in Gallons: 50 Number of Units: 2 AO Smith Water Temp: 121 °F

- Advise installing overflow sensor switches at both drain pans

**D. Hydrotherapy Equipment Comment:** Require access panel, GFCI outlet, and ground wire bonding of the pump motor.

- There is no access panel present to service the pump motor, install

### V. APPLIANCES

**Dishwasher Comment:** Operation is inspected in Normal cycle only. Luxury features are not inspected.

- There is a counter top air gap device present
- The water supply to this unit was off upon arrival
- The soap dispenser door is caked at the latch and will not close
- P4- The knockout has not been removed at the disposal or the drain line is clogged I had to stop the cycle to avoid flooding

**B. Food Waste Disposal Comment:**

- AFI
- InSinkErator

**C. Range Hood Comment:**

- AFI Whirlpool
- Whirlpool built into the microwave
- Vented to the exterior
- 4 speed fan with automatic heat sensor

**C. 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.

- Whirlpool
- Cooktop Energy Source: Gas 4 burner electronic ignition
- Over under 2 ovens Energy Source: Electric with bake and broil elements at both units
- Oven Temp: Upper Set at 350 °F= 347 °F Lower Set at 350 °F= 327 °F
- Carbon Monoxide detected at front right cooktop burner 9ppm during low setting operation with the exhaust fan at level 4 (high speed) consult appliance tech for calibration, known safety hazard potential

**E. Microwave Cooking Equipment Comment:** Units are not checked for radiation leakage.

- Whirlpool AFI
- Turntable control
- Nightlight and cooktop light
- Warmed water during 1 minute test

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**F. Trash Compactor Comment:**

- NC

**G. Bathroom Exhaust Fans and/or Heaters Comment:** Timer(s) are not inspected for accuracy or operation. Heat Source: HVAC Supply registers present

- Exhaust fans are present at the baths, powder room, and laundry vented to the exterior

**H. Whole House Vacuum System Comment:**

- NC

**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: <http://www.dasma.com/safetygdmaint.asp>  
<http://www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf>

- Non-insulated metal door
- Reversing Sensor and Motion Sensor AFI
- Hardware and rails appear secure

**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.

- FYI: Updraft unit requires more frequent inspection and cleaning to avoid known hazards
- Vented to exterior

**L. Other Built in Appliances Comment:**

- FYI: The refrigerator opening is 37" wide and advise maximum 70" tall for proper coil ventilation, unit is not present

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## VI. OPTIONAL SYSTEMS

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>A. Lawn Sprinklers Comment:</b> Operated in manual mode only. The timer, control box, rain sensor, or effectiveness and sizing of anti-siphon valves or backflow prevention are not inspected.</p> <ul style="list-style-type: none"> <li>• Rainbird AFI</li> <li>• 6 zones with approximately 50 heads</li> <li>• Advise adjusting, relocating, or changing head types to avoid impact of walls, fence, window, and AC condensers</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>B. Swimming pools/Spas and Equipment Comment:</b> 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. Information: <a href="http://www.adairinspection.com/Pool-SpaSafety">http://www.adairinspection.com/Pool-SpaSafety</a> <input type="checkbox"/> Gunite <input type="checkbox"/> Fiberglass <input type="checkbox"/> Vinyl Lined <input type="checkbox"/> Freeze Guard <input type="checkbox"/> DE <input type="checkbox"/> Sand <input type="checkbox"/> Cartridge <input type="checkbox"/> Cleaner</p> <ul style="list-style-type: none"> <li>• NC</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>C. Outbuildings Comment:</b></p> <ul style="list-style-type: none"> <li>• NC</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>D. Outdoor Cooking Equipment Comment:</b> Energy Source: <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Manual</p> <ul style="list-style-type: none"> <li>• NC</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>E. Gas Lines Comment:</b> Gas leak detection is performed at the meter, service cutoff valve connections and appliance connections, only, with a TIF 8800 LEAK DETECTOR. Type: Black Iron</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>F. Water Wells Comment:</b> Coliform analysis and other testing are necessary for safe water assurance. Consult the local Water Board for Coliform Analysis and Well Inspection Referrals.</p> <ul style="list-style-type: none"> <li>• NC</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>G. Septic Systems Comment:</b> Information: <a href="http://www.adairinspection.com/SepticInspection">http://www.adairinspection.com/SepticInspection</a></p> <ul style="list-style-type: none"> <li>• NC</li> </ul>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>H. Security Systems Comment:</b> 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 <i>ADAIR INSPECTION</i>, a portion of this inspection fee for providing this service. By signing this document, you agree to receive sales calls from Brink's.</p> <ul style="list-style-type: none"> <li>• See Brink's report for details</li> <li>• The system is inactive at this time</li> <li>• Windows are interior side mount sensed</li> </ul>



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>I. Fire Protection Equipment Comment:</b> The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping and outside within the proximity of the doors to these rooms. These units shall be hard wired with a battery backup and all units shall sound when one unit is activated. Test all alarms and detectors monthly by both test button and smoke. The installation of Carbon Monoxide detector(s) is required in homes with gas-fired appliances at every floor elevation and for appropriate square footage coverage. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, mechanical equipment areas, 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. The lack of these detectors or equipment is a known safety hazard, remedy, repair, or install immediately. For further information consult your local Fire Department and equipment manufacture. <a href="http://www.nfpa.org/index.asp">http://www.nfpa.org/index.asp</a> and <a href="http://www.carbonmonoxidekills.com">http://www.carbonmonoxidekills.com</a></p>
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- AFI

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**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 inspection only.
- 2) Have any noted repairs completed by licensed, insured, and bonded professional contractors. All repairs shall strictly adhere to Manufacture Specifications, Federal, State, Local codes, and the Authority having Jurisdiction.
- 3) Maintain mature plantings a minimum of 3' from the roof, walls, A/C equipment, and all overhead wiring.
- 4) Maintain all exterior finishes, caulking, and other sealants at any unlike material abutments and all penetrations to the walls and roof. This inexpensive task prevents moisture intrusion and saves costly repairs.
- 5) Product recalls and consumer product safety alerts are added almost daily. To best address your specific concerns visit. [www.cpsc.gov](http://www.cpsc.gov) or [www.recalls.gov](http://www.recalls.gov)  
Item(s), brand name(s), and model number(s) will be required for proper identification.
- 6) 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!
- 7) Some items not noted on this report were delivered verbally onsite when the client is present.
- 8) The entire report is not, nor is the Inspector named Licensed to perform any Code Inspections pertaining to this specific property. All Code Enforcement questions must be directed to the Authority Having Jurisdiction. Contact the local Building Department for further details.

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**Safety-Security-Serenity**

**THANK YOU FOR CHOOSING ADAIR INSPECTION** Signed: **BARRY ADAIR** Dated: 09-20-2006