

Woodway Inspection Services, PLLC

1410 Wilde Rock Way
Houston, TX 77018
Phone: (713) 542-6565

E-Mail: woodwayhmsvc@yahoo.com
www.woodwayhomeinspectionsvc.com

INSPECTION ADDENDUM

1. THIS LIMITED VISUAL STRUCTURAL AND MECHANICAL INSPECTION DOES NOT INCLUDE ENVIRONMENTAL, MOLD/MILDEW OR AIRBORNE CONTAMINATES TESTING. **ENVIRONMENTAL TESTING PRIOR TO CLOSING BY A CERTIFIED TESTING COMPANY, INDUSTRIAL HYGIENE EXPERT OR OTHER INDOOR AIR QUALITY EXPERT IS HIGHLY RECOMMENDED FOR HEALTH SAFETY.**

HOUSE BUILT BEFORE 1978 A/C DUCT WORK HAS UNKNOWN INSULATION MATERIAL
 A/C EVAPORATOR DIRTY DUCT WORK OR RETURN IS DIRTY WATER STAINS OR WATER PENETRATION AT THE WINDOWS OR DOORS WATER UNDER VINYL FLOORING PLUMBING LEAKS
 ROOF LEAKS WATER STAINED ROOF DECKING BLUE/GRAY SPOTS OF UNKNOWN MATERIAL ON THE A/C REGISTERS LEAK AT THE DISHWASHER WET OR STAINED WALLBOARDS TOILET LOOSE ON THE FLOOR BLUE/GRAY SPOTS OF UNKNOWN MATERIAL IN THE SHOWER(S), TUB(S), SINK(S) BLUE/GRAY SPOTS OF UNKNOWN MATERIAL ON CEILINGS, FLOORS, CARPET, OTHER EXCESSIVE MOISTURE IN THE WALLBOARD MOLD/MILDEW TYPE SMELL NOTED IN THE TOP TOILET TANK(S) WET/DAMAGED EXTERIOR SIDING/TRIM STUCCO/EIFS/SIMULATED STUCCO NOTED ON THE EXTERIOR LAWN SPRINKLER SPRAYS ON THE HOUSE ALARM CONTACTS NOT SEALED IN THE WINDOWS NEGATIVE DRAINAGE PONDING AT THE FOUNDATION

2. EXTERIOR HARD BOARD SIDING WAS NOTED ON THE INSPECTION OF THE SUBJECT PROPERTY. THERE ARE SEVERAL EXTERIOR SIDINGS THAT ARE ON A DEFECTIVE RECALL LIST FROM THE MANUFACTURERS. THERE ARE ALSO SEVERAL CLASS ACTION LAWSUITS ON DEFECTIVE EXTERIOR HARD BOARD SIDINGS THAT PAY TO REPLACE THE SIDING. THIS LIMITED VISUAL INSPECTION DOES NOT INCLUDE IDENTIFICATION OF SIDING THAT MAY BE INVOLVED IN A CLASS ACTION LAWSUIT OR IS ON A DEFECTIVE RECALL. **IT IS HIGHLY RECOMMENDED THAT PRIOR TO CLOSING THE SIDING IS FURTHER INSPECTED FOR DAMAGE AND TO BE DETERMINED IF IT IS ONE OF THE DEFECTIVE EXTERIOR SIDINGS. IT SHOULD ALSO BE DETERMINED IF A CLAIM FOR REPLACEMENT CAN BE OR HAS BEEN MADE. FURTHER INFORMATION IS AVAILABLE ON THE INTERNET AT WWW.MASONITECLAIMS.COM OR WWW.SIDINGCLAIMS.COM.**

3. I HAVE OBSERVED A FEDERAL PACIFIC ELECTRIC/FEDERAL PIONEER (FPE) (STAB-LOK) ELECTRICAL SERVICE PANEL AT THE HOUSE. THERE HAS BEEN TESTING AND ON GOING DEBATES AS TO THE SAFETY OF THIS PANEL, WHICH MAY BE, IS A LATENT FIRE HAZARD. THE CIRCUIT BREAKERS MAY FAIL TO TRIP IN RESPONSE TO AN OVER-CURRENT OR SHORT CIRCUIT. FAILURE OF A CIRCUIT BREAKER TO TRIP CAN RESULT IN A FIRE, PROPERTY DAMAGE OR PERSONAL INJURY. A CIRCUIT BREAKER THAT MAY NOT TRIP DOES NOT AFFORD THE PROTECTION THAT IS INTENDED AND REQUIRED. **IT IS HIGHLY RECOMMENDED THAT PRIOR TO CLOSING YOU OBTAIN MORE INFORMATION AND HAVE THE PANEL FURTHER INSPECTED BY A LICENSED ELECTRICIAN. ADDITIONAL INFORMATION CAN BE OBTAINED ON THE INTERNET AT [HTTP://WWW.INSPECT-NY.COM/FPE/FPEPANEL.HTM](http://WWW.INSPECT-NY.COM/FPE/FPEPANEL.HTM) AND WWW.CPSC.GOV OR CALL 1-800-638-2772.**

4. I HAVE OBSERVED ZINSCO BRAND ELECTRICAL PANEL BOX. THERE HAS BEEN SEVERAL INSTANCES OF HIDDEN DAMAGE TO THE ELECTRICAL BUSS BARS INSIDE THE PANEL BOX. TO CHECK FOR THIS TYPE OF DAMAGE REQUIRES REMOVAL OF THE BREAKERS WHICH IS BEYOND THE SCOPE OF THIS LIMITED VISUAL INSPECTION. **IT IS HIGHLY RECOMMENDED THAT PRIOR TO CLOSING THE ELECTRICAL PANEL BOX IS FURTHER INSPECTED BY A LICENSED ELECTRICIAN.**

 BUYER: _____

DATE: _____

INSPECTOR: _____

DATE: _____