



ABLE INSPECTIONS
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CLIENT: Joe Sample

PROPERTY INSPECTED:

Houston, TX

EMAIL:

DATE -

CC: -

INSPECTOR: Larry Malloy TREC 332



I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	<u>Foundation & Structural System</u>	

In accordance with your instructions, and in your presence and presence with Engineering Construction Property Management of this building, I made a limited visual inspection of the above referenced property. At the time of the inspection the office building was occupied with tenants, office furniture, file cabinets, furniture, pictures, etc. hindering this inspector from observing all areas of walls and floors. In addition, second level janitor closet and upper electrical storage closet were obstructed with stored items, etc. The weather conditions were sunny and dry and approximately 95 degrees at 10:30 a.m

OFFICE BUILDING DESCRIPTION w/ATTACHED FRONT AND REAR ENTRY COVER

The foundation of this office building is assumed to be of a Structural reinforced concrete slab commonly supported with Engineered designed piers supporting a two-story structure with multiple offices, main foyer reception area, two bathrooms on each level, kitchen's, janitor closet, electrical closets, elevator equipment and two-level operating elevator system, control room closets and storage rooms. This office building generally faces north. The office building is constructed of a steel frame system bolted and welded to adjacent members and commonly bolted to the concrete foundation, brick and glass material on exterior. Interior walls and ceilings are constructed of painted and papered gypsum wall board, glass, brick and acoustic drop ceiling tiles. Carpet and tile and vinyl tiles cover the interior floors**.

Window frames are metal single pane fixed type with commercial grade front and rear door systems.

The age of the structure, as I understand it, is approximately 34 years old.

This limited visual inspection revealed that the slab foundation, which transmits all the loads to the soil sub grade, has experienced differential movement commonly evidenced by hairline cracks which can vary in width starting at approximately 1/32nd inch wide to the exterior brick and interior gypsum board and brick.

Close scrutiny in a normal manner of the grade surface, exposed to view and above the ground, not concealed by landscaping, vegetation and texture over grade beams, did not reveal major distress conditions open to view.

An elevation survey was performed as a part of this inspection. The survey provided by this inspector was performed taking random first level only elevation measurements of the floors. Please understand that some commercial office buildings are not poured perfectly "level" during original construction. Considering this, elevation surveys are not always a true method of determining foundation movement. However, such elevation surveys do indicate current conditions and this inspector is of the opinion that such information, in conjuncture with other observations, can be helpful in contributing to overall foundation analysis.

A Technidea Pro-2000 Zip level ([tool for elevation measurements of your foundation floor system](#)) was utilized to measure and obtain elevations to the interior first floor of this office building. The reference point for this office building was located at the foyer area.

The results of our survey indicate the first floor of this office building to be reasonably level. The high point of the slab foundation is located at the front east office. The surface elevation at this point is approximately 3/8 inch above the reference elevation of zero. The low point of the slab foundation is located at the rear southwest office and is approximately 5/8 inch below the reference elevation of zero.

It is not uncommon for foundations to reveal some symptoms of differential movement. At the time of inspection and in my opinion, foundation is performing in acceptable manner. Inspector did not observe evidence or consequences of above normal differential movement for an office building of this age and construction type.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. If the evidence and the consequences of foundation movement become significantly more pronounced in the future, then foundation-leveling repairs may become necessary. The office building owner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future. Especially since the sprinkler irrigation system was not properly functioning to provide necessary water around this building.

We have not been informed of any disclosed information of any previous foundation failures and repairs. No previous reports were presented to this inspector from any other inspection service companies.

INTRODUCTION

In accordance with your instructions, the undersigned inspector has made a limited foundation inspection of the above referenced commercial office building on __. This inspection consisted of an examination of only those portions of the foundation and structure that were visible and accessible. This inspection was based on inspectors 35 years of knowledge and experience with foundations in the Greater Houston area. The structural elements inspected were limited to those elements that assisted in the evaluation of the overall foundation performance. Please note that this foundation and this inspection did not include analysis or investigations relating to environmental concerns.

The location of geological faults and their relation to this property are excluded in this evaluation. Please note this inspection **did not include** any analysis or inspections related to mold or any other environmental related inspections. Understanding that latent defects could exist which inherently may not be detected during an inspection of this type, Larry Malloy and Able Inspection Company do not claim or warrant that the observations described herein and their analysis thereof represent every structural condition that may exist. Please note that any verbal statements made by this inspector are not to be considered a part of this inspection report. If any additional information becomes available, this inspector should be provided the opportunity to amend the report.

PURPOSE

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation, superstructure and roof along with most mechanicals for this office building is performing the intended and design purpose, or if repairs may be required. In addition, if repairs are recommended, to provide an opinion as to the general scope of needed remedial repair work.

OBSERVATIONS

Observations by this Inspector are subdivided into three areas, exterior, interior and grade beam. The observations regarding the grade beam refer to that part of the exposed concrete foundation slab. This portion is generally referred to the face of the exterior perimeter grade beam.

Referenced directions in this report where one is facing the front entry of commercial building with the front facing a north direction.

EXTERIOR

The exterior cladding is made of primarily of brick and glass glazing panels. A close review of the external surface areas and associated glass windows and brick revealed no significant evidence of unusual structural behavior to these wall surfaces, during this inspection process.

GRADE BEAMS

Observations of the foundation were made in a normal cursory manner by viewing those areas of exposed grade beam surfaces which were above ground and not concealed by such items as: high soils, vegetation, concrete and brick /tile steps, low cladding and any other materials. Observation of the external perimeter grade beam, where possible revealed no significant distress cracks were open to view, however there was evidence of textured grade beam at southeast area from original construction.

INTERIOR

Observations were made of the interior walls, ceiling and floors (where accessible and available without moving or removing items, furniture, cabinets, stored items, pictures etc.). Observations of the interior sheetrock ceiling and walls, painted plasterboard, wood panels and acoustic tiles revealed typical quality of the commercial office building industry. This type of construction reflects movement by cracking and joint distortions appearing on the surface. Typical locations of cracks and distortions, when there is frame movement, are cracks at four corners of windows, top of doors, vertical corners of walls and other openings.

The review of the interior of this building did not reveal significant distress conditions relevant to foundation movement.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Grading and Drainage</u>	

Proper drainage is very important for foundation performance. Review of the exterior revealed random 24x24 area surface drains at front, rear and sides of property and in parking lot and driveway areas. Since it was not raining during this inspection we were unable to determine the quality of drainage around this building, in parking lot areas and in front and side drain culvert systems (restricted at front north and northeast areas).

Rear south roof has a drain terminating out of curb on east side of walkway.

Therefore, it is unknown to us how effectively water is channeled around or away from the structure. Please consult with seller for any known information of possible "hidden" and or obstructed drains on this property.

We recommend that the buyer retain the services of a reputable and qualified landscaping and drainage expert to investigate all areas around this office building and parking lot. They should provide specific recommendations on the installation of possible drain and water movement systems as well as make suggestions on improving the grading techniques to reduce the collection of rainwater and thereby reduce the possibility of water intrusion into this office building and parking area and covered front entry.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Roof Covering & Roof Structure and Attic</u>	

The roof of this office building is of flat construction and covered by a four-year-old Commercial grade TPO roofing membrane (thermoplastic polyolefin) installed over metal decking and steel web joist. Roof material is commonly fastened down with nails or screws and heat with adhesive cement and perimeter flashing. Roof has two built in roof drains and four narrow drain scuppers at south area edges of roof. This roof structure was accessible via a Bilco metal scuttle thru the 2nd level mechanical room.

There is a large metal frame and glass skylight projecting thru front north roof which has been repaired multiple times with roof tar cement and other sealants due to leakages. It was not raining during our inspection therefore we could not address whether this projection leaks. Suggest consulting with Building Owner and or Building Maintenance Co for all information of repairs made to this opening.

The rear south roof cover is of a Built-Up tar and gravel roof with center drain and side scuppers. Age of this roof is unknown to us.

There were some random areas of blanket insulation under roof decking.

The following conditions were observed and are in need of repair:

1. Two HVAC primary drains not adequately installed into center roof drain grates currently resulting into excessive water accumulation around these roof drains with other debris and vegetation growth.
2. Water exists under floor mats installed onto roof at both HVAC units.
3. Some random dark staining exists on this roof system from ponding of rainwater – these areas can be appropriately cleaned and monitored at times of rainfall for any significant accumulation of rainwater at these locations.
4. Vegetation growth located along edges of roof and parapet wall/flashing along southeast area of roof.
5. Vibration noted on roof during operation of HVAC unit (especially near older Trane equipment).
6. Random patch repairs located to this roof system from leaks that may have occurred at one time.
7. Tar and other sealant repairs located along edges of main skylight projection and on glazing and framing members from leaks that have occurred to this projection (not raining at time of inspection to locate any signs of active leaks, however, staining exists inside of this skylight glazing, faming and acoustic tile areas as viewed from in foyer.
8. Narrow drain scuppers along south side of building with debris accumulation in need of excavation and thorough cleaning which has resulted into significant staining to the exterior brick cladding material and these scuppers can be modified with additional extensions of flashing material to minimize further staining of this brick, etc.
9. One PVC drain waste vent not opened up at northeast area of roof.
10. Building maintenance did not have knowledge on where the interior roof drains terminate which may be into the sanitary and/or storm drain system and unable to observe “clean outs” for these drains and new buyer may option to have video camera examination of these roof drains to ensure proper connections and termination location. In addition, these drains historically can leak and suggest consulting with building office documentations from any repairs made around these roof projections.
11. Several locations of worn, compromised and missing wood blocks supporting rusted metal conduit for the HVAC systems and exterior lighting and these areas can be examined by appropriate contractors for replacement and priming and repainting of the rusted conduit.
12. One mechanical roof vent located at south area of roof which was understood is from bathroom vents and this vent was not operating during inspection and assumed to be of a mechanical type which should be further investigated for its function and operation.
13. Additional sealant located on the exterior security lights mounted on parapet walls at sides and rear of building.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Walls (Interior) & Ceilings and Floors</u>	

Interior discrepancies include the following in need of repairs as listed below:

1. Damaged sheetrock with stains, mold and mildew at rear southeast elevator equipment closet from leaks that had occurred at one time off of P trap above – this sheetrock material is in need of immediate removal and further examination can be performed for air quality from this compromised wall material with mold/mildew propagation.
2. Adjust second level men’s room door to open and close freely.
3. Some rust located on random air registers such as in bathrooms and elevator closet and in offices that can be appropriately cleaned and repainted as necessary and/or replaced.
4. Silvering of mirrors located in men’s and women’s bathrooms with cracked mirror in first level men’s bathroom.
5. Some hairline cracks in the tile flooring in all bathrooms.
6. Multiple locations of stained and compromised acoustic tiles in random offices, bathrooms, at skylight projection, at rear south door system and in some storage closets of offices and in office kitchen from leaks that have occurred at one time, however, we could not duplicate any type of leakages and examined these areas at ceiling above which appears to have been from roof, HVAC and/or plumbing leakages at one time.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Water Penetration</u>	

Unable to observe and locate active water intrusion conditions inside of this building during our inspection process due to the absence of adequate rainfall, however, there is evidence of staining inside of random office windows and windowsills, at corners of walls and carpeting, on acoustic tiles in random rooms, bathrooms and storage closets, skylight and rear door area and significant staining and damages with mold/mildew in elevator closet.

It is very important that a prudent buyer retain the services of a reputable and qualified contractor in the immediate future to determine the exact source of leaks, to examine all areas for hidden damages and to expose any possible mold/mildew and provide estimates for the appropriate repairs. Failure to respond to the conditions mentioned above, before the purchase of this property, commonly results in unanticipated, and often costly, repairs.

Evidence of what appears to be mold propagation was observed at elevator closet location and some remnants on top of acoustic tiles in random locations (suggest removal of any tile that has been stained and compromised). Since we are not qualified/licensed to appropriately determine the type and quantity of any fungus, the buyer should retain reputable and experienced environmental inspection agencies for a thorough examination and testing of these identified areas, before purchasing of this property.

Consult with office building seller or maintenance office building contractor for all known information of water intrusion conditions into this office building along with any previous repairs for your future records.

I	NI	NP	D	COURTESY INSPECTION ITEM	**
●	○	○	●	<u>Basic Interior Infrared Diagnostic</u>	

This inspector employed an infrared Flir T620 camera utilized to examine walls and ceilings for any thermal differences from active and/or previous leakages.

Unable to observe and locate significant moisture anomalies during this inspection process, however, did observe some locations of heat anomalies from thermal loading to this structure during our inspection process of a 95+ degree day.

In addition, some offices were warmer than others when examined with infrared camera which can be appropriately examined and balanced by HVAC contractor of your choice.

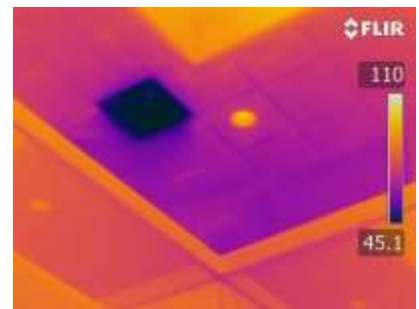
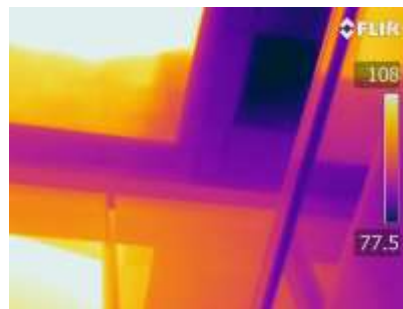
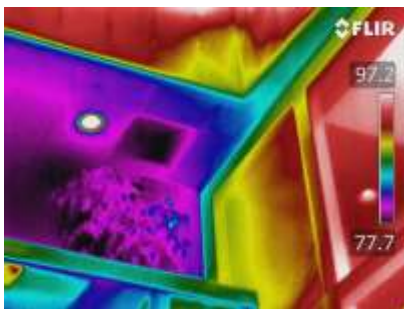
Interpreting Infrared Images

Blue = Cool or Moist Temperatures

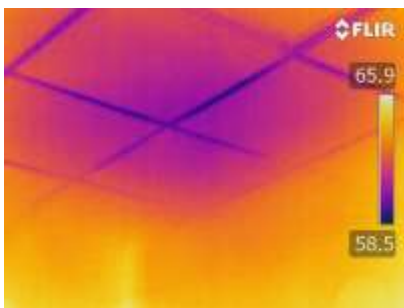
Orange/yellow = Warm or Hot Temperatures

This Inspector employs the use of a Flir T620 Infrared Camera, inclusive on all of my Inspections. This high tech camera "sees what the human eye does not" and is very useful for us and you the potential office building buyer. However, if we find any issues from suspect temperature changes, we may not have the time or resources to thoroughly investigate for solution to our findings. Most tradesman/contractors are not familiar and or qualified to understand the capabilities of this Infrared Camera, therefore buyer must use diligence retaining appropriate contractors for repair methodology. Any questions should be directed to the Inspector familiar with any anomalies found on this building. An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem. If an area, such as a ceiling or wall, is generally warm (orange) is from missing or misplaced insulation, or from excess heat off electrical breakers or wiring.

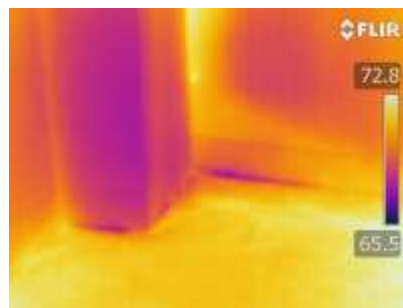
Any unexpected cool (blue) image is observed, those cooler temperatures may indicate an anomaly such as a water leak or HVAC duct air leakage.



No anomalies located on upper stained ceiling tiles from skylight projection



No anomalies at stained kitchen acoustic tiles



Small areas of moisture at base of front northeast base and carpet



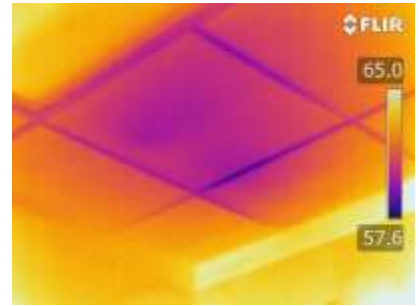
Image of quality air supply at right slotted air register and limited at left register in upper south office



Quality air supply out of slotted air registers



No anomalies under 1st level windows



No anomalies on stained acoustic tiles in upper southeast office

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Walls (Exterior) & Doors, Windows</u>	

Exterior discrepancies include the following in need of repair:

1. Stains and discoloration of exterior windows coupled with vegetation and streak staining which can be appropriately cleaned as necessary.
2. Adjust rear south doors to open and close freely, sticking from magnet catch and adjacent door.
3. Significant staining of exterior brick especially at rear south of building from drain scuppers off of roof system.
4. Some rust on metal lintels at window openings with brick support at front, rear and side locations.
5. Rust staining on brick from security lights at south and west sides of building which can be examined for cleaning, priming and repainting of these light frames.
6. Some peeling paint exists on lower edge of metal flashing below windows around building.
7. Mud wasp nesting exists on brick and stucco ceiling material at exterior front and rear coverings that can be controlled by pest control companies of your choice and removal of these mud nests.
8. Metal pole located at northeast of building for reasons unknown and old metal conduit with apparent low voltage wiring at front north of building that can be removed as necessary.
9. Open up and clean out excess mortar inside the weep holes located around the perimeter lower course of brick columns to allow for moisture and heat to escape.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	<u>Steps and Stairways and Rails</u>	

The steps did have a solid feeling when walked and handrails were secure upon along with the rails.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Other Non Structural Discrepancies</u>	

1. Significant damages and compromised railroad ties around perimeter of building landscaping and at drain culverts and front signs and this type of material is now highly conducive to insects and especially wood destroying insects and suggest immediate removal of this wood material along with obtaining proposals for "treatment methodology" for wood destroying insects that may be in this material and exposed during removal.
2. Significant debris and soils and grass in front and side drain culvert system in need of further excavation, however, it was understood that the front drain culvert may be covered in the future with widening of Memorial Drive.
3. Some damaged fence pickets and rear of sides of building.
4. Necessary pruning of trees at front, rear and sides of property due to some dead infested tree branches and trunk lines.
5. Several tree stumps located especially at east and southwest of property in need of removal by grinding of the stumps and treatment to minimize wood destroying insect infestation that commonly exists in this type of material.
6. Some dead and compromised landscape shrubbery exists due to the absence of adequate watering since irrigation system has been shut down due to inadequate function and operation.
- 7.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Parking and Parking Lot</u>	
1.				Some cracks in the patterned concrete paver system exists at front of building couple with some staining that can be cleaned and resealed as necessary.	
2.				Some storm drains located in the driveway system and the integrity of these large storm drains are unknown to us since it was not raining at time of inspection.	
3.				Several cracks in the concrete parking areas with fractured cracks along south side of parking lot.	
4.				Some random broken curbs around building and entrance.	
5.				Poor illumination of parking stripes, handicap accessible sign, areas of no parking and identification for fire truck entrance.	
6.				Ramp does exist at rear south of building for entrance into building for wheelchair accessible and two handicapped accessible parking spots do exist.	

LEGEND:

(D) = Deficiency
I = Inspected

Green Text = Comment
NI= Not Inspected

OK = Operative
NP= Not Present

**** SEE ADDENDUM**

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Service Entrance and Panels</u>	
BREAKER BOX:				Underground copper 4 wire 3 phase feed wire into two separate 400-amp copper panel boxes located in 1 st and 2 nd level electrical closets. (D) Rusted 4" metal conduit at exterior southwest area of property with significant rust and voids at conduit for feed wires at grade level in need of further examination from reputable electrical contractors.	
				Multiple separate ITE panel boards located in second level electrical closet with identification of all breakers, however, some worn identification located on some random breaker panels. One panel cover difficult to open and has been slightly damaged. One loose cover on contactor panel in this closet. One breaker turned off for exterior electrical for the sign and should be further investigated by reputable electrician contractor to determine why this breaker is turned off and signs are not being utilized. Time clock exists in this electric closet, however, not identified for specific use and may be for exterior signs.	
GROUNDING:				(D) External earth ground rod not located on exterior.	
				However internal grounding electrode located in elevator equipment closet driven into concrete floor. OK	
BONDING:				(D) Unable to locate bonding on all metal conduit connections, water supply piping and steel frame of this building and suggest consulting with reputable electrician contractor for their examination of necessary bonding at all locations of panel boxes, conduit, etc.	

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Branch Circuits – Connected Devices/Fixtures</u>	
TYPE OF WIRE:				Primarily copper type.	
ELECTRIC 120-VOLT OUTLETS:				(D) Cover plate missing on 2-gang outlet in 2 nd level electrical storage room off panel box. One outlet not responding off tester on front exterior and on roof.	
ARC FAULT INTERRUPTERS:				Not installed on this panel since this NEC code requirement began in 2001, however, buyer may option to retain electrician of their choice for installation of these fire safety devices.	

LIGHT SWITCHES: All operative during inspection process, however, could not locate light switch to operate light in elevator equipment closet.

GFCI CIRCUITS: Located in kitchens, all bathrooms, in panel boxes (2nd level) and exterior on roof. **(D)** Not responding off tester on roof.

LIGHTS FIXTURES: **(D)** Missing bulbs on fixture in 2nd electrical closet. One not operative in elevator closet and rear exterior ceiling. Broken plastic lens on light fixture in southeast office/conference room.

OTHER ELECTRICAL: **(D)** Several locations of rusted, compromised and damaged exterior metal junction boxes and conduit with exposed wires in need of immediate examination by reputable electrician contractors. Several locations of open junction boxes and exposed wires above ceilings in multiple offices.

Significant rust on metal conduit, LB's and junction boxes on roof also in need of examination by electrician contractor for repairs. Loose metal conduit into junction box for exterior outlet and GFCI on roof which is not functioning and operating during this inspection in need of further examination by electrician contractor.

Photo electric eye was covered on roof which did operate exterior security lights and lights under front and rear entry.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	Heating System	

FURNACE: Side pocket units installed above ceilings with electric heat strips operative off individual T-stats in offices (heat dampers will open and close down a/c dampers during this phase. Due to extreme hot exterior temperatures and some office personal on site, we chose not to operate heater modes during this inspection process, therefore suggest consulting with HVAC company who manages this equipment for this operation to determine integrity of these heater units. **(D)** Covers noted on random side pocket units above ceilings to be off or removed.

BLOWER AND MOTOR: Belt drive type units. **(D)** Mold/mildew and other residue observed on all blower housing and squirrel cages in addition, loose belts on the Carrier air handler unit along with "vibration" off of these unit when in operation. Therefore, suggest immediate and thorough cleaning of these blowers and adjustments to belts etc.

RETURN AIR: Individual vents in offices, hallways and bathrooms. **(D)** All grills should be cleaned of residue.

BATHROOM VENTS: Mechanical vent located at south area on roof.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	Air Conditioning & Cooling System	

THERMOSTAT & CONTROLS: Multiple individual DDC (Direct Digital Controls by Johnson Controls) T-Stats installed in offices on 1st and 2nd levels understood t-stats operate mechanical dampers to provide quality air into certain offices, rooms etc. We did not operate these t-stats due to current configuration and suggest having HVAC contractor review all installations off computer controls for any necessary calibrations, adjustments etc.

CONDENSING UNIT: (Electric) 1994 Trane 3 phase dual 460 volt compressors, R-22 refrigerant and 3 fan motor unit equipped with electric disconnect located on roof for the East 1st and 2nd levels (D) Older unit with electric disconnect (void under panel) significant rusted housing, frame and interior coil pan, active leaks off coil cabinet, pan and drain. Missing trap off primary drain and piping not installed directly into roof drain. Commonly due to age of this equipment, we noted rusted compressors and fan motors. Previous repairs to condenser coils from refrigerant leaks, multiple controls replaced and modified.

2004 Carrier 3 phase triple compressor, R-22 refrigerant, dual fan motor unit equipped with electric disconnect located on roof for the West 1st and 2nd levels. (D) Damages from suspect hail to condenser coils, rust on electric disconnect, excess oil residue and other stains on housing, loose blower belt on air handler, previous refrigerant repairs and compressor replacements, debris inside of pans in need of thorough cleaning.

EVAPORATOR COIL: (D) Previous repairs have been performed to both HVAC units. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.

CONDENSATE DRAIN: (D) Loose piping off both units and not piped directly into roof drain system metal cages. Missing proper trap off Trane unit. These drains should also be cleared and flushed with Spring and Summer season operation.

EMERGENCY PAN: Not available

TEMP. DIFFERENCE: 54-56 degrees/74-76 degrees. 20 degrees Delta T. Some offices are receiving better cooling than others which is from needed "balancing" of the damper system for offices on 1st and 2nd levels.

DUCT SYSTEM CHASES AND VENTS:

Rigid Metal, Grey Flex and Foil Flex type. (D) Older grey flex ducts being used off HVAC ducts (older generation ducts). Random offices especially on 2nd level south areas are not receiving adequate air with notable warmer offices than others (some offices have cardboard installed in slotted vents to minimize air supply).

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Plumbing Systems</u>	

SUPPLY PIPING: Copper type. (D) Oxidation and corrosion was observed on several stop valves/pipe connections under all first and second level men's and women's bathroom lavatories and at office kitchens.

METER LOCATION: Located at east side of building.

MAIN WATER SHUT-OFF: Located at random ceilings area of office building above ceilings, however, building maintenance contractor stated water is turned off at meter to turn off main supply into building.

KITCHEN FIXTURE: (D) Rebuild/replace kitchen fixture in second level northeast office.

KITCHEN DRAINS: (D) The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections. Some not readily accessible due to cabinet design.

FLOOR DRAIN: Located in all bathrooms and in 2nd level electric/storage closet (unknown integrity)

FIRST LEVEL MEN'S BATH:

- a) Lavatory (D) The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections. Using old stop valves. Automatic soap dispenser not operative.
- b) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Evidence of significant stains at bowl attachment to the tile from leaks. (Suggest replacement.) Operative during inspection, however, on old generation fixture.
- c) Urinal

FIRST LEVEL WOMEN'S BATH:

- a) Lavatory (D) Slow drain with probable restrictions, is in need of further examination to determine exact source of blockage to ensure positive flow of discharge of this drain line – right basin. The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections.
- b) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Loose toilet seat. Evidence of stains from leaks at bowl attachments to the wall. (Suggest replacement.)
- c) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Loose toilet seat. Evidence of stains from leaks at bowl attachments to the wall. (Suggest replacement.)

SECOND LEVEL MEN'S BATH:

- a) Lavatory (D) The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections. Rust and corrosion on stop valves.
- b) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Evidence of stains and leaks at bowl attachment to the wall. (Suggest replacement.)
- c) Urinal OK, however, corrosion on fixture.

SECOND LEVEL WOMEN'S BATH:

- a) Lavatory (D) The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections – both lavatories.
- b) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Stains from leaks at toilet attachment to the wall. (Suggest replacement.)
- c) Toilet (D) Water is not flushing adequately in the bowl. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. Stains from leaks at toilet attachment to the wall. (Suggest replacement.)

EXTERIOR BIBBS: (D) Missing handle at front north bibb

BACKFLOW PREVENTERS: (D) Not installed.

MAIN CLEAN OUT: One apparently located at exterior east of building, however, suggest consulting with building maintenance to confirm this is the building clean out.

DRAINS/WASTE/VENT: PVC type. (D) Capped drain waste vent termination in upper east roof.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Water Heating Equipment System</u>	
WATER HEATERS:		2016 Ruud 19.9-gallon electric tank with disconnect located above first level men's bathroom. Operative during inspection. (drain piping off pan appears to be installed into drain waste vent pipe in elevator closet).			
SAFETY VALVE:		OK			
DRAIN PIPE:		Copper type. Unknown location of this drain to the exterior (appears to be installed into drain waste vent pipe in elevator closet).			

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Appliances</u>	
DISHWASHER:		Two located in kitchens and both operative during inspection. (D) Upper west dishwasher drain has poor connection under sink on disposal and noisy fill mode			
FOOD WASTE DISPOSER:		Two located in kitchens, however, (D) one not operative in upper southeast upper kitchen and in need of replacement.			
WATER COOLER:		(D) One located in 2 nd level south hallway and not operative.			

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	<u>Optional Equipment/Systems</u>	
SECURITY/FIRE SYSTEM:		IMPORTANT: ** NOT inspected or tested by this company. Consult with office building owner or other professionals for this information. Smoke detectors should be installed in appropriate locations within all rooms, hallways, kitchen, HVAC ducts and above ceilings for safety and piece of mind for office building owner and we have no knowledge on the integrity of existing smoke detectors which can be examined by reputable alarm companies of your choice for repairs, replacement and/or upgrades.			
SMOKE DETECTORS:		Office building owner should consult with reputable alarm companies to examine this office building for upgrading of "smoke and heat" detection systems in appropriate locations (office building, HVAC systems and above ceilings) for your safety.			
LAWN SPRINKLER:		5 Stations on pressurized (PVB) vacuum breaker valve located at exterior east of building property. Hunter controller located inside south of building under stairs. (D) All zones were not identified permanently. All zones not operative during inspection and only operates sprinkler system around perimeter of building in need of immediate and further examination by reputable and licensed irrigation contractor. Two covers missing on zone valves at east side of building. Was unable to locate all serviceable solenoid valves for zoned stations in the yard (may be covered/buried) and all of these valves should be located and identified by the building owner and/or a licensed irrigator utilizing the proper detection equipment – all not located. Adjust the shrub sprinkler heads that are located within close proximity of the exterior building materials, such as at the windows, doors, brick and stucco, and especially at any wood materials to reduce the potential of staining, discoloration and interior/exterior building material damages. Optional rain sensor installed at exterior of building, however, appears to be an old generation model and may not be functioning and/or properly connected which should also be examined by irrigator contractor.			

EXTERIOR LIGHTING: Operative during inspection from photo electric on top of roof, however, one light not functioning at exterior south ceiling entry.

EXTERIOR SIGNAGE: **(D)** Not operative during inspection and breaker turned off for this circuitry and should be further examined by licensed electrician contractor of your choice (photo electric eye located at front north exterior, however, no power exists to this circuitry).

ELEVATOR EQUIPMENT: Hydraulic unit located in first level southeast closet maintained by Amtech Elevator Service Company and suggest consulting with this company for detailed information on function, operation and integrity of this equipment since we are not experts to give opinion on this equipment.

FIRE SPINKLER SYSTEM: Not installed on this building which was apparently not required at time of original construction.

OTHER EQUIPMENT: **Video/Audio.** Consult with seller for capabilities of this wiring system along with detailed function and operation of this system.

Exterior Phone/Directory: **(D)** Not operating as per Building Maintenance

WOOD DESTROYING INSECT INSPECTION **

(D) Rotted, damaged and compromised wood railroad ties exist around this building and front signage and drain culvert systems and suggest immediate removal of this material and **perform treatment methodologies** especially within close proximity of building.

Several locations of rotted and damaged tree stumps, compromised shrubbery, trees, branches, etc. which also should be examined for treatment against wood destroying insects.

SELLER'S DISCLOSURE **

The inspector **did not** receive/review a copy of the seller's disclosure statement informing the inspector of any known defects at the time of inspection (this document is essential to assist in evaluating previous and/or existing problems with this office building experienced by current and previous owner). In addition, I **did not** receive/review a copy of any previous inspection reports performed on this property. If other reports are available, request a copy (or copies) from seller. If there are items in conflict with this report, or should additional information become available, we reserve the right to determine the impact, if any, of any new facts/information that may be provided, and revise our opinions and conclusions if necessary, based upon the discovery of information that was unavailable or unknown at the time of this inspection.

SUMMARY **

The overall care and maintenance of this office building were considered as **good for its age, however, there are some average conditions as well** **due to (not in any particular order for repair):**

- **Age of Trane HVAC rooftop unit.**
- **Limited cooling capabilities in several offices due to substandard balancing of HVAC duct and manual and automatic damper system.**
- **Significant sheetrock wall damages with mold/mildew in elevator equipment closet.**
- **Significant tar and sealant cement repairs to the skylight projection of main foyer through the roof.**
- **Other roof discrepancies listed in report at roof drains and scuppers.**
- **Multiple electrical discrepancies with open junction boxes and exposed wires above ceilings in multiple offices.**
- **Multiple worn and compromised bathroom drains, toilets and urinals in men's and women's bathrooms in need of obtaining proposals for replacement.**
- **Several stained and compromised acoustic tiles from leaks that had occurred at one time in several offices, kitchens, storage closets, around skylight and rear door system.**
- **Significant rust and corrosion of main feed conduit under exterior southwest feed panel into ground.**

- **Inadequate function and operation of sprinkler irrigation system.**
- **Stains to the exterior brick in need of appropriate cleaning and sealant.**
- **Damaged, rotted and compromised railroad ties around building.**
- **Inadequate electrical operation to the front signage and exterior outlets.**

when compared to other equivalent office buildings in this location, similar age and construction type.

It is highly recommended that you conduct a “walk-through” inspection prior to closing to re-check areas that were not readily accessible or visible at the time of inspection and to ensure that this building and its components have not changed in any substantial manner.

This Inspection report provided by this inspector and Able Inspection Co. is **“Incomplete”** if you do not have 1) Type written report w/ Termite report and graph 2) Captioned pictures 3) Able Office building Guide and Disclaimer Information. If any of these 3 components are not received, it is imperative to call our office for these documents.

Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office, if you have any questions or require a more detailed explanation regarding any item included in this report, pictures, attachments, or addendum(s).

Very truly yours,

ABLE INSPECTION COMPANY
Inspecting since 1976

Larry J. Malloy

Larry J. Malloy
Registered Professional Building Inspector
License No. 332 TREC
Certified Termite & Pest Applicator
Licensed No. 28713 TDA
Certified Infrared Building Science Thermographer
Licensed No. 26559 ITC
Certified Infrared Level II Thermographer
Licensed No. 54400 ITC
Certified Master Inspector No. 83 w/ TPREIA
Texas Professional Real Estate Inspectors Association
Member Better Business Bureau of Houston Since 1986
Member International Code Council ICC No. 5296191



Clogged drain in culvert



Capped drain waste vent on roof



First level east kitchen acoustic tile stains



Debris and vegetation at roof drain from HVAC drain



Debris and clogged drain culvert and pipes



Dark area from ponding water



Excess stains and water off HVAC equipment on roof



Debris on roof from ponding water



Debris at south drain scupper



Loose 2x4 supporting conduit



Leaks off toilets



Leakages of toilet



Plant growth along southeast roof



No weep holes at base of brick columns



Narrow south drain scupper



Sheetrock damages and mold



Sealant repair



Repairs to roof



Stained acoustic tiles and mold/mildew



Stained acoustic tile off skylight



Sheetrock wall damages and mold



Stained tiles in upper west storage closet



Stained brick off roof scuppers



Stained brick



Stains and mud wasps on stucco ceiling at front exterior



Stains and leakage off toilets



Stains and debris off HVAC on roof



A/C drain not installed into roof drain



Broken junction box at front exterior sign



Tar sealant on skylight



Corrosion on men's urinal fixture



Corrosion on chrome P traps at all lavatories



Broken junction box at front exterior sign



Damaged wood railroad ties



Cut and exposed wires above west ceiling



Corrosion on P trap



Excess stains and water off HVAC equipment on roof



Excess rust and water leakage off Trane unit



Disposal locked up



Exposed cable wires



Exposed and unused cable wire above first level men's bathroom



Exposed and cut wires in second level electrical closet



Fractures in south parking lot concrete



Exposed wires above ceiling tiles



Exposed wires



Leaks off toilets



Leakages off toilet



Hail damage to Carrier coil



Mold/mildew on Carrier unit air handler and loose belt



Missing trap off Trane HVAC unit drain pipe



Missing cover on exterior east junction box



Poor marking for handicap parking



Poor dishwasher drain connection in upper east kitchen



No power on exterior north outlet



Replace second level east kitchen fixture



PVC trap with previous leaks in elevator equipment closet



Poor marking for parking



Rusted conduit



Rusted compressor on Trane unit



Rust and water in Trane HVAC



Rusted metal conduit for main feed into building



Rusted conduit on roof



Rusted conduit at east exterior



Stains and leakage off toilets



Stained front north security light



Sprinkler PVB valve on off mode



Weak flush on all toilets



Water under mat around HVAC units



Water cooler not operative

