



**ABLE INSPECTION
COMPANY**
*Inspecting Homes Since
1976*
713 465-0000



www.ableinfrared.co

www.flirthermography.com

CLIENT:

PROPERTY INSPECTED:

Houston, TX 770

EMAIL:

DATE – November

CC:

INSPECTOR: Larry Malloy TREC 332



PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. **It is important that you carefully read and understand ALL of this information and Inspectors limitations provided in this Inspection report. In addition, this Inspection report “IS NOT” a warranty or guarantee and only available information provided “at time of inspection”. Please consult with your Realtor and or Insurance provider for available Insurance options on this home and property.**

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the **Deficient (D)** box if a condition exists that adversely and materially affects the performance of a system or component, or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as **Deficient** may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT AN EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTION, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(512) 936-3000 (<http://www.trec.texas.gov>).

REI 7-5 (Revised 05/2015)

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas; malfunctioning arc fault protection (AFCI) devices; ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations and functional emergency escape and rescue openings in bedrooms; malfunctioning carbon monoxide alarms; excessive spacing between balusters on stairways and porches; improperly installed appliances; improperly installed or defective safety devices; and lack of electrical bonding and grounding, lack of “bonding” on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “**Deficient**” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices 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.

While the TREC Standards of Practice does not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice 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 or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection. The inspector will report on visible existing recognized hazards and shall report as deficient any recognized hazard specifically listed as such in the Standards of Practice. The inspection addresses all of the parts components, and systems required by the Standards of Practice and found in the property being inspected. Items which are not present or are not inspected will be identified as such.

(An explanation will be provided for any part, component or system required for inspection which is inaccessible, that cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected.)

The limited visual inspection was performed on an **opinion only** basis, and said opinion is based only on specific items which were observable at the time of inspection, and set forth in the inspection report. The sole purpose of the inspection is to point out existing and potential defects or deficiencies in the structure(s) located on this property and clearly observable at the time of the inspection. The inspection does not involve any engineering analysis of the original design, but deals instead with the in-service operation or malfunctioning of the home's systems and components, as well as the type and level of maintenance that has been or should be performed.

This report does not conclusively determine the cause of any defects, the observation of which may be limited for any number of reasons, including weather conditions, limited accessibility, and obstructions.

Excavating, lifting of floor coverings, opening walls or ceilings, moving of furniture, removal of personal or stored items, disassembly of equipment, or any other potentially damaging or dangerous procedures cannot be performed.

Furthermore, such items as rotted wood behind wall/ceiling/floor coverings, leak paths in walls and ceilings, interior slab cracks, wood destroying insect and/or organism damage/infestation, concealed or buried electrical and plumbing lines and connections etc., that were **not exposed** during this limited visible inspection were not reported and Able Inspection Company assumes no responsibility if hidden defects are discovered in the future. **(Buyer should feel free to obtain other opinions before closing on this property.)** This inspection is not intended to reflect the value of the premises, nor to make any recommendation to purchase or not to purchase the property inspected.

Opinions rendered are based on the inspector's personal knowledge, training and qualifications. These comments may not necessarily agree with other professionals and this report may differ from others that you could/may obtain. If repairs or further inspections that are not performed as suggested/recommended, to correct the conditions or deficiencies noted in this report **before** the purchase of this property, or you agree to accept the condition of the property "as is," you should be aware that additional damage may occur or undisclosed/concealed defects could be discovered in the course of remodeling or repair work performed **after** the acquisition of this property that are beyond the scope of this limited visual inspection. (In some cases, you may need to ask for an extension of your inspection contingency.)

As Real Estate Inspectors, we believe that it is not only our responsibility to represent the interests of the home buyer, but to educate and provide a learning experience for the consumer as well.

Therefore, this inspection (along with any attachments) is also intended to be instructive and informative regarding existing and potential effects or conditions of health, safety, comfort and convenience within the home, as well as to point out and explain the scope and limitations of the visual inspection. Certain comments may be provided by the inspector that report on conditions which may not be deficient or call for immediate repairs, but are considered to be sensible or prudent upgrades, improvements and may enhance the safety and comfort of occupants.

Able Inspection Company does not assume any responsibility whatsoever for any work that may or may not be done as a result of the information provided by this limited visual inspection. Client should be aware that all equipment has been in use for some time and Able Inspection Company nor any other party is responsible for the equipment's performance after the date of this report. These inspections are not intended to be technically exhaustive. *Buyer should retain any and all repair estimates, warranties, and invoices from the seller on all repairs performed and equipment or parts that have been replaced.* **We do not perform re-inspections of any homeowner, contractor, or third party installations or repairs for any reason.** If the water, gas or electricity are not turned on at the time the inspection has been scheduled, we will charge an additional fee to inspect those items that could not be inspected due to circumstances beyond the control of the inspector.

- Security systems and fire alarms are not inspected or tested by this company. Recommend checking with a licensed and bonded alarm company. Smoke and heat sensors should be installed in all bedrooms, bathrooms, garage, attic and kitchen areas. Also, consider installing one or more carbon monoxide detectors if there are any gas appliances located within the home.
- Audio systems/wiring/speakers, telephone lines, intercoms, satellite dishes, existing cable systems/wiring and connections **are not** considered as part of this inspection. Therefore, no comments will be made regarding these items. Consult with a reputable and qualified contractor of your choice to inspect or examine any equipment of this type.

LEGEND:

(D) = Deficiency (red flags) Green Text = Comment OP = Operative during (day of) inspection ** SEE ADDENDUM

I = Inspected

NI= Not Inspected

NP= Not Present

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	I. STRUCTURAL SYSTEMS	
A. Foundations				<u>Foundation & Structural System</u>	
<i>Comments:</i>					

In accordance with your instructions, and in your presence and presence of your realtor and seller, I made a **limited visual inspection** of the above referenced property. At the time of the inspection the home was occupied with furniture, pictures, stored items etc. The weather conditions were partly cloudy and dry and approximately 83 degrees at 9:00 a.m.

HOUSE DESCRIPTION w/ATTACHED TWO CAR GARAGE and DETACHED GUEST HOUSE

The foundation of this home is of a reinforced concrete slab on ground type commonly underpinned with builder's piers, and supports a three-story structure with three bedrooms and third level office. This home generally faces west from garage and south from front door. The home is constructed of a wood frame with painted conventional hand troweled stucco/plaster hard coat cladding with control joints**, painted and unpainted horizontal wood siding, painted fiber board wood siding, vinyl cladding and wood soffit, fascia and trim with wood ceiling material exterior. Interior walls and ceilings are constructed of painted paneling, plasterboard and tile. Fireplace units are internally projected. Hardwoods, tile and brick pavers cover the interior floors**. Window frames are original metal single pane sliding, fixed and transom types with multiple sliding door assemblies.

The age of the structure, as I understand it, is approximately 35 years old with some renovations and improvements. Consult with the current owner for available history of information such as blue prints, building permits, approval papers from the homeowner's association architectural committee, contractor invoices and any manufacturer warranty documents, etc. for your future records.

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 – 1/16th inch wide.

Evidence of repairs located to the stucco cladding in random areas at front, rear and sides of this structure and the integrity of these cracks are unknown to us that should be further examined by reputable stucco/plaster contractors of your choice.

Close scrutiny in a normal manner of the grade surface, exposed to view and above the ground, not concealed by landscaping, vegetation, high soils, river rock, low cladding and pavers did not reveal major distress conditions open to view, however, there was some evidence of distress cracks in the partially open garage concrete that has also been filled in with filler material.

Interior distress conditions, such as small wall and ceiling cracks, tape float joint distortions and some protruding nail fasteners, are located in random rooms on first, second and third levels of residence. Visible and existing cracks to the interior sheetrock finish material on ceilings and walls represent minimal cosmetic damage and, **in my opinion**, does not represent significant structural damage. The buyer may seal up and repair any conditions of distress and distortion to the interior walls/ceiling, at their convenience, which will assist in monitoring additional vibration movement or settlement/uplift from the soil supporting this foundation system and or from the expansion and contraction of building materials to this superstructure.

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 residence. The reference point for this residence was located at the foyer/base of stairs.

The results of our survey indicate the first floor of this residence to be at an acceptable level (measurements may differ from other measurements depending on where base unit is placed). The high point of the slab foundation is located at the front formal living room. The surface elevation at this point is approximately 1/4 inch above the reference elevation of zero. The low point of the slab foundation is located at the rear family room and is approximately 1 1/2 – 1 5/8 inches 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 excessive evidence or significant consequences of above normal differential movement for a home of this age and construction type.

This opinion from this Inspector and Company with 35 years' experience, 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 homeowner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future. Please read On Line Information provided on Foundation Maintenance from Foundation Performance Association- Structural Committee for Residential and Low Rise Buildings. (web site end of report)

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

B. Grading and Drainage

Comments:

Able to locate 12"x12" area surface drains at front and rear corners of garage, two small individual 4" drains in decking between house and pool, individual 4" drains along north side of property with 7"x7" surface drains and large 24"x24" metal storm drain with apparent electric sump pump (as per seller) at northeast corner of property, terminating at front southwest and northwest curb/street. Since it was not raining at the time of inspection their extent and effectiveness is unknown to us. In addition, the function and operation of the sump pump is unknown to us since we could not remove metal grate cover for this pit to examine integrity and operation of the pump and suggest consulting with seller for service and maintenance records on this pump and where this drain terminates.

Unable to locate visible area surface drains at south area of residence, under river rock material and around outside of pool area which would assist in diverting rainwater to the street or storm sewer. 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.

One large rain gutter terminates at north side of house within close proximity of 12"x12" drain and consideration should be taken to install this roof drain termination into the underground drain pipe system.

The exterior grade around the perimeter of this residence and garage is primarily flat. The natural grade has been raised almost to the stucco plaster areas making it possible for accumulated surface water to enter this residence and garage. This represents poor drainage conditions for this foundation system.

We recommend that the buyer retain the services of a reputable and qualified landscaping and drainage expert to investigate the area around this residence/garage. 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 residence/garage.

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

C. Roof Covering Materials

D. Roof Structures and Attics

Comments:

The roof of this home is of flat, gable and shed construction and primarily covered by a single ply modified bitumen roof material, installed over wood decking. Roof material is fastened down with heat and asphalt cement adhesive with two roof drains at front west area roofs of house and guest house coupled with random areas of roof drain scuppers at upper north and northeast of roof to channel off rainwater. This structure as viewed from the attic area indicated 2x6 rafters spaced 18-20 inches on center and a major ridge of 2x6 for the modified roof over a flat roof and unable to observe and view sleeper rafters for the flat roof system. In addition, unable to view and determine type and quality of insulation in the ceiling areas. The roofs did not have soffit ventilation, however, two turbine ventilators installed on the gable roof modification at rear northeast roof.

The surface of this roof did have an acceptably solid feel when walked upon in a normal manner.

The following **limited visual** discrepancies were observed and are **in need of immediate repair as listed below:**

1. Remove the tree debris accumulation off of the roof and valleys, etc. to allow rainwater diversion (the condition of any covered roof material is unknown). Prune tree branches away from the roof to prevent damage to roofing material, rain gutters (if installed) and perimeter fascia material and to also reduce the opportunity for the infestation of pests, carpenter ants and other wood destroying insects.
2. Several locations of previous repairs to the flat roof system noted especially at northeast area of roof off of gable roof coupled with ponding water and evidence of previous leakages inside of attic and family room areas.
3. Abandoned A/C condenser unit at upper northeast area of gable and flat roof on wood platform in need of removal.
4. Voids at roof jacks for first and second level east and guest house A/C unit utilities – in need of pest-proofing.
5. Random locations of dry areas from ponding rainwater on flat roof system coupled with sealant repairs at windows, doors, drain scuppers, dissimilar building material intersections, etc.
6. Detailed metal diverter flashing not installed off of roof and wood intersections to channel rainwater away from these building materials resulting into staining, slight damages and discoloration.
7. Wrinkled shingles at south side of gable roof.
8. Rust at drain scuppers off of flat roof system and rusted metal collection box at north side of house.
9. Missing flashing behind skylights with staining and discoloration inside both skylight lenses that should be further examined by reputable skylight/roofing contractor for sealant and additional flashing installation.
10. Damaged lead roof jacks on gable roof from squirrels and/or equivalent.



Damaged lead roof jack



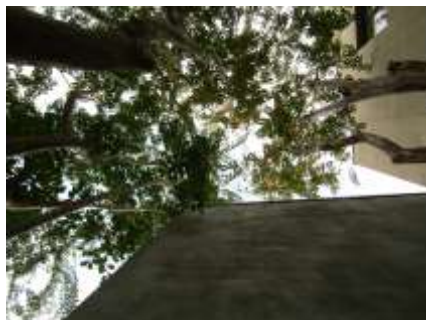
Area of ponding water and excess sealant at door and glazing



Abandoned A/C and wood frame



Tree branches on rear roof



Tree branches close to roof



Ponding water on roof



Roof repairs



Void at roof jack for HVAC piping



Void at guest quarters A/C roof jack



Stains in third level shower skylight

GENERAL ROOF INFORMATION includes the following:

1. The day of the inspection was dry, therefore limiting inspector from a thorough examination for any active or potential roof leaks. The buyer should obtain any available written disclosure information from the seller on all known history of roof leaks and/or repairs.
2. Stained shingles from algae discoloration and the loss of coated mineral granular material are located in random areas of roof due to the roof's age and roof shingle type installed. This condition is a discoloration and does not feed on the roofing materials, however, can be temporarily removed by sponging these shingles with a diluted solution of chlorine bleach mixture.
3. We suggest that rain gutters be cleaned and flushed on an annual basis to ensure positive rainwater diversion.
4. **Consult with seller for any information of roof leakages and/or repairs made to this roof system for your future records.**

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

E. Walls (Interior and Exterior)

F. Ceilings and Floors

G. Doors (Interior and Exterior)

Comments:

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

1. Approximately 25" circular opening exists in third level wall of stairs considered to be a "recognized hazard" for small children.
2. No landing off of third level sliding door to the south area opening also a "recognized hazard".
3. Slight second and third level floor transitions noted when walked upon commonly the result of materials used during original construction that can be examined by flooring contractors of your choice.
4. Several interior doorstops missing.
5. Grout voids in master shower tile.

6. Random squeaking of hardwood floors in second and third level locations.
7. Cupping and separation of hardwood floors located inside several sliding doors and third level office along sliding door and fixed windows.
8. Lubricate all window coil balancers to allow windows to open and close freely and clean lower rails for rainwater diversion.
9. Adjust multiple door latches at closets for house, garage and quarters to properly operate.
10. Daylight observed with staining around door from attic to the exterior roof with damaged wood (consideration should be taken to replace with solid door and adequate weather stripping).
11. Peeling paint in powder bathroom baseboard and at random sliding doors and windows from water intrusion conditions that exist and/or did exist at one time (not raining during inspection).
12. Stained and damaged base of wood framing inside garage at one closet area.
13. Some drywall damages in garage closets coupled with random repairs to the drywall.
14. Stained and discolored drywall inside closet for the water heater unit coupled with substandard exterior door and weather stripping.
15. Odd installation of return air grill in first level closet ceiling which is ineffective, however, additional return air located in family room wall area.
16. Chemical corrosion located under wet bar from stored pool chemicals.
17. Cupped, popping and some separations in hardwood floors in first and second level rooms of guest house.
18. Unable to observe safety tempered labeling on glazing inside house on large fixed windows within 18" of grade and greater than nine square feet and in stairs of guest quarters.
19. Lubricate all windows at guest quarters and install screens.
20. Loose tub installation in guest quarters second level bathroom.
21. Missing emergency drain piping and improper electrical installed for both first and second level water heater units in guest quarters.
22. Align interior sliding doors and install lower guides.
23. Door must be self-closing at garage and breakfast room.



Align sliding doors



Worn and damaged wood



Glass not tempered at top of guest quarters stairs



Door must be self-closing



Damaged wood in garage storage door



Cupped and popping hardwoods



**Remove stored chemicals
under wet bar**

****All floor covering(s) are not considered a structural component by this Inspector and Inspection Company, therefore are not thoroughly evaluated for their overall integrity, durability and acceptance. Please consult with reputable flooring contractor to examine your home's flooring material for proposals of any needed repairs, replacement or re-finishing before purchase of this property.**

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

Comments:

(D) Stains were observed inside isolated windows and doors. This is usually the result of the condensation and/or from wind-driven rain leakage. Consult with a contractor of your choice for repairs.

(D) Stains with slight damages located at base of closet in garage and evidence of water trail from water diversion through this garage (not raining during inspection to aid inspector to observe for water intrusion through this garage).

(D) Stains and slight damages located inside north water heater closet with additional stains at upper ceiling of family room and at edge of window blinds.

(D) Stained, cupped and separated hardwood floors at random sliding doors and third level office area of sliding door and fixed window glazing. In addition, stains located inside enclosed attic at roof intersection and at rear northeast door off of attic onto roof system from leaks that exist, or did exist at one time.



Stains in attic



**Cupped and stained third
level hardwoods**



**Water stains on concrete slab
in garage**



Stains in north water heater 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.

Consult with seller for all known information of water intrusion conditions into this residence along with any previous repairs for your future records.

I	NI	NP	D	COURTESY INSPECTION ITEM **
●	○	○	●	Basic Interior Infrared Diagnostic

This inspector employed an infrared Flir T620 camera utilized to examine walls and ceilings for any thermal differences from active and/or previous leakages. **This camera is most useful and definitive to locate leakages from the building envelope with rainfall or within 2-3 days after significant rainfall therefore if rain has not occurred, homebuyer may consider retaining our service at another time after significant rainfall to examine interior building envelope for any suspect leakages at windows, doors, ceilings, walls, etc.**

Some heat anomalies located on ceiling above family room from missing and/or misplaced insulation.

Unable to locate evidence of significant interior water anomalies during our examination.

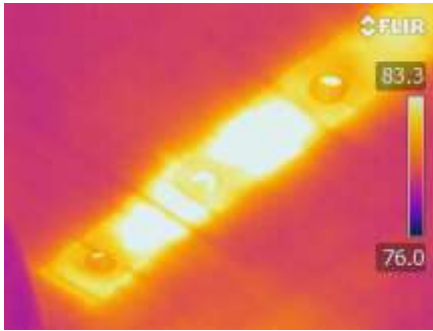
[Interpreting Infrared Images](#)

[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 homebuyer. 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.

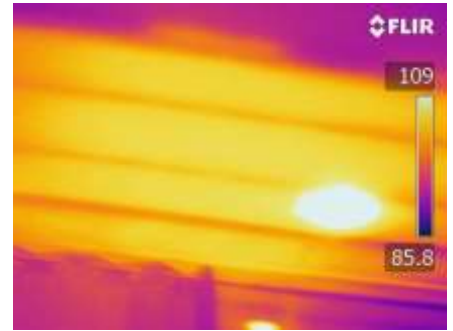
An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem, which will require additional examination beyond the scope of our inspection. If an area, such as a ceiling or wall, is generally warm ([yellow](#)) is from missing or misplaced insulation, or from excess heat 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.



Heat from missing/limited insulation on ceiling on family room



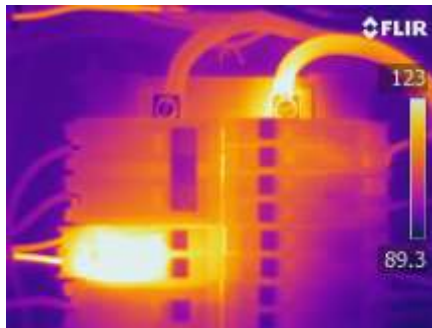
No anomalies on ceiling of family room with stains



Heat image in upper bath from limited insulation



Heat image of 123 degrees on sub panel right feed leg



Heat image on sub panel left breaker



Heat images on house main panel breakers

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

G. Doors (Interior and Exterior)

H. Windows

Comments:

Exterior **limited visual** discrepancies include the following **in need of immediate repair as listed below:**

1. Seal all vulnerable external projections, attachments and dissimilar material intersections in this stucco/plaster cladded system, such as at the electrical panel boxes and disconnects, electric outlets, light fixtures, plumbing hose bibbs, gas, water, vent covers, cable wiring, at all windows and doors and at roof fascia and stucco intersections to reduce the potential for water intrusion into the wall cavities.
2. Evidence of significant staining and discoloration of the stucco/plaster in several locations especially on north side of property coupled with substandard repairs at cracks and displacements.
3. Stained and worn wood fascia material between guest house and house at northwest area.
4. Warped, loose, split and dry/unpainted wood at northeast area of modified roof coupled with worn and compromised exit door from attic to the roof.
5. Stained, split and slightly water damaged ceiling material at front east and west entry area.
6. Damaged and warped lower garage door panel.
7. Rough operation of all sliding doors with missing screens and adjust doors to properly latch.
8. Damaged wood at base of exterior pool extended bar.
9. Loose vinyl siding at upper northwest of residence.
10. Stained, loose and compromised wood fascia and some soffits at upper southeast of residence and pool enclosure.
11. Worn exterior door for water heater unit and upper northeast attic.
12. Protective screens were not located over several windows. The buyer should consult with the seller for the location of these screens. Determining location/condition of screens, sizing and proper number for this residence is not part of this inspection. Worn, broken and missing protective glazing material (i.e. plastic, wood or caulking) on several windows is in need of immediate repair to prevent water intrusion and subsequent interior damage.

13. Stains/mold and vegetation were observed at front, rear and sides and these areas should be pressure washed and sealed in the immediate future to prevent water intrusion and potential interior and exterior building material damages.
14. Seal void spaces located at windows and doors and at the intersections of dissimilar materials such as at wood-to-stucco, wood-to-vinyl, vinyl-to-stucco or stucco/plaster and at all utility projections (gas, water, electric and a/c) in the immediate future to reduce water intrusion and potential damages into this residence/garage.
15. No access to view at south side of guest house due to adjacent neighboring stucco building wall.
16. High soils and poor visibility of concrete grade beam hinders inspector to thoroughly examine for wood destroying insects therefore suggest obtaining proposals from pest control operators of your choice to treat both buildings and garage in the near to immediate future.
17. Slightly damaged and out of square door for the pool enclosure coupled with excess tree debris on screening and frame and one slightly torn screen.
18. Excess sealant located at upper third level base of windows and doors from suspect previous water intrusion conditions.



Loose, dry and unpainted wood



Loose and stained fascia and soffit



Damaged base of garage door panel



Rough sliding doors



Poor sealant at windows



Loose vinyl siding



Stained stucco with cracks



Stained stucco/plaster



Stained stucco/plaster and rusted roof gutter box



Poor door in attic to roof



Stucco cracks and repairs



Stained wood ceiling



Water stained and damaged ceiling

** This residential building is enveloped with what appears to be a 3-coat plaster cement system with control joints. Our inspection methodology is strictly visual and non-invasive; however, we employ the use of an Flir 620 Infrared camera to the interior building envelope only (without moving furniture etc.), which is primarily effective to locate leakages in conjunction **with excessive rainfall** (absence of rainfall hinders this capability) We cannot identify damages to any interior wall cavity materials, therefore a prudent buyer should consider consulting with “invasive” Stucco-inspection techniques **before the purchase of this property** (not provided by this company). In addition, it is also imperative to consult with seller of this property for any and all knowledge of “previous repairs” to this stucco system along with any window and or door replacement.

I	NI	NP	D	INSPECTION ITEM	**
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Steps and Stairways and Rails

I. Stairways (Interior and Exterior)

Comments:

The steps (riser and tread ratio) in the stairs had a normal feeling when walked upon in a normal manner. **(D)** Handrails not installed in stairs of both house and guest quarters due to choice of architect/builder and greater than 4” openings exist at railing balusters in guest quarters.



No grippable handrail



Large 4" opening at guest quarters rail

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	Fireplace and Chimney	

J. Fireplaces and Chimneys

Comments:

The hearth was a full width extension (20 inches). Prefabricated metal firebox unit located in family room. The damper does open and close freely. (D) Bowed and compromised gas log starter piping. Worn interior firebox and panels. Firebox installed on top of wood as viewed from small gas access panel. Rusty fire screen and exterior roof jack.

Prefabricated metal firebox unit with gas log starter piping located in breakfast room. (D) Rust on fire screening. Gas stop valve has been cut out and removed. Rust on roof jack and spark arrester cap.

(D) These units should be examined by reputable chimney contractors for thorough cleaning, function, operation and integrity.



Gas stop valve removed at breakfast room fireplace



Bowed family room has starter pipe

This inspector does not determine integrity of metal flue liners which can be examined by chimney contractors of your choice.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	Porches and Decks and Balconies	

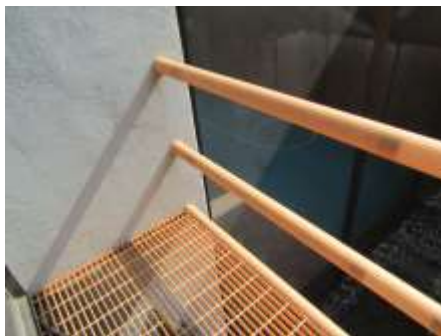
K. Porches, Balconies, Decks, and Carports

Comments:

(D) Some rust and discoloration at pool enclosure base framing and upper framing with excess tree debris.

(D) Split and rotted decking and horizontal rail at front exterior with some vegetation growth.

(D) Greater than 4" openings exist at south horizontal steel piping – recognized hazard for small children and no decking installed at third level sliding door opening.



Larger than 4" openings in balcony rails



No deck at third level sliding door

I	NI	NP	D	INSPECTION ITEM	**
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Other Non Structural Discrepancies

L. Other

Comments:

1. If deadbolts are installed on exterior doors, this will prevent emergency egress and consideration should be taken to replace with interior throw type latches or have key available to exit these doors.
2. Grouting voids located in random areas of kitchen, bathroom lavatories and showers/tubs.
3. Uplifted and broken sidewalk with staining from suspect ponding of water and broken driveway approach.
4. Cracks and staining inside partially open garage.
5. Tree stump(s) were observed at southeast location and should be removed, grinded and filled to prevent future wood destroying insect infestation.
6. Evidence of damaged and insect infested fencing was observed at north area on this property. This fencing should be reviewed by a reputable and licensed pest control certified applicators for advice and proposals on treatment methodologies. In addition, damaged cap on fencing.
7. Old and abandoned rear PVC water piping in wall and upper roof.
8. Subterranean termite bait stations located around house.



Tree stump in yard



Subterranean termite bait station



Old and abandoned rear PVC water piping

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	II. ELECTRICAL SYSTEMS	

Comments:

A. Service Entrance and Panels

BREAKER BOX:

Aerial 3 wire 2/0 copper service into 200 amp GE copper panel box with sub panel breaker located at north of house. (D) Heat located off of one 240-volt breaker at left side buss bar when using infrared camera. All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of its particular circuit. Lid in need of adjustment to stay open. More than two ground wires installed for buss bar screws. Feed wires from utility pole across street in contact with stucco/plaster building with other cable wires.



Wires on stucco wall



Utilities on mast pipe



Poor labeling of breakers

Challenger copper panel box located in garage closet for the guest quarters. (D) Two screws missing for dead front cover. All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of its particular circuit. Multiple ground and neutral wire connections on buss bar screws. Excess heat on right buss bar screw and feed wire and on one 30 amp breaker. Undersized wiring for the guest quarters A/C unit. Clearance should be made available for this panel box (do not install stored items on shelving near panel). Corrosion on buss and connector.



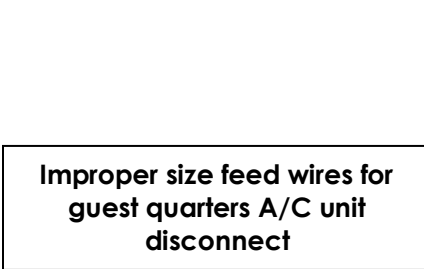
Hot right feed wire and on breaker at guest quarters panel



Guest quarters panel breakers not labeled



Corrosion on buss and connector



Improper size feed wires for guest quarters A/C unit disconnect



This inspector does not analyze all breaker amp and wire sizing on electrical equipment such as air condensers, ovens, ranges and any other electric components. **Optional surge protector not installed on this panel.**

GROUNDING:

External type is installed on driven earth ground rod. **(D)** Old generation clamp installed and suggest upgrading with acorn type with additional earth ground rods for both panels.

Additional grounding electrodes are now required as today's building codes and suggest consulting with electrician contractor of your choice for this additional installation.

BONDING:

Screw installed on panel box.

Bonding jumper is not installed on gas meter piping and/or hot/cold water supply piping at water heater. **NOTE:** Bonding is installed for safety reasons and should be included on metal piping systems, including gas piping, to ensure electrical continuity and to prevent accidental shocks by anyone coming in contact with metal material, which has become charged. This is a limited visual type inspection and not an exhaustive examination to ensure that all outlets, switches, fixtures, appliances, video and audio equipment, satellite dishes, gas and water pipes, fences, CCST gas piping etc. are properly "grounded or bonded". Please consult with reputable electrician contractors for this type of examination/service.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	B. Branch Circuits – Connected Devices and Fixtures	

Comments:

TYPE OF WIRE:

Primarily copper type.

ELECTRIC 120-VOLT OUTLETS:

(D) Cover plate missing on outlet under kitchen sink. Unable to obtain electric power on exterior GFCI outlet at front entry. Electric outlets not installed near air condenser units for future service. Some outlets have been painted over and difficult to insert tester in second level bedrooms.

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 "breaker safety devices".

LIGHT SWITCHES:

Visibly **OP**, however, some switches were not labeled and difficult to determine that may be for exterior lighting.

We do not analyze and examine all wattage of light bulbs to be compatible with any rheostat switch that can be examined by electrician contractors of your choice.

GFCI CIRCUITS:

Located partially in kitchen, all bathrooms, front west exterior and in guest quarters bathroom and kitchen area. **(D)** Front exterior GFCI not responding off of tester. Not located in garage, first and third level wet bars, all other exterior outlets and unable to locate GFCI for the kitchen in guest quarters. We were unable to locate any additional GFCI outlet/circuit protection along the entire kitchen countertop, beyond the required 6' proximity to a wet location (large appliances are not applicable). All GFCI protective outlets must be identified with appropriate labeling/stickers.



Not GFCI under wet bar



Front exterior GFCI not responding



Exterior outlets not GFCI

LIGHTS FIXTURES:

(D) No globe/lens protection exists on incandescent lights in closets, garage and attic, which will prevent electrical spark if the light is damaged. Random lights not functioning in ceiling of family room and formal living room. No lighting and/or switch to illuminate east HVAC unit in attic. Old generation lights with burnt bulbs under kitchen cabinets. Unable to obtain operation of under cabinet lights in guest quarters kitchen and one horizontal fluorescent light in first level wall of guest quarters. Improper wiring methodology for fan and light in first level guest quarters bathroom. Lighting not installed in guest quarters second level closet to illuminate water heater unit and HVAC equipment – odd wiring methodology noted in guest quarters that should be thoroughly examined by reputable electrician contractors.



Poor wiring of guest quarters bathroom light and fan

OTHER ELECTRICAL:

(D) Multiple locations of rusted conduit with loose LB's and junction boxes at sides and rear locations of house (unknown integrity of any underground wiring and meat conduit that should be examined by electrical contractors of your choice).

(D) Rust on exterior recessed light lenses off of south area and improper metal blank installed on west stucco wall of house that is not damp proof.

(D) Odd wiring for washing machine in guest quarters with extension cord wiring in second level closet for water heater and networking. Improper wiring under disposal and behind kitchen cabinets – suggest consulting with electrician contractor to thoroughly examine wiring methodology in guest quarters for necessary modifications, improvements and code installation.



Rusted conduit



**Improper electric connection
for upper guest quarters
water heater**

The ground framing on the dryer and range are not upgraded to recent NEC (National Electrical Code) standards. Therefore, if the buyer is purchasing new equipment, then these outlets and junction box connections will have to be modified by a licensed and qualified Master Electrician.

We do not inspect or analyze the operation and condition of any exterior lighting (i.e. security, yard landscaping and trees, etc.). We suggest consulting with the current owner for detailed information on the location and operation/maintenance of these fixtures. Ceiling fans were operated in high speed and then in low speed to determine if the fans are out of balance and/or noisy. In our experience fans often experience this problem and we suggest retaining the service of a ceiling fan specialist for advice and proposals for repairs, if this condition is not acceptable to you.

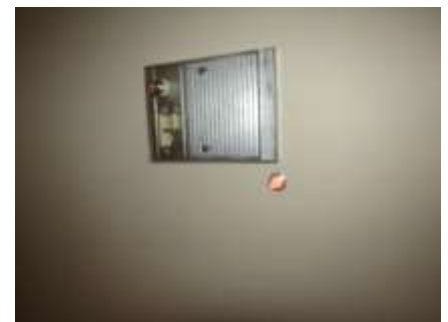
New homebuyer should examine residence at nighttime hours for operation of all security lights, high and low voltage landscape and tree lights for acceptability and consult with seller for function and operation of any photo electric eyes/sensors and time clocks that operate external lighting, outlets, etc.

DOOR BELL:

Operative during inspection.

INTERCOM/DOOR GATE LATCH:

(D) Intercom system not installed at front exterior door with interior intercom with button control to operate exterior low voltage door gate latch – consult with seller for proper function and operation of all button controls and intercom system that is considered “as is”.



**Interior door access button
and intercom**

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ● **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Comments:

A. Heating System

FURNACE:

2009 Bryant electric radiant heat with disconnect (first/second level east). **(D)** Consult with electrical contractor to ensure proper sizing of electrical wiring to this electric heater unit. Remove in line filter from manufacturer. No lighting to illuminate this equipment.

? Carrier packaged unit with electric radiant heat (first/second level west). **(D)** No disconnect close by off of this old generation unit. This unit is in last stage of useful life and consideration should be taken to obtain propels for **immediate replacement**.

200? Janitrol electric radiant heat with disconnect (guest quarters). **(D)** Burnt disconnect pull plug on wall of closet. Ensure proper sizing of wiring to this electric heater unit. No lighting to illuminate this unit along with readily accessible ladder access. Burnt contacts for guest quarters heater disconnect.



Burnt contacts for guest quarters heater disconnect

(D) No heat installed for the third level (using window unit).

BLOWER AND MOTOR:

All operative during inspection, however, old generation air handler unit for the first/second level west unit considered to be in last stage of useful life.

RETURN AIR:

(D) Replace filters at all locations. Clean and seal exposed yellow fiberglass inside first level west unit return chase. One return air installed inside of formal living room closet for the first/second level east unit. Remove in line filter from manufacturer at equipment in attic on east unit.



Remove old filter off east HVAC unit



Clean and seal first level return chase

DRYER VENTS:

(D) Plastic flex vent piping is utilized behind the dryer unit, which is a potential fire hazard. We recommend the immediate replacement with an approved metal type duct material. Clean vent piping of excess lint accumulation off of this dryer to the exterior.



Plastic vent used on dryer and clean piping

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	B. <u>Air Conditioning & Cooling System</u>	
				C. <u>Duct Systems Chase and Vents</u>	

Comments:

THERMOSTAT & CONTROLS:

Three zoned Nest programmable/WiFi type T-Stats – obtain detailed information on function and operation of these T-stats from seller and/or HVAC trade.

CONDENSING UNIT: (Electric)

? Carrier, R22 refrigerant, packaged unit with out electric disconnect (first/second level west). **(D)** Clean coils on unit. This unit is in last stage of useful life and consideration should be taken to obtain proposals for replacement.



Old generation first/second level west unit

1998 Carrier, R22 refrigerant, 3 ton unit with electric disconnect (first/second level east). **(D)** Clean the condenser coils, insulate any exposed freon line, secure the rain-tite conduit, and seal utilities at the wall projection and level the unit up on the pad. Broken concrete pad. Post-installed and loose low voltage wiring to this unit. Exposed refrigerant line piping with no protection and insulation at upper roof area from attic.



**1998 first/second level _east
A/C**



**No protection of refrigerant
line and conduit**

2007 Weather King, R22 refrigerant, 2 ton unit with electric disconnect (guest quarters). **(D)** Improper sized feed wiring from panel box to the rusted electric disconnect. Clean coils on unit. Missing insulation on refrigerant line. Seal voids into roof at roof jack.



**Missing insulation on guest
quarters A/C**

Window unit. LG type located in third level wall. Operative during inspection. **(D)** Improper protective trim/sealant of this unit in stucco wall and no exterior support. Suggest removing and cleaning of this unit.



**Poor sealant around third
level window unit**

Unable to observe proprietary locking caps on service valves on refrigerant lines – consult with HVAC contractor of your choice for the installation of these caps.

EVAPORATOR COIL:

(D) Clean the coils; flush out the drain channels and level to drain, in immediate future – all units. We suggest obtaining all service records from seller on this equipment. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.

CONDENSATE DRAIN:

(D) Flush out with coil cleaning, insulate any exposed piping and have an HVAC contractor ensure the proper installation of the drain into source of plumbing (the view of this installation is currently obstructed due to the insulation covering in attic) – all units. First/second level west unit drain installed into 3" drain waste sewer vent in need of relocation to minimize sewer gasses into this unit. Unknown termination of drain off of first/second level west unit. These drains should also be cleared and flushed with Spring and Summer season operation.

Primary drain in drain waste



Consult with HVAC contractor of your choice for the installation of available "union slip disconnect connection" on primary and emergency drains for service and maintenance. In addition, the necessary installation of "water level monitoring device" also on all drain line piping from coil.

Drain lines should be completely insulated into and under lavatories (on P traps with insulated jackets) to minimize excess sweating onto cabinets, ceilings and attic insulation especially during summertime season.

EMERGENCY PAN:

(D) Rust in pan for the first/second level east unit. The drain line is not installed at a high traffic area, commonly above window/door, to allow for viewing in the case of emergency leakages (first/second level east unit – terminates on roof). Black flex piping installed off of guest quarters unit and unknown termination for proper viewing to the exterior.



Rust in emergency pan



East HVAC emergency drain terminates on roof

Float devices are not installed on emergency pans.

TEMP. DIFFERENCE: 50-52 degrees/72 degrees.

We are not authorized to test for appropriate refrigerant levels on systems with gauges and suggest obtaining this service from HVAC technician of your choice. Temperature measurements are made with digital thermostat at supply and return plenums off of equipment in attic and also confirmed with infrared camera.

DUCT SYSTEM CHASES
AND VENTS:

Rigid metal type. **(D)** Rust on plenum in attic and exterior of residence on east and west units. Supply air not available for third level room and bathroom.

Homebuyer must care for the HVAC unit(s), condensers, evaporators and furnaces on an annual basis (especially before Summer season) from reputable HVAC contractors to provide professional service and maintenance to equipment to prevent potential costly repairs and discomfort to homeowner. We have no capabilities to test integrity of any "electronic circuit boards" on all equipment that will eventually fail. Failure to perform annual maintenance by owner of this residence to properly maintain this equipment commonly results into unexpected expenses.

I	NI	NP	D	INSPECTION ITEM	**
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IV. Plumbing Systems

A. Plumbing Supply, Distribution
Systems and Fixtures

B. Drains, Wastes, and Vents

D. Hydro-Massage Therapy Equipment

Comments:

SUPPLY PIPING:

Primarily galvanized steel with CPVC type for the guest quarters. **(D)** Rusted and discolored water noted during operation of random lavatories and tubs commonly the result of galvanized steel water piping that historically will rust, corrode, leak and restrict water supply and suggest obtaining proposals from reputable contractors for further examination of this piping for replacement.



Rust from steel water piping



Galvanized steel water piping

METER LOCATION:

Located at northwest exterior. **(D)** Partially obstructed to access from ivy growth.

MAIN WATER SHUT-OFF:

Located at northwest area of residence with 1" copper into Pex piping (in garage closet area). **(D)** Complete insulation is missing on water supply piping and stop valve for energy conservation.

Additional stop valves located at north and south sides of house and suggest consulting with seller for locations of these stop valves and functions (possibly for guest quarters and/or other locations).

STATIC WATER PRESSURE:

58 PSI.

KITCHEN FIXTURE:	OP
KITCHEN DRAINS:	OP
INSTANT HOT UNIT:	Operative during inspection.
LAUNDRY ROOM BIBBS:	Visibly OP It is highly suggested to ensure that “anti-burst” hoses are installed off of washing machine hot and cold supply connections.
FLOOR DRAIN:	Unable to observe due to installation of washer/dryer, however, exterior drain termination covers were located. Unknown integrity of piping, connections, etc. from laundry floor to the exterior.
LAUNDRY FIXTURE:	(D) An active leak exists on this fixture and needs immediate rebuilding and/or replacement old generation Moen unit.
WET BAR:	First level. (D) Missing aerator. Drip off of this unit. Corrosion on stop valves and piping from stored pool chemicals. Third level. (D) The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris).
<u>MASTER BATH:</u>	
a) Lavatory	OP
b) Shower	With anti-scald valve control. (D) Unable to obtain proper function and operation of the anti-scald valve.

Master anti-scald valve not operative



- | | |
|-----------|---|
| c) Toilet | (D) Water is not flushing adequately in the bowl – old generation lowboy unit. Consult with a Master Plumber for suggestions on repairs and/or replacement of restricted bowl. |
| d) Tub | (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. Adjust stopper in tub. |

SECOND LEVEL BATH:

- | | |
|---------------|---|
| a) Lavatory | OP , however, discolored water from fixture. |
| b) Shower/Tub | (D) Moen stem not turning off adequately in need of immediate replacement. |

Moen stem difficult to turn off



- | | |
|-----------|-------------------------------|
| c) Toilet | (D) Worn flapper ball. |
|-----------|-------------------------------|

THIRD LEVEL BATH:

- a) Shower (D) Rough operation of Moen stem.
- b) Toilet (D) Worn flapper ball.

POWDER BATH:

- a) Lavatory (D) Weak hot and cold pressure.



Weak water pressure at powder lavatory

- b) Toilet (D) Worn flapper ball.

FIRST LEVEL GUEST QUARTERS BATH:

- a) Lavatory OP
- b) Toilet Operative during inspection with electric pump discharging sanitary water in reduced piping into drain waste vent pipe at north side of house behind garage and this installation, function and future integrity is unknown to us therefore considered "as is".

SECOND LEVEL GUEST QUARTERS BATH:

- a) Lavatory OP
- b) Tub (D) Loose installation on floor.
- c) Toilet OP

SHOWER PAN (Master):

Shower pan was tested at time of inspection with a two hour no more than 1" water test by covering the drain and did not indicate leakages at this time. (Buyer may option to retain the service of a reputable and qualified Master Plumber for additional inspection and testing). OP

EXTERIOR BIBBS:

(D) Active leak on piping and post-installed PVC piping at north side hose bibb. No hose bibbs installed on guest quarters and limited number of hose bibbs on exterior of house proper.



Leakage off north side piping

BACKFLOW PREVENTERS:

(D) Was not installed on all exterior hose bibbs to prevent future possible cross-connection to domestic drinking water. Some will create noise inside this residence during hose operation.

MAIN CLEAN OUT:

Unable to locate main 3" and/or 4" clean out for the house and guest quarters, however, 1 1/2" drain waste located behind garage.

(D) It is highly suggested that the new homebuyer have the underground sanitary drain lines inspected and tested for their integrity.

DRAINS/WASTE/VENT:

PVC AND ABS type.

Hydrostatic pressure testing and/or video camera testing was not performed to this sanitary drain system. Therefore, due to its age and the type of piping, it is suggested that the buyer retain a reputable and qualified company for this service before the purchase of this property.

I	NI	NP	D	INSPECTION ITEM
●	○	○	●	C. <u>Water Heating Equipment</u>

**

Comments:

WATER HEATERS:

2010 GE 40-gallon electric tank (house proper). (D) Without electric disconnect. Loose electric wiring and missing conduit connector. Slight rust on hot piping connection.



**Loose wire and connection
and missing disconnect**



Corrosion on fitting

2016 Reliance 19 gallon electric tank (first level guest quarters). (D) Without electric disconnect. Loose cord installed into electric outlet not labeled for this water heater unit. No drain off of emergency pan.



**Secure cord and no drain off
pan and safety valve at guest
quarters**

2013 GE 19.9 gallon electric tank (second level guest quarters). **(D)** Without electric disconnect. Improper electrical connection with extension cord and loose cables (recognized hazard). No drain off of emergency pan to the exterior. Consult with plumbing contractor on relocating this water heater unit from closet.



Missing safety valve drain

Optional "air expansion tank" not installed on water heater unit and suggest consulting with Master Plumber for their opinion on installing this tank which commonly is required by water heater manufacturer.

All water heaters must be drained and flushed on annual basis and suggest obtaining all service and maintenance records from seller on these units for your records.

SAFETY VALVE:

OP

These valves should be replaced every 3-5 years and consult with seller for known information of this valve replacement.

DRAIN PIPE:

(D) Not installed off of all water heater units to the exterior for viewing.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	V <u>Appliances</u>	
<i>Comments:</i>					

A. DISHWASHER:

Whirlpool type. **(D)** Raise drain hose above disposal.

B. FOOD WASTE DISPOSER:

ISE 1 H.P. type. **(D)** Slight rust on drain connection at unit.

C. RANGE EXHAUST VENT:

Vent A Hood overhead type. **(D)** Noisy operation of unit. Clean excess grease residue off of wheels. Unable to observe termination of this vent to the exterior.



Noisy overhead vent and greasy wheels

D. RANGE:

Gas type. **OP**

D. OVEN:

Kitchen Aid electric type with convection mode. 335-345 degrees/350 degrees. **(D)**
Rust on interior metal panels.



Rust inside oven

E. MICROWAVE OVEN:

Kitchen Aid type.

REFRIGERATOR/FREEZER:

GE type. **(D)** No ice supply in bucket. Clean coils on unit and replace in line filter for the ice maker - this appliance is considered "as is".



No ice in bucket

REFRIGERATOR/ICE MAKER:

U Line type located in third level wet bar. **(D)** Not operative during inspection.



**Third level refrigerator not
operative**

QUARTERS DISHWASHER:

Operative during inspection.

QUARTERS DISPOSAL:

ISE 3/4 H.P. type. **(D)** Missing proper electrical wiring and conduit under this unit.

Poor wiring on guest quarters disposal



QUARTERS EXHAUST VENT:

Overhead recirculating type.

QUARTERS RANGE/OVEN:

LG type. **(D)** No anti-tip device behind this unit.

QUARTERS MICROWAVE:

Panasonic type.

QUARTERS REFRIGERATOR/
FREEZER:

(D) No ice supply in bucket - this appliance is considered “as is”.



No ice in guest quarters ice bucket

QUARTERS WASHING MACHINE: Edge Star type. **(D)** Unable to obtain operation of this appliance.



Washing machine not operative in guest quarters

HOUSE WASHER/DRYER:

Maytag washer and LG electric dryer. Operated as a courtesy only, however, these appliances are considered “as is”.

**F. BATHROOM EXHAUST VENTS/
HEATERS:**

(D) Clean in all bathrooms and ensure proper termination of these vents to the exterior. Quarters first level bathroom vent installed into closet and improperly wired with light switch and cord wiring.

Poor vent termination off
guest quarters bathroom



G. GARAGE DOOR OPERATOR:

Old generation Genie screw drive type unit with safety sensors on lower rails. Operative during inspection.

Old generation garage door
operator



This inspector does not examine for any “manufacturer and/or product recalls” off of any appliance and HVAC equipment in this residence – consult with appliance/HVAC contractor for this service.

Homebuyer must understand that we operate all appliances in a “single mode” and only “once” to determine its function and operability (commonly without dishes/soap in dishwasher to determine quality of washing, without grinding debris thru disposal, without cooking food in oven etc.) We have no capabilities to test integrity of any “electronic circuit boards” on all equipment that will eventually fail. Therefore, it is imperative for buyer to also examine and operate these appliances for “acceptability” and for possible upgrade.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	VI <u>Optional Equipment/Systems</u>	

Comments:

A. LAWN SPRINKLER:

4 Stations. **(D)** Not on visible pressurized (PVB) vacuum breaker valve/cross connection device. Rain Bird controller located at front exterior house. All zones were not identified permanently and not installed with rain sensor or battery backup. Exposed low voltage wiring off of unit. Unable to obtain function and operation of this sprinkler irrigation system in need of further examination by licensed irrigator.

We do not examine that all plants, other vegetation and grass areas are adequately watered around this property. In addition, we do not test the PVB valves for back flow functions and other capabilities. Please consult with reputable Irrigation contractors for this service.

GAS LINES:

(D) Old style, worn, rusted and difficult to operate brass gas stop valves, which are a recognized safety hazard, are located off of gas meter for previous pool heater unit and we suggest removing and replacing stop valves with current and easier to operate valves. Gas valve removed at breakfast room fireplace.



Rusted piping and old gas stop for previous pool heater

Visible inspection only. We do not pressure test gas lines. In addition, it is difficult for us to test all gas connections and valves, therefore suggest consulting with reputable plumber for this service.

Gas stop valves are not operated at any appliance especially for any gas fireplace units and suggest consulting with appropriate contractor for this service – some stop valves do not “seat” properly after operation.

SECURITY/FIRE SYSTEM:

IMPORTANT: ** **NOT** inspected or tested by this company. Consult with homeowner or other professionals for this information. Smoke detectors should be installed in appropriate locations within all rooms, hallways, kitchen, garage and attic for safety and peace of mind for homeowner 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:

Homeowner should consult with reputable alarm companies to examine this residence for upgrading of “smoke and heat” detection systems in appropriate locations (home, attic and garage) for your safety, including the option of carbon monoxide detectors if natural gas is utilized.

OTHER APPLIANCES:

Sump pump. Apparent sump pump exists at northeast area of property, however, we could not remove metal cover to examine this pump for its integrity and suggest detailed information from seller on all service and maintenance and also have this unit examined further for its integrity.



Unknown function of sump pump

Video/Audio. Consult with seller for capabilities, function and operation of this wiring and if applicable equipment system(s).

POOL INSPECTION

Please see attached Addendum for additional information

The pool-limited visual **above ground** inspection covers only the existing conditions of those items listed herein. It does not cover conflicts with codes, manufacturers installation procedures or capacities. This inspection is limited and does not guarantee or warrant future performances. This limited visual inspection and report cover only visible above ground conditions at the time of the limited visual inspection. Many books and literature are available on pool maintenance to assist in your knowledge and "safety" of this equipment. The Texas Department Of Health is also available for valuable information on the Internet and by telephone.



CONSTRUCTION TYPE:

Gunnite type.

CONDITION - POOL SURFACE:

(D) Stained and discolored plaster with rough plaster finish and crack in pool off of steps.



Worn plaster



Crack in pool plaster

TILE:

(D) Separation and uplift at west area of tile and pool beam system which appears to be the result of large mature tree that was within close proximity, however, has been recently cut – consult with reputable pool contractor to examine for any deficiencies to this beam and tile system. Stained along perimeter edge of water line (can be removed with proper cleansers).

Heave and deflection of pool beam and tile



COPING:	Brick tile type. (D) Unlevel at west edge close to mature tree.
POOL DECK:	Tile type installed with small individual 4" circular drains to assist in diverting rainwater off of this deck and away from the house. Depth markers and "No Diving" markers should be installed around all pools. (D) These drains are undersized and may prove ineffective to channel off rainwater. Since it was not raining, their extent and effectiveness is unknown to us.
STEPS AND BENCHES:	OP
DRAIN/DRAIN COVERS:	Anti-vortex type, however, appear to be old generation covers that can be upgraded at buyer's convenience.
SKIMMERS	(D) Missing wier cover.
CONTROL VALVES:	(D) Missing locking nut on valve. Not labeled for specific function.
POOL LIGHT:	(D) Rust on lens and globe (light switch inside of family room).
GFCI PROTECTION:	(D) Not located for this pool light – recognized hazard . Note: Buyer should replace this protective device every 2-3 years to ensure proper operation. Testers can be purchased to verify this device on monthly basis.
PUMP & STRAINER:	(D) Air in pot during operation from suspect leak on pool system and/or piping.
MOTOR/TIMER:	3/4 H.P. motor with time clock controls. (D) This inspector is of the opinion this motor pump is undersized for this size of pool. Rusted time clock.



Rusted time clock

WIRING & CIRCUIT PROTECTION:	(D) Rusted fitting on motor and conduit off of time clock. Unknown integrity of underground wiring for this pool. All circuit breakers for pools must be GFCI protected.
HEATER:	Has been removed. (D) Old brass stop valve used with rusted piping off of meter.
EXTERNAL BONDING:	(D) Not installed on motor and ozone unit and must be installed on metal enclosure and all metal components within 60" of pool.
FILTER TANK/FITTING/GAUGES:	Triton sand filter type. (D) Old generation filter utilized with excess sweating during inspection and gauge removed on dome. Air noted inside of dome from some type of leakage off of pool equipment and/or piping.



Old generation sand filter



Missing gauge on dome

Consult with seller for service records on filter and pool equipment for your future records.

PLUMBING/VISIBLE ABOVE GROUND LEAKS:

(D) Excess sweating of fittings during inspection due to warm temperatures and cold water. New buyer may option to have underground piping tested for its integrity.

Buyer must understand we do not test for any integrity of the underground piping.

BACKWASH VALVE/DRAIN LINE:

Plunger type. (D) 1" air gap not available at discharge into sanitary drain.

OUTWARD FENCING/GATES:

(D) Damaged door for enclosed screen. Tree debris on screening and rust at base of metal framing.



Tree debris

Consult with local jurisdiction on their codes on height of gates and fences for this pool along with any other recent upgrades for pool safetiness.

FILL WATER/ANTI-SIPHON:

OP, however, rusted top of valve.

HANDRAIL:

Not available

IN LINE CHLORINATOR:

Floating type.

OZONE GENERATOR:

Ultra Pure unit located off of pool equipment, however, the integrity of this generator is unknown to us and should be further examined by reputable pool contractor.

WATER CLARITY:

Clear

OVERFLOW DRAIN:	Not installed in pool tile to assist in removal of excessive rainwater accumulation in this pool. New buyer should have a drain installed to remove excess rainwater during re-plaster phase.
POOL CLEANER:	Kreepy Krawly type. (D) Old generation pool cleaner unit that can be upgraded at buyer's convenience. his inspector does not test these cleaners for reverse mode mechanism operation.
ACCESSORIES:	Consult with current owner for all cleaning tools, hoses, brushes, chemicals etc. to be available for the new pool owner (we do not check for condition and/or capabilities of these accessories).

In addition, this pool was not inspected for levelness and for proper re-circulation of pool water, which can be obtained from reputable and qualified pool contractors.

Proposals should be obtained from several qualified pool contractors. (If any repairs **are not** performed to any of the above mentioned conditions before the purchase of this property, it will be construed that you, the buyer, are accepting these defective conditions and imperfections along with the future potential of defects that may result from your decisions to accept these mentioned conditions "as is".)

VISUAL AND NON-DESTRUCTIVE WOOD DESTROYING INSECT INSPECTION **

See WDI report at the end of this report packet.

Apparent previous wood-destroying insect treatment has been performed to this property. Since we did not participate in this treatment methodology, the extent and effectiveness of this treatment is unknown to us along with the complete extent of any damages related to these insects. Therefore a prudent buyer must obtain all written documentation and history of this infestation along with the warranties associated with this treatment from the seller of this property.

Mulch and bark chips are commonly installed around the perimeter of a residence and foundation to assist in retaining moisture. The buyer must be aware that wood-destroying insects (mainly sub-termites) can infest and survive in this type of material. Please consult with a licensed pest control company of your choice to obtain proposals for protective treatment and grade or lower this mulch away from the foundation.

This inspector is highly recommending that the new homebuyer obtain proposals for treatment methodologies for wood destroying insects/termites to this residence in the near – immediate future.

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 home 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 residence were considered as **good with average conditions due to (provided as a courtesy only and should not be used as final list of repairs to this property--please consult with your Realtor and Contractors to finalize your own list of repairs. These are not in any particular order for immediate repair):**

- **Multiple repairs to the flat roof system.**
- **Random locations of rotted, damaged and compromised wood.**
- **Old generation HVAC equipment for the first/second level west and first/second level east condenser.**

- Several plumbing discrepancies listed in report.
- Overheating electric feed wire into sub panel for the guest quarters.
- Limited GFCI circuit protection in appropriate locations.
- Absence of safety tempered glass at large fixed glazing and at glazing in stairs of guest quarters.
- Odd and irregular electric wiring connections in guest quarters for appliances, water heater unit and first level bathroom light and fan.
- Missing drains off of emergency pans on water heaters in guest quarters and drain piping off of all water heater safety valves of guest quarters and house.
- Ice makers not functioning at refrigerators in house and guest quarters and third level wet bar unit.
- Out of code compliance railing off of second level balcony and no balcony off of third level sliding door.
- Limited surface drains around residence, pool and guest quarters to channel off rainwater.
- Unknown integrity of sump pump at northeast exterior.
- Rough plaster finish of pool and crack in plaster wall.
- No GFCI protection for the pool light.
- Undersized motor pump for this pool and worn and old generation filter with other pool discrepancies listed in report.
- Rusty drain scupper at north side roof along with rusty metal conduit, junction boxes, time clocks and disconnects.
- All discrepancies listed in report on Foundation, Roof, Interior, Exterior, Water Penetration and Infrared Section.

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

This inspector has captured several hundred digital photos of this residence on items that we commonly inspect (deficiencies images and others used for documentations), which have been sent to you after this inspection via "WeTransfer". Please see attached tutorial below to download pictures:

<file:///C:/Users/Larry/Desktop/WeTransfer%20Tutorial.htm>

It is your responsibility to download these images and store on your computer to have a better understanding on what we have inspected "relating only to areas that are readily accessible and visible" during this specific day inspecting your prospective home.

If there are any questions or concerns of any documented digital and or Infrared images, please call our office immediately for our explanation.

This inspector will attach multiple "select images" into your report and these images will be "Captioned" for better understanding of "Deficiencies" located during our examination of your home choice. In addition, multiple "Infrared Images" have been taken by this **Level II Certified Thermographer** and only selective images will be installed in this report.

For further information, please read attached integrated Able Home Guide "Addendum and Disclaimers" report, with TREC "Standards of Practice". Please also obtain valuable on-line information provided in your report and Addendum, before purchase of this residence, which contains additional data material, home inspection comments, disclaimers and "global" information, we have experienced over 35 years, generally concerning routine maintenance issues for your home.

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.

Please enlighten yourself on foundation care and maintenance at this website:
<http://www.foundationperformance.org/projects/fpa-sc-07-0.pdf>

Another worthy web site for "Building Terminology" to assist in understanding terminology in this report is:
<http://www.homebuildingmanual.com/Glossary.htm>

IMPORTANT: If **any** of the above mentioned repairs or recommendations were not performed as suggested, to correct or further investigate (these conditions/defects), **before** the purchase of this property and/or before closing, or if you agree to accept the condition of the property "as is," Able Inspection Company cannot accept the responsibility or be held accountable for any subsequent or additional repairs and/or damages that may occur as a result of these conditions, including undisclosed, hidden, and concealed defects that may be discovered in the course of repair work, renovations or remodeling performed **after** the acquisition of this property. (You may consider asking for an extension of your inspection contingency for necessary repair proposals from appropriate licensed contractors.)

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 Home Guide and Disclaimer Information. If any of these 3 components are not received, it is imperative to call our office for these documents.

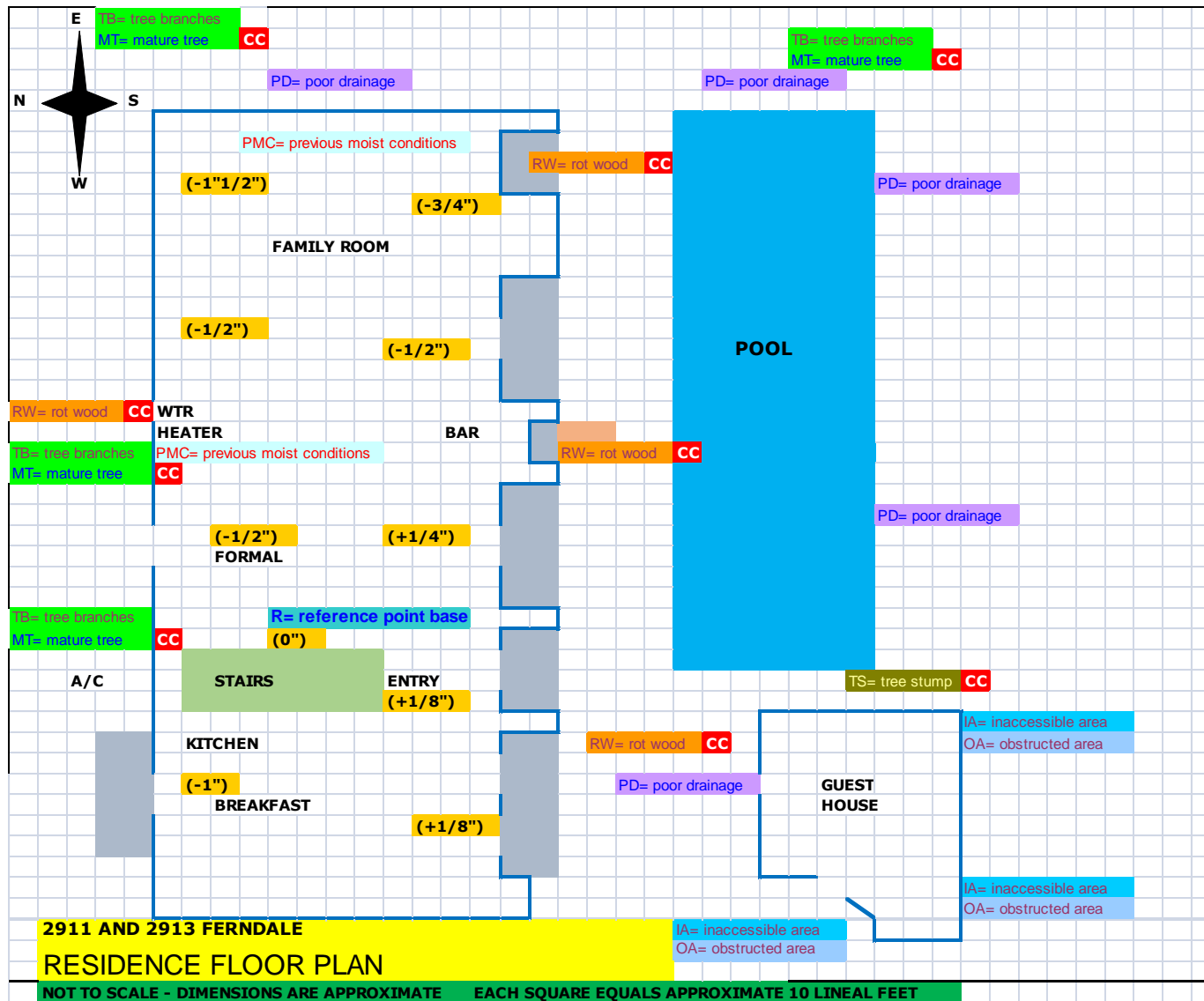
Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office, if you have any questions or require a more detailed explanation regarding any item included in this report, pictures, Infrared Images, attachments,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



LEGEND FOR GRAPH ABOVE

AS= active subterranean termites	PS= previous subterranean termites	MC= moist conditions	PMC= previous moist conditions	WF= wood forms
AD= active drywood termites	PD= previous drywood termites	HS= high soils	IA= inaccessible area	IF= infested fence
AC= active carpenter ants	PC= previous carpenter ants	RW= rot wood	OA= obstructed area	DT= a/c drain termination
AB= active beetles	PCB= previous carpenter bees	ML= bark mulch	CC= conducive conditions	
	PB= previous beetles	TB= tree branches	AP= apparent damages	
		TS= tree stump	PHD= possible hidden damage	

LEGEND FOR FOUNDATION MEASUREMENTS

R= Location and reference point of Technidea Pro-2000 Zip Level	BR= Brick repair
BC= brick crack	SR= stucco repair
SC= stucco crack	MT= mature tree
WS= window separation	PD= poor drainage
MS= molding separation	WA= wet area
SRC= sheetrock crack	WD= wood debris
FC= foundation crack	
TC= temperature crack	

FLOOR MEASUREMENTS

R= reference point base

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Inspected Address _____ **HOUSTON** _____ **770** _____
City **Zip Code**
SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. A qualified expert should perform evaluation of damage and any corrective action.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. The party contracting these services should provide any information regarding treatment and any warranties to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conditions, which are conducive to wood-destroying insects then a preventive treatment or correction of conditions, which are conducive to wood-destroying insects may be recommended. The buyer and seller should be aware that there might be a variety of different strategies to correct the condition(s) conducive to wood-destroying insects. These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conditions conducive to wood-destroying insects by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conditions that are conducive to wood-destroying insects. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Board.

1A. **Able Inspection Company** 1B. **10896** 1C. **PO BOX 820129** **Houston** **TX** **77282**
Name of Inspection Company SPCB License Number. Address of Inspection Company City State Zip
281-589-1755 1D. **LARRY MALLOY** 1.E Certified Applicator [☒]
Telephone No. Name of Inspector (Please Print)

2. **Unknown** 3. **November**
Case Number (VA/FHA/Other) Inspection Date

4A. Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

4B. **Unknown**
Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser ☐ Seller ☐ Agent ☒ Buyer ☒
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Board. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected **(See Attached Graph Document).**

5. THREE STORY HOUSE AND ATTACHED TWO CAR GARAGE WITH GUEST HOUSE

Structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

6A. Were any areas of the property obstructed or inaccessible? **Yes** ☒ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

6B. The obstructed or inaccessible areas include but are not limited to the following:

Columns	<input checked="" type="checkbox"/>	Sub Floors	<input checked="" type="checkbox"/>	Weep-holes	<input checked="" type="checkbox"/>	Behind Rain Gutters	<input checked="" type="checkbox"/>
Insulated area of attic	<input checked="" type="checkbox"/>	Slab Joints	<input type="checkbox"/>	Wing Wall	<input type="checkbox"/>	Soil Grade Too High	<input checked="" type="checkbox"/>
Plumbing Areas	<input checked="" type="checkbox"/>	Crawl Space	<input type="checkbox"/>	Stored Items	<input checked="" type="checkbox"/>	Ivy on walls	<input type="checkbox"/>
Planter box at structure	<input type="checkbox"/>	Common Wall	<input type="checkbox"/>	Paneled Walls	<input checked="" type="checkbox"/>	Under/Inside Eaves	<input checked="" type="checkbox"/>
Between Roofs	<input type="checkbox"/>	Heavy Foliage	<input checked="" type="checkbox"/>	Stucco/Plaster	<input checked="" type="checkbox"/>	Deck/Pavers	<input checked="" type="checkbox"/>
Access to House	<input checked="" type="checkbox"/>	Texture on grade	<input type="checkbox"/>	Debris Accum.	<input checked="" type="checkbox"/>		

Other ☒ Specify: **** BEHIND ALL WALLS, CEILINGS, FLOORS AND APPLIANCES, PERSONAL ITEMS**

7A. Conditions conducive to wood destroying insect infestation: **Yes** ☒ No ☐
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conductive Conditions include but are not limited to:

Landscape Timber	<input type="checkbox"/>	Excessive Moisture (J)	<input type="checkbox"/>	Planter box abutting structure (O)	<input type="checkbox"/>
Plumbing/Roof Leaks	<input type="checkbox"/>	Debris under structure (K)	<input type="checkbox"/>	Wood Pile in Contact w/Structure (Q)	<input type="checkbox"/>
Expansion Joint Rot	<input type="checkbox"/>	Footing too low/soil line too high (L)	<input checked="" type="checkbox"/>	A/C drain termination against house	<input type="checkbox"/>
Wood to Ground Contact (G)	<input type="checkbox"/>	Wood Rot (M)	<input checked="" type="checkbox"/>	Wood Fence in Contact w/ Structure (R)	<input type="checkbox"/>
Form boards left in place (I)	<input type="checkbox"/>	Heavy Foliage (N)	<input checked="" type="checkbox"/>	Insufficient ventilation (T)	<input type="checkbox"/>
Tree Branches on Structure	<input checked="" type="checkbox"/>	High Mulch/Soils	<input checked="" type="checkbox"/>	Debris in crawl space	<input type="checkbox"/>
Recent Renovation/addition	<input type="checkbox"/>	Debris accumulation	<input type="checkbox"/>	Foundation Corner Cracks	<input type="checkbox"/>

8. Inspection Reveals Visible Evidence in or on the structure: Active Infestation Previous Infestation Previous Treatment

8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes *?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants / Bees	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Powder-Post Beetles

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

SENTRICON TERMITE BAIT STATIONS

8G. Visible evidence of: **N/A...CONSULT WITH SELLER**

has been observed in the following areas: **N/A...CONSULT WITH SELLER**

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes ☐ No ☒

If "Yes," specify corrections: **N/A**

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes ☐ No ☒

9B. A preventive treatment and/or correction of conducive conditions

as identified in 7A & 7B is recommended as follows:

Yes ☒ No ☐

Specify reason: **HIGH SOILS AND GRAVEL, TREE BRANCHES ON STUCCO WALLS, ROT WOOD, MOISTURE CONDITIONS**

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: **NOT WITH THIS COMPANY**

If treating for *subterranean termites*, the treatment was:

Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for *drywood termites* or related insects, the treatment was:

Full ☐ Limited ☐

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes ☐ No ☒

List Insects: **NOT WITH THIS COMPANY**

DIAGRAM OF STRUCTURE(S) INSPECTED (SEE ATTACHED GRAPH)

Important – Please read the Scope of Inspection (A through J) on page #1

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor Able Inspection Company (company for which I am acting) is associated in any way with any party of this transaction.

Signatures:

Notice of Inspection Was Posted At or Near:

11A *Larry J Malloy*
Inspector

12A. Electric Breaker Box ☐
Water Heater Closet ☐
Bath Trap Access ☐
Beneath the Kitchen Sink ☒
Date Posted: **November 07, 2018**

Approved:

11B. Larry Malloy **28713 PT**
Certified Applicator and Certified Applicator License Number

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report. If additional information is attached, list number of pages: **One (graph)**

**** SEE ABLE INSPECTION HOME GUIDE AND DISCLAIMER REPORT FOR ADDITIONAL INFORMATION AND OPTIONS ON OTHER INSPECTION METHODOLOGIES, INCLUDING DESTRUCTIVE EXAMINATIONS**

"SUBTERRANEAN TERMITE ARE CAPABLE OF INVADING AND INFESTING ANY HOME. THEREFORE, BUYER SHOULD CONSIDER CONSULTING WITH PEST CONTROL OPERATOR OF YOUR CHOICE FOR PROPOSALS TO "TREAT AND PROTECT" YOUR FUTURE INVESTMENT. <http://www.uenha.org/CityBugs/201003pestcheck.pdf>

Signature of Purchaser of Property or their Designee

Date

2017

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service
P.O. Box 12847, Austin, Texas 78711-2847
(512) 305-8250

(Rev.09/01/07) SPCS/T-4

Diagram of Structure(s) Inspected (see attached graph page 4)

The Inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes:

E= Evidence of Infestation, A=Active; P=Previous; D=Drywood Termites; S=Subterranean Termites;
F=Formosan Termites; C=Conductive Conditions; B=Wood Boring Beetles; H=Carpenter Ants;
Other(s) specify _____

