



**ABLE INSPECTION  
COMPANY**  
*Inspecting New  
Townhomes Since 1976*  
**713 465-0000**



[www.ableinfrared.co](http://www.ableinfrared.co)

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CLIENT: Joe Sample

PROPERTY INSPECTED:

EMAIL:

DATE – November , 2018

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 new townhome 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](http://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 new townhome, 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 builder'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 BUILDER 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 new townhome. 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 builder, 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 new townhome, 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 new townhome 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 builder 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 new townhome.

**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 new townhome'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 homebuyer, 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 new townhome, 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 builder 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 new townhome.
- 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	**
●	○	○	○	<b>I. STRUCTURAL SYSTEMS</b> <b><u>Foundation &amp; Structural System</u></b>	
<b>A. Foundations</b>					
<i>Comments:</i>					

In accordance with your instructions, and in your presence, I made a **limited visual inspection** of the above referenced property. At the time of the inspection the new townhome unit was vacant and in “pre-sheetrock stage and pre-open cell foam installation”. The weather conditions were cloudy and wet with rainfall and approximately 52 degrees.

**NEW TOWNHOUSE DESCRIPTION w/ATTACHED TWO CAR GARAGE**

The foundation of this new townhome is of a structural monolithic foundation system type underpinned with engineered piers, and supports a four-story structure with three bedrooms. This new townhome generally faces east. The new townhome is constructed of a wood frame with steel I beam and column at overhead garage door opening with brick veneer and painted horizontal cement board siding, soffit, fascia and trim material exterior. Interior walls and ceilings are not complete during inspection with exposed rough-in plumbing, electrical and HVAC. Fireplace unit is internally projected. Floors were not complete during inspection. Window frames are clad with wood thermal pane Sierra Pacific fixed and casement types.

The age of the structure, as I understand it, is approximately ten months young and this new townhome is elevator ready.

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 first level 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 entry. 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 bathroom and is approximately 1/8 inch below the reference elevation of zero.

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

The builder of this townhome is.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<b><u>Grading and Drainage</u></b>	
<b>B. Grading and Drainage</b>					
<i>Comments:</i>					

Incomplete installation of any rain gutters or drain connections at front and rear of property during this time of inspection.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<b><u>Roof Covering &amp; Roof Structure and Attic</u></b>	
<b>C. Roof Covering Materials</b>					
<b>D. Roof Structures and Attics</b>					
<i>Comments:</i>					

The roof of this new townhome is of gable, hip and flat construction and covered by laminated asphalt fiberglass shingles, installed over OSB wood decking. Roof material is fastened down with nails and a flat built up roof system with tar bitumen material.

This structure as viewed from the attic area indicated 2x6 rafters spaced 16-18 inches on center and a major ridge of 2x8.

It was understood a low-density open cell foam is to be applied under roof deck and possibly the side walls.

The surface of this roof was observed from ground level and with binoculars due to the high elevations of this roof and unsafe conditions for this inspector.

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

1. Daylight around edges of fourth level roof.
2. Random roof leakages in 4<sup>th</sup> level areas (marked with paint)



**Daylight around edges of fourth level roof**

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ● [Walls \(Interior\) & Ceilings and Floors](#)

- 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. Metal reinforcement plates missing for gas and PVC drain waste vent piping in random locations on first, second, third and fourth levels (identified with paint), coupled with loose piping in wall cavities.
2. Wet and compromised OSB wood sub flooring and wall sheathing from leakage off roof into second, third and fourth level rooms.
3. Unable to observe “fire blocking” in walls at first level and garage and in second, third and fourth level rooms (some random fire blocking installed, however, not consistent). Some loose “fire blocking” in second level wall.
4. Incomplete fire stop sealant around wiring, network cabling and plumbing pipe especially noted between first and second level floors and in network closet of first level northeast room.
5. Incomplete installation of sill bolts on lower plate at front east and north and south walls especially off of splices (marked with blue paint). **Must be within 6”-12” of a spliced sill or end of sill**
6. Unable to observe installation of ventilation for network closet in first level northeast room – it was understood a mechanical vent may be installed or optional louver on door or equivalent.
7. Floor deflections in second level kitchen.
8. Hole in sub floor in second level toilet closet.
9. HVAC primary drain not installed.
10. Infrared revealing moisture from water on fourth level balcony deck.
11. Loose Pex water line piping in garage.
12. PVC pipe securing drain above.
13. Seal voids at kitchen water, electric and drain pipes.
14. Secure loose and squeaking third level sub floor.
15. Stained second level sub floor from previous leaks.
16. Water at base of common north wall from Unit #35.
17. Water in second level south floor in chase at top of stairs.
18. Seal 3” drain at front north common wall



**Hole in sub floor in second level toilet closet**



**Floor deflections in second level kitchen**



**Active roof leakage in fourth level**



**Leak in fourth level from roof**



**Infrared revealing moisture from water on fourth level balcony deck**



**HVAC primary drain not installed**



**Missing strap on gas pipe**



**Missing strap on second level PVC drain pipe**



**Loose Pex water line piping in garage**



**PVC pipe securing drain above**



**No fire stop sealant at outlet to balcony**



**Missing strap on PVC drain pipes**



**Secure loose and squeaking third level sub floor**



**Secure gas pipe to balcony**



**Seal voids at kitchen water, electric and drain pipes**



**Strap loose PVC drain piping**



**Stained second level sub floor from previous leaks**





**Wet area in fourth level from roof leakage**



**Water in second level south floor**



**Water at base of common north wall from Unit #35**



**Wet sub floor in second level**

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<a href="#">Water Penetration</a>	

Comments:

(D) Evidence of significant water intrusion exists inside of this particular townhome in random locations from fourth level balcony leakage creating water stains, discoloration. In Addition, organic black matter/suspect mold and compromised sub flooring. Water also located at base of 1<sup>st</sup> level northeast base of wall and in 2<sup>nd</sup> level south chase

I	NI	NP	D	COURTESY INSPECTION ITEM	**
●	○	○	●	<a href="#">Basic Interior Infrared Diagnostic</a>	

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

(D) Water anomalies located on sub floor in 1<sup>st</sup> level northeast wall, 2<sup>nd</sup> level south chase and in 3<sup>rd</sup> level ceiling and 4<sup>th</sup> level locations

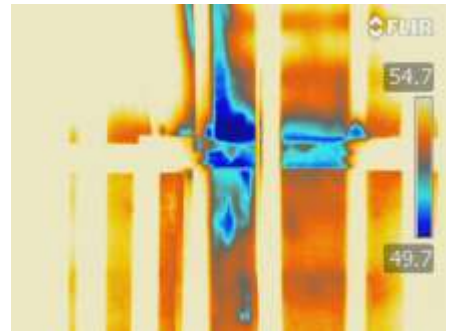
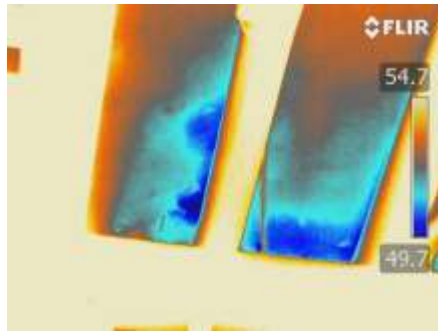
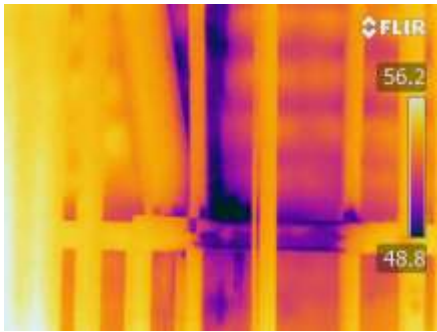
[Interpreting Infrared Images](#)

[Blue](#) = Cool or Moist Temperatures  
[Orange/yellow](#) = Warm or Hot Temperatures

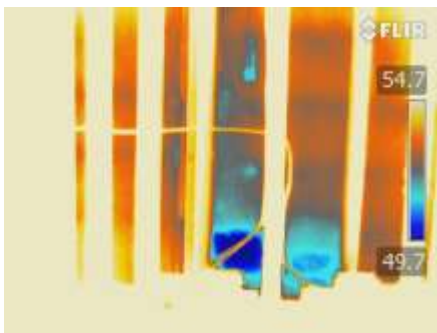
This Inspector employs the use of a Flir T620 Infrared Camera, inclusive on all of my Inspections. This high-tech camera "sees what the human eye does not" and is very useful for us and you. However, if we find any issues from suspect temperature changes, we may not have the time or resources to thoroughly investigate for solution to our findings.

Most tradesman/contractors are not familiar and or qualified to understand the capabilities of this Infrared Camera, therefore homeowner 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.

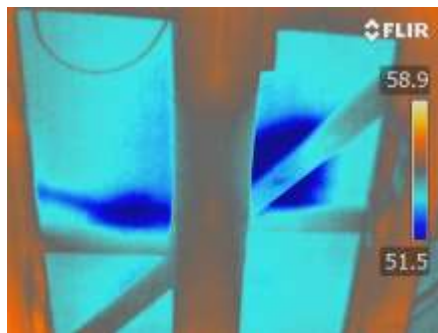
An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem, which will require additional examination beyond the scope of our inspection. If an area, such as a ceiling or wall, is generally warm (yellow) is from missing or misplaced insulation, or from excess heat off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



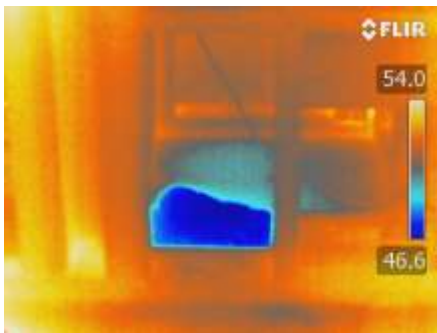
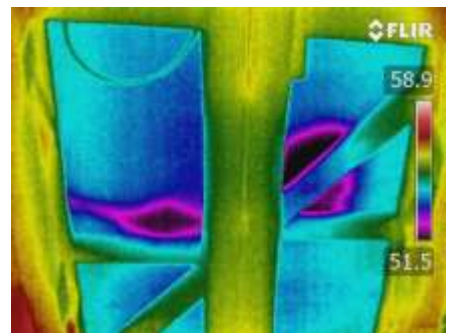
**Active water leakage in 4th level roof deck and wall**



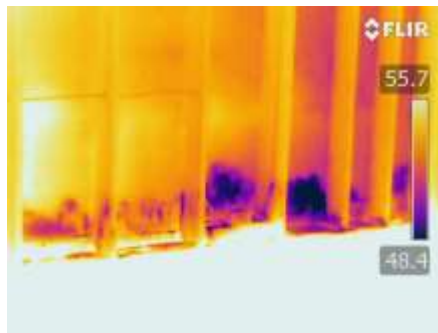
**Active water leakage in 4th level roof**



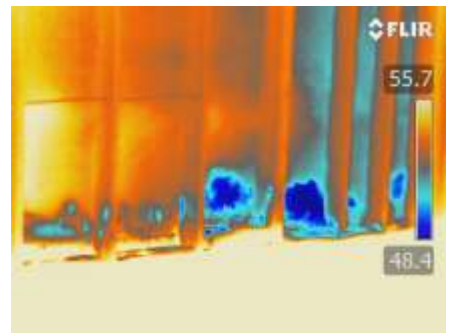
**Active water on ceiling of 3rd level east under balcony**



**Water image in 2nd level south chase**



**Water images inside 1st level northeast wall**



I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Walls (Exterior) &amp; 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. Ponding water on fourth level balcony.
2. Seal all exterior penetrations.
3. Seal gas piping at balcony fireplace.
4. Seal metal cap joints.



Seal gas piping at balcony fireplace



Seal all exterior penetrations



Ponding water on fourth level balcony



Seal metal cap joints

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

**I. Stairways (Interior and Exterior)**

*Comments:*

The steps had a normal feeling when walked upon. Incomplete installation of floor coverings and handrail during this inspection process.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	<u>Fireplace and Chimney</u>	

**J. Fireplaces and Chimneys**

*Comments:*

A prefabricated metal Heatilator direct vent unit is located in the second level family room to be operative off of switch and/or remote-control device.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<a href="#">Porches and Decks and Balconies</a>	

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

Incomplete installation of decking and or tile on balconies

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<a href="#">Other Non Structural Discrepancies</a>	

**L. Other**

*Comments:*

1. Consult with plumbing contractor on verification of their testing of water supply piping, drain piping and gas piping for any leakages
2. It is imperative to ensure that all glued caps on unused drain pipes located in first level areas such as in garage and near HAVC equipment are properly sealed to minimize any potential of future leaks.
3. It is unknown to us on whether any" floor outlets" were to be installed in any particular rooms.
4. Consult with landscape drainage contractor for installation of drains in front and rear areas of this townhome.
5. Consult with Builder or Electrician on the install of underground conduit for network cable connections at rear west area of garage.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<b>II. ELECTRICAL SYSTEMS</b>	

*Comments:*

**A. [Service Entrance and Panels](#)**

BREAKER BOX:

Underground 3 wire 2/0 copper service into 200 amp main principle disconnect located at exterior west wall of garage with two Square D copper panel boxes located in garage that were not complete during this inspection phase.

**Optional surge protector not installed on this panel.**

GROUNDING:

External type is installed on driven earth ground rod.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<b>B. <a href="#">Branch Circuits – Connected Devices and Fixtures</a></b>	

*Comments:*

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

*Comments:*

**A. [Heating System](#)**

FURNACE:

Separate 2018 Lennox electric radiant heat unit with disconnects for the first and second level and high efficient gas unit for the third and fourth level.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<b>C. <a href="#">Water Heating Equipment</a></b>	

*Comments:*

WATER HEATERS:

Two Navien gas tankless water heaters with electric circulating pumps are to be installed in garage and evidence of rough-in piping exists during this inspection.

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 new townhome 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.

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

