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**CLIENT:** Joe Sample

**EMAIL:**

**CC:**

**INSPECTOR:** Larry Malloy TREC 332

**PROPERTY INSPECTED:**  
Houston, TX

**DATE – 2018**



**LEGEND:**  
**(D) = Deficiency**      **Green Text = Comment**      **OK = Operative**      **\*\* SEE ADDENDUM**  
**I = Inspected**      **NI= Not Inspected**      **NP= Not Present**

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

In accordance with your instructions, and in the presence of your realtor's associate and associate from Anchor Fluid Power, I made a limited visual inspection of the above referenced property. At the time of the inspection the commercial building was vacant with exception of an apparent sub leased rear wing of large warehouse stored with many containers of metal valves, fittings, nuts, bolts, etc.

The weather conditions were sunny and dry at beginning of inspection and approximately 90 degrees, turning cloudy and wet with quality rainfall with drop of temperature to 84 degrees and beginning inspection at 10:30 a.m.

## **COMMERCIAL BUILDING DESCRIPTION w/FRONT OFFICES and REAR WAREHOUSES w/TWO BAY DOORS**

The foundation of this commercial building assumed to be of a reinforced concrete slab on ground mat system "Engineered structural slab", supporting a one-story structure with metal studs and framing for office build outs with multiple offices, one bathroom and one kitchen with attached warehouses. This commercial building generally faces west from front door. The commercial building is constructed of bolted steel I beam system, spaced 20' on center with 10" channel joists spaced 3'-4' on centers and joists and a powder coated metal wall panel system exterior material exterior. Exterior cladding is of a brick veneer for the front office with corrugated metal sheathing, fastened with screws with neoprene washers in addition to metal trim utilized at windows, doors and overhead bay doors. Interior walls and ceilings are constructed of painted plasterboard for the offices with suspended acoustic tiles and painted sheetrock and paneling in the warehouses. Carpet and vinyl tile with exposed concrete in warehouses cover the interior floors\*\*.

Window frames are single pane fixed types with sliding windows in warehouses with commercial grade front entry door systems.

The age of the structure, as I understand it, is approximately 15 years old.

This limited visual inspection revealed that the slab foundation, which transmits all the loads to the soil sub grade, has experienced differential movement commonly evidenced by hairline cracks which can vary in width starting at approximately 1/32<sup>nd</sup> – 1/16<sup>th</sup> inch wide. For the most part, distress cracks located above and below one office window facing south, however, the magnitude of this distress crack is, in the opinion of this inspector, minimal and expected for a building of this age and can be examined for tuck pointing by reputable mason contractor.

Close scrutiny in a normal manner of the grade surface, exposed to view and above the ground, not concealed by excessive weed growth, some high soils and grass coupled with wild ivy growth at rear northeast of building, did not reveal major distress conditions open to view, however, evidence of common temperature cracks located in warehouse areas with exposed concrete slab.

Small and truncated cracks are located at random corners of the grade beam. These cracks are of little significance and are usually the result of expansion/contraction at time of construction. The buyer needs to be aware that subterranean-termites sometimes conceal themselves behind these broken sections of concrete and so these areas should be sealed and spot treated to prevent termite intrusion.

Interior distress conditions, such as small hairline wall cracks, are located in random rooms, however, are of little significance for a building of this age. 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.

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

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

The results of our survey indicate the first floor of this commercial building to be reasonably level. The high point of the slab foundation is located at the northeast office area. The surface elevation at this point is approximately 3/8 inch above the reference elevation of zero. The low point of the slab foundation is located at the front bathroom and is approximately 1/4 inch below the reference elevation of zero.

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

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. If the evidence and the consequences of foundation movement become significantly more pronounced in the future, then foundation-leveling repairs may become necessary. The commercial building owner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future.

## **INTRODUCTION**

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

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

## **PURPOSE**

The purpose of the inspection was to observe and provide an opinion as to whether or not the foundation is performing the intended and design purpose, or if repairs may be required. In addition, if repairs are recommended, to provide an opinion as to the general scope of needed remedial repair work.

## **OBSERVATIONS**

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

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

## **EXTERIOR**

The exterior cladding is made of primarily of powder coated painted metal wall panels fastened with screws and neoprene washers into steel. A close review of the external surface areas and associated grey glass windows and doors, revealed no significant evidence of unusual structural behavior to these wall surfaces, during this inspection process.

## **GRADE BEAMS**

Observations of the foundation were made in a normal cursory manner by viewing those areas of exposed grade beam surfaces which were above ground and not concealed by such items as: high soils, ivy and other vegetation, concrete flatwork, low cladding and any other materials. Observation of the external perimeter grade beam, where possible revealed no significant distress cracks were open to view.

## **INTERIOR**

Observations were made of the interior walls, ceiling and floors (where accessible and available). Observations of the interior sheetrock walls, painted plaster board and paneling, revealed typical quality of the commercial building industry. This type of construction reflects movement by cracking and joint distortions appearing on the surface.

Typical locations of cracks and distortions, when there is frame movement, are cracks at four corners of windows, top of doors, vertical corners of walls and other openings. The review of the interior of this building did not reveal significant distress conditions relevant to foundation movement. However, some small cracks exist at passage openings in walls (one recently repaired).

I NI NP D  
● ○ ○ ●

**INSPECTION ITEM**  
**Grading and Drainage**

\*\*

Proper drainage is very important for foundation performance. Review of the exterior revealed large 28"x28" surface drain at front southwest driveway entry and six 20"x20" in common parking lot areas and off of some random rain gutter discharge. Since it did rain periodically during this inspection, drainage around this building and parking lot areas was good with exception of excessive accumulation of water in the large drain surface drains in parking lot area due to excessive water in rear pond coupled with debris in these surface drains in need of removal and cleaning. In addition, ribbed black plastic 10" and 18" drain pipes installed off of these surface drains, terminating into the rear east pond of water that currently is full of water hindering adequate drainage and this type of ribbed drain pipe will retain rainwater.

Substandard installation of black plastic drain connections at rain gutters located at north side of 6704 building from missing transitions in addition to some erosion that resulted from poor connections of gutters and available drain pipes. Significant accumulation of water in front west drain culvert system parallel to the street in need of examination for "excavation" to move this accumulation of water and minimize harboring of mosquitoes and other pests, etc.

Missing grate cover on rear south parking lot drain basin.



**One of two parking lot drains into rear pond**



**Missing grate cover on rear south parking lot drain basin**



**Clogged front culvert**



**Poor excavation of front culvert**



**Poor drain connection off gutters and erosion**



**Poor connection of gutter and black drain pipes**

We recommend that the buyer retain the services of a reputable and qualified landscaping and drainage expert to investigate the area around this commercial building for appropriate repairs and improvements. 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 commercial building and parking areas.

● ○ ○ ● Roof Covering & Roof Structure and Attic

The roof of this commercial building is of gable construction and covered by “Rigid Global Building pre-engineered materials” a ribbed white metal roof material, fastened with neoprene screws over steel joists. Flat metal roof covering over front exterior entrance and Warehouse Roof material is fastened down with screws and neoprene washers. This roof structure was observed from ground level and from ladder upon office flat roof cover and with a Drone.

In addition, blanket insulation installed under this roof system from office to the rear warehouse, however, roof ventilation not employed in this roof system.

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

1. Clean rain gutters of debris to ensure future positive rainwater diversion.
2. Seal all rain gutter joints to minimize dripping onto building materials below.
3. Random locations of previous repairs at drain waste vent PVC piping projections and roof jacks.
4. Random locations of previous repairs to several screw fasteners at top of this roof material installation.
5. Infrared camera revealed random locations of leakages through the roof into the insulation (due to significant rainfall that occurred for approximately 30 minutes). For the most part, leaks located along north side of building and at southeast corner.



**Water leakage at rear southeast warehouse**

**GENERAL ROOF INFORMATION includes the following:**

1. Consult with commercial building seller or management for any information of roof leakages and/or repairs made to this roof system for your future records.



**Two tar sealants on PVC drain waste projection**



**Tar sealant at screw fasteners**



**Clean debris out of gutters**

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

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

1. Several stained and damaged acoustic tiles located in offices, hallways and kitchen area primarily from HVAC refrigerant line, primary drain line and equipment leakage above these suspended ceilings including the possibility of some roof leaks, however, did not observe activity of water after rainfall during this inspection process.
2. Pedestrian doors between office and warehouse are not solid and/or self-closing for fire stop protection.
3. Stains and discoloration located in kitchen and bathroom area at office from substandard fixtures.
4. Significant stains and discoloration in bathroom of rear warehouse from substandard fixtures.
5. Random locations of damaged and compromised blanket insulation material on walls in warehouse areas.
6. Bent and damaged horizontal channel iron at south wall of rear warehouse.
7. Rust located at base of steel beams and fasteners especially at pedestrian and bay doors – activity of water located at these doors during rainfall.
8. Stains under practically all warehouse windows with activity of water during and after rainfall located with infrared camera from substandard sealant at window installation.
9. Some additional rainwater located from projections through the metal wall panels such as from plumbing pipes, electrical conduit, ground cables and other holes cut and drilled through this metal siding no longer utilized.
10. Exposed metal anchor in concrete floor at north side of front warehouse.
11. Holes on top of front reception area door system.
12. Adjust one large bay door to stay open when lifted (no mechanical unit available for these doors).
13. Some damaged drywall and wood paneling in warehouse areas.
14. Bolted south side door from warehouse and rear warehouse pedestrian door damaged with worn hardware and cylinder.
15. Secure and fasten loose door exit signs and have these signs checked for their integrity.
16. Excessive accumulation of stored valves, screws, bolts, flanges, etc. on pallets and shelving at rear warehouse.
17. Remove and clean all HVAC supply and return air filter grills.
18. Consult with HVAC contractor to thoroughly examine HVAC equipment for proper operation due to excess sweating and dripping of unit into emergency pan and sweating of refrigerant and drain lines onto acoustic tiles.
19. Evidence of significant droppings accumulation from rodent infestation above ceiling tiles in kitchen and bathroom areas.
20. Stained and damaged cabinets and flooring in kitchen and bathrooms.
21. Voids around post-installed plumbing in wash basin fixture in warehouse and bathroom fixtures in rear warehouse.



**Damaged warehouse insulation**



**Damaged metal rail inside rear warehouse**



**Damaged and bolted side door**



**Rust and water stains**



**Office/warehouse door not solid and self-closing**



**Holes in southeast siding**



**Stains inside bathroom**



**Stained ceiling tiles**



**Stored materials in rear warehouse**



**Stored items in rear warehouse**



**Water inside bay door during rainfall**

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

**(D)** Stains were observed inside isolated windows, doors and large bay 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)** Active water leakage located in warehouse roof system when examined with infrared camera at time of excess rainfall in need of immediate examination by reputable metal roofing contractors.

- (D) Active water leakage located inside of windows at warehouse areas in need of immediate attention of exterior sealant.
- (D) Several stained, damaged and compromised acoustic ceiling tiles located in office and kitchen areas which corresponds closely to HVAC refrigerant line, drain line and equipment leakages and possible from previous roof leakage.



Stained top of ceiling tiles



Stained ceiling tile

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 Building owner for all known information of water intrusion conditions into this commercial building along with any previous repairs for your future records.

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

This inspector employed an infrared Flir T620 camera utilized to examine walls and ceilings for any thermal differences.

- (D) Several water anomalies located, primarily in the warehouse areas from roof leakage and window leakages in addition to leakages inside of bay and pedestrian doors.

### Interpreting Infrared Images

Blue = Cool or Moist Temperatures

Orange/yellow = Warm or Hot Temperatures

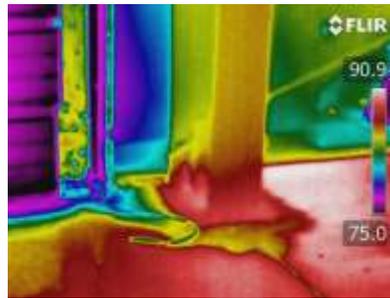
This Inspector employs the use of a Flir T620 Infrared Camera, inclusive on all of my Inspections. This high-tech camera "sees what the human eye does not" and is very useful for us and you the potential commercial building buyer. However, if we find any issues from suspect temperature changes, we may not have the time or resources to thoroughly investigate for solution to our findings. Most tradesman/contractors are not familiar and or qualified to understand the capabilities of this Infrared Camera, therefore buyer must use diligence retaining appropriate contractors for repair methodology. Any questions should be directed to the Inspector familiar with any anomalies found on this building.

An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem. If an area, such as a ceiling or wall, is generally warm (orange) is from missing or misplaced insulation, or from excess heat off electrical breakers or wiring.

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



Image of seating HVAC refrigerant line above acoustic tile



Images of water inside warehouse side bay doors during rainfall

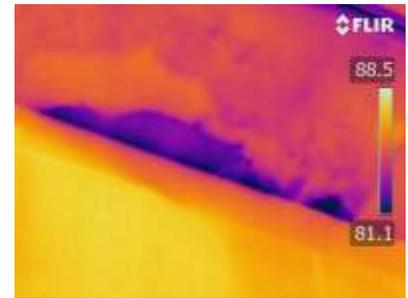


Image of water along north side roof insulation from leakage

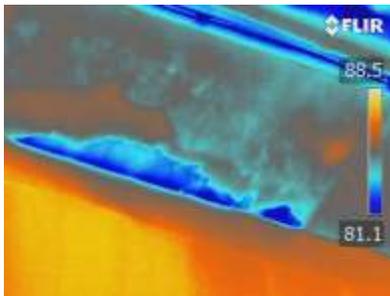
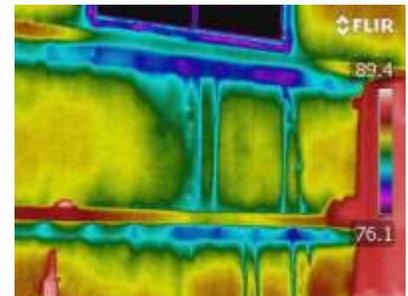


Image of water leakages at north side roof on insulation



Images of water leakages inside warehouse under windows



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

**Exterior discrepancies include the following in need of repair:**

1. Multiple locations of bent, damaged and loose exterior metal wall panels at sides and rear of warehouses.
2. Rust stains at base of metal wall panels from active leakages from rain gutter joints.
3. Random holes in siding material in need of sealant and/or replacement repairs.
4. Voids in metal wall material from water and electrical projections.
5. Quality sealant necessary all windows and doors.
6. Loose foam material between edge of roof and metal panel at rear northeast of building warehouse.
7. Rusted, damaged and compromised panels on large bay doors.
8. Rusted, damaged and compromised pedestrian doors at south side warehouse.
9. Exposed electrical junction boxes at south side siding for electrical security lights.
10. Drilled holes at top of front pedestrian entry door.
11. Broken windows at front office and side warehouse.
12. Rotted, damaged and compromised wood expansion joint material at concrete flatwork and front office – conducive to wood destroying insects.
13. Small distress cracks at top and bottom of south side office window.
14. Rust is located at the metal lintels above windows/doors and is in need of immediate repair to reduce distress cracks and potential water intrusion. Weep holes should be provided in the facing, at the level of these lintels to permit the escape of any accumulated moisture, as is recommended by The Brick Institute of America.
15. Loose flashing at windows at warehouse.
16. Brick stains located off of windows from flat brick sill installation. In addition, stains on brick from leakage off of metal building side panel joints and off of gutters.
17. Seal voids at windows and brick.
18. Active subterranean termites located at northwest side of this office building from stored lumber, therefore this office building should be thoroughly treated in the immediate future.
19. Broken concrete along south side area of building and bay door.
20. Crack in brick and corner concrete at southwest area off of office.
21. Seal voids at HVAC utilities and metal cover to minimize pest intrusion at north side of building.

- 22. Excess weed and ivy growth against building of office and sides and rear warehouse areas.
- 23. Active leak on PVC water piping into hose bibb at south side warehouse.
- 24. Broken cap on sanitary drain at south side office/warehouse.
- 25. Several damaged and compromised rain gutter discharge pipes that should be extended away from building and/or installed into underground drain pipe system.
- 26. Collapsed and compromised post-installed shed cover at northeast of warehouse.



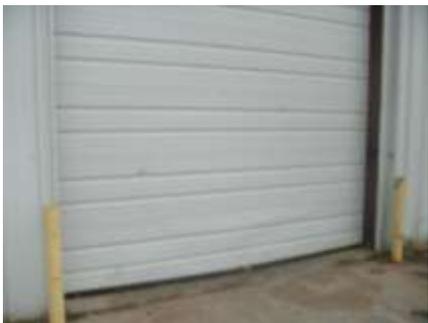
**Damaged rear south bay door panels**



**Broken south window**



**Damaged south gutter discharge**



**Damaged south side bay door panels**



**Damaged south pedestrian door**



**Damaged siding**



**Holes in north siding**



**Holes in front door**



**Damaged south siding**



**Rusted metal lintels**



**One large door not staying open**



**Insulate water supply and seal voids**



**Stained metal panels from gutter leaks**



**South brick wall crack**



**Seal voids at all windows in warehouse**



**Missing light for junction box on south wall**



**Stained front brick**



**Rusted and damaged bay door panel**



**Damaged wood expansion joints**



**Active subterranean termites in scrap wood**



**Active subterranean termites at north side**



**Old shed cover**



**Exposed anchor in warehouse concrete**



**Excess vegetation at rear of building**

Please note that the above list of exterior observations is not necessarily a complete list of conditions observed, but this inspector is of the opinion that these listed observations are relevant the overall evaluation regarding probable foundation movement.

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

1. Fire ant infestation located at office and warehouse areas in need of immediate pest control treatment.
2. Rodent infestation exists in office area in need of immediate pest control methodology and pest proofing.
3. Incomplete installation of metal fencing at front and sides of building.
4. Rusted 4" steel post against office and warehouse areas.
5. Unknown integrity of pond at rear east of building used for drainage off of parking lot areas and rain gutters.
6. Slightly rusted and leaning metal stand for air condenser unit at north side building.



**Stained ceiling tiles and rodent droppings**



**Water pond in rear east area**



**Incomplete front fencing**



I NI NP D  
● ○ ○ ●

INSPECTION ITEM

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Service Entrance and Panels

BREAKER BOX:

Underground 4 wire three phase 3/0 copper service main principle safety switch disconnect located on exterior south building. **OP**, however, new buyer may option to install lock mechanism on this panel.

ITE copper panel box located in warehouse with additional sub panel at rear warehouse. **(D)** All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of its particular circuit. Several open knock outs in panel with voids in dead front cover. Cover not installed over breakers at rear warehouse panel. All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of its particular circuit.



Voids at interior panel



Cover off rear warehouse dead front cover

GROUNDING:

External type is installed on driven earth ground rod. **(D)** Earth ground not driven flush to grade. Using old generation clamps in need of replacement to acorn type.



Old generation clamp on earth rod



Earth ground not driven flush to grade and old clamp

BONDING:

Bars installed on panel boxes. Bonding located on metal channel iron inside of warehouse. **(D)** Additional bonding can be installed on metal bushings off of main principle panel and service meter.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Branch Circuits – Connected Devices/Fixtures</u>	

TYPE OF WIRE: Primarily copper type.

ELECTRIC 120-VOLT OUTLETS: **(D)** Loose outlet at exterior south warehouse with exposed wires. Missing cap on bottom of exterior southwest junction box for GFCI outlet.



**Loose exterior south outlet and junction box**

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 this safety device.

LIGHT SWITCHES: Visibly **OP**, however, can be upgraded if desired by new building owner.

GFCI CIRCUITS: Located in kitchen, bathrooms and exterior. **(D)** Loose and worn GFCIs at exterior locations. One outlet not protected on wall within 6' of kitchen cabinet. GFCI not installed in rear warehouse janitor/wash basin and bathroom area.

LIGHTS FIXTURES: **(D)** Loose and non-operating light in rear warehouse bathroom. Several broken and non-operating exterior old generation security lights that can be examined for replacement and upgrade. Some rear warehouse lights not functioning.



**Broken and non-operative exterior security light**



**Loose light fixture at rear bathroom ceiling**

OTHER ELECTRICAL: **New commercial building buyer should examine commercial building at nighttime hours for operation of all security lights, 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.**

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Heating System</u>	
FURNACE:		2010 Carrier electric radiant heat with disconnect. <b>(D)</b> Active leakage off of this equipment into emergency pan.			
BLOWER AND MOTOR:		Operative during inspection, however, suggest cleaning and service to this air handler unit.			
RETURN AIR:		<b>(D)</b> Replace filters at all locations and clean filter grills.			



Clean HVAC filter grill and replace filter

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Air Conditioning &amp; Cooling System</u>	
THERMOSTAT & CONTROLS:		Honeywell T-stat located in kitchen wall. <b>(D)</b> Old generation T-stat that can be upgraded and installed within close proximity of return air for more effective operation.			
CONDENSING UNIT: (Electric)		2010 Carrier, 410A refrigerant, 3.5-ton unit equipped with electric disconnect. <b>(D)</b> Clean coils on unit. Seal utilities into building. Slightly unlevel unit on metal stand. Worn insulation on refrigerant line.			
EVAPORATOR COIL:		<b>(D)</b> Raise and secure freon line piping in the attic off of ceiling joists, ducts and/or equipment to prevent air noise and vibration during operation. Clean the coils; flush out the drain channels and level to drain, in immediate future. We suggest obtaining all service records from seller on this equipment. Air leakages were observed around the freon and drain line-piping installation at the coil cabinet. Random locations of gaps in refrigerant line with some worn and torn insulation from pests. Metal strapping on refrigerant line in need of replacement with appropriate strap fastening. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.			



Void at refrigerant line at coil



Rusted metal strap and drip leak off insulation on refrigerant line



Gap and drip leakage off HVAC refrigerant line

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). Secure and strap piping above ceiling and insulate all of this piping to minimize sweating onto acoustic tiles. These drains should also be cleared and flushed with Spring and Summer season operation.

EMERGENCY PAN:

(D) Excess water accumulation in this pan during inspection. Emergency drain pipe not installed off of pan to the exterior for viewing.



Water in emergency pan and no emergency drain line

TEMP. DIFFERENCE:

52 degrees/72 degrees. 20-degree Delta.

DUCT SYSTEM CHASES AND VENTS:

Foil flexible type. (D) 1" air gap not available between air ducts above acoustic ceiling tiles. Clean all air registers of dust and other residue.

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

SUPPLY PIPING:

PVC and CPVC type. (D) Active leak on piping and hose bibb at exterior southeast. Piping not insulated inside of this warehouse and office area.

METER LOCATION:

Meter location is unknown. It was understood these buildings may be supplied by a water well, however, we did not observe a water well system on this property.

MAIN WATER SHUT-OFF:

Located at rear southeast wall area of commercial building with 1 1/4" into 3/4" piping. (D) Complete insulation is missing on water supply piping and stop valve for energy conservation. Seal voids at piping into siding material.

STATIC WATER PRESSURE:

58 PSI.

KITCHEN FIXTURE:

(D) Worn fixture.



Slow drain in kitchen

KITCHEN DRAINS:

(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.

BATH:

- a) Lavatory
- b) Toilet

- (D) Worn fixture at lavatory with evidence of previous leaks.
- (D) The ball cock valve leaks and the flapper ball is worn and leaks.

REAR BATH:

- a) Lavatory

- (D) Worn fixture and basin.

Poor plumbing fixtures at rear warehouse



- b) Toilet

- (D) The ball cock valve leaks and the flapper ball is worn and leaks. Clean and/or replace toilet.

WASH BASIN:

Operative during inspection, however, cold water supply only.

EXTERIOR BIBBS:

- (D) Leak off south side hose bibb.

Leak off south side hose bibb



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 commercial building during hose operation.

MAIN CLEAN OUT:

Located at front and southwest of office building and warehouse. (D) Broken cap at south side parking lot area.

Broken cap on south sanitary drain



SEPTIC SYSTEM:

Clearstream Aerobic septic system installation. (D) Excessive dirt, ants, etc. on equipment and pumps at front of office building. Cap missing on suspect tank at rear northeast of building.



Dirt and ants at septic system equipment



Open cover on suspect sanitary drain

DRAINS/WASTE/VENT:

PVC type.

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

WATER HEATERS:

Not available

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	○	<a href="#">Optional Equipment/Systems</a>	

SECURITY/FIRE SYSTEM:

**IMPORTANT:** \*\* **NOT** inspected or tested by this company. Consult with commercial building owner or other professionals for this information. Smoke detectors should be installed in appropriate locations within all rooms, hallways, kitchen's etc. for safety and piece of mind for commercial building owner and we have no knowledge on the integrity of existing smoke detectors which can be examined by reputable alarm companies of your choice for repairs, replacement and/or upgrades.

SMOKE DETECTORS:

Commercial building owner should consult with reputable alarm companies to examine this commercial building for upgrading of "smoke and heat" detection systems in appropriate locations (commercial building, attic and garage) for your safety, including the option of carbon monoxide detectors if natural gas is utilized.

FIRE SPRINKLER SYSTEM:

Not installed on this building and office area.

OTHER APPLIANCES:

**Emergency Exit Signs:** Located at doors of warehouse and office, however, the integrity of these emergency signs should be further examined for proper function, operation and battery backup replacement. Some in need of appropriate fastening.

**Video/Audio.** Consult with AV contractor for capabilities of this wiring system along with detailed function and operation of this system.

## **WOOD DESTROYING INSECT INSPECTION**

See WDI report at the end of this report packet.

**Activity of subterranean termites** located at northwest area of office under stored scrap lumber, therefore this building, especially office building, is in need of immediate treatment methodology after removal of this scrap lumber

## **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 commercial building experienced by current and previous owner). In addition, I **did not** receive/review a copy of any previous inspection reports performed on this property. If other reports are available, request a copy (or copies) from seller.

## **SUMMARY**

The overall care and maintenance of this commercial building were considered as **average** due to (not in any particular order for repair):

- **Active subterranean termites at northwest area.**
- **Water intrusion conditions through the roof as viewed with infrared camera disclosed in this report.**
- **Multiple leakages inside of windows of warehouse.**
- **Multiple locations of compromised and damaged exterior metal wall panels.**
- **Compromised and damaged panels on large bay doors.**
- **Damaged and compromised south side pedestrian doors at warehouses.**
- **Significant accumulation of water in emergency pan under HVAC unit with missing emergency drain off of pan to the exterior.**
- **Several plumbing and electrical discrepancies listed in report.**
- **Loose exterior electric outlets and missing, broken and compromised exterior security lights.**
- **Broken and missing cover on parking lot drain at southeast area.**
- **Significant water accumulation in this drain pipe system to the rear pond.**
- **Excessive water accumulation at front drain culvert system.**
- **Broken windows at office and warehouse.**
- **Necessary pest proofing to this office and warehouse due to rodent droppings above acoustic tiles.**
- **Multiple stained and compromised acoustic tiles from HVAC refrigerant line, drain line and equipment leakage.**
- **Unknown integrity of septic tank system with absence of recent maintenance.**

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

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

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

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

Very truly yours,

ABLE INSPECTION COMPANY  
**Inspecting since 1976**

***Larry J. Malloy***

Larry J. Malloy  
Registered Professional Building Inspector  
License No. 332 TREC  
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Certified Infrared Building Science Thermographer  
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