

I NI NP D

INSPECTION ITEM

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

BREAKER BOX:

Aerial 3 wire 3/0 copper service into 225 amp Square D main principle disconnect located at exterior rear garage. (D) Rust on dead front cover and missing screw. Additional bonding not installed on metal bushing to the service meter. Rust on LB and conduit at grade level at front exterior garage and unknown integrity of this conduit and feed wiring between house and garage.



Rusted LB and conduit at garage to house



Rusted dead front and missing screw at main panel

2/0 copper service into 200 amp Square D copper panel box located inside southwest wall with additional 150 amp breaker disconnect. (D) Two knob and tube circuits utilized on breakers.

Two knob and tube wires on breakers in house



150 amp Square D copper panel box located in third level attic. (D) The protective sleeve or bushing fitting is missing inside this panel box at bottom concentric knockout. This condition will compromise the sheathing for the romex wire and has the potential to cut into this wire and cause an electrical failure.

Missing connector of cable wire on panel in attic



Square D copper panel box located at exterior east wall. **(D)** All breakers for the panel boxes and/or sub panels must be clearly and permanently labeled for identification of its particular circuit. No ground wire installed from main feed for a ground buss. Slight rust on dead front cover. One open space at bottom panel. Undersized wire installed for 50 amp breaker. Loose lid on panel.

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:

(D) No external earth ground rod and wire installed for this electrical panel box system (possibly using internal grounding, which is not accessible/visible to us at time of inspection).

No ground wire on exterior east panel



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:

Screws commonly installed on panel boxes, however, additional bonding should be considered on all panels especially main principle and bushings.

Bonding jumper is not installed on gas meter piping and 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	**
●	○	○	●	<u>B. Branch Circuits – Connected Devices and Fixtures</u>	

Comments:

TYPE OF WIRE:

Primarily copper type.

ELECTRIC 120-VOLT OUTLETS:

Two and three prong type. **(D)** A small number of electrical outlets are located in random first and second level original rooms and may be inadequate for necessary appliances/lights, etc. (Consult with a Master Electrician for their advice). Receptacle outlets should be spaced no more than six-feet apart along an unbroken space of wall so that appliances with six-foot cords can reach an outlet. If a door, bookcase, window and/or a fireplace breaks an open space of wall then a receptacle outlet must be installed when there is two feet or more of wall space – the is a NEC code requirement. Several open grounds are located on three-prong outlets inside this residence and can be reviewed for grounding methods by an electrician of your choice. Missing cover plate on outlet in southeast room, in attic and garage. Optional outlets not installed near exterior doors and front pedestrian door, however, are located at exterior areas.



Two prong outlet in foyer

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**

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 in kitchen, kitchen island, bathrooms and quarters bathroom. **(D)** All exterior outlets not protected and also inside of garage. Unable to locate GFCI for the master Hydrotherapy tub motor (consult with seller for this location). All kitchen outlets not protected alongside and rear countertops.



Not GFCI at exterior outlets

Main master bathroom GFCI located in toilet closet wall.

LIGHTS FIXTURES: **(D)** A light is not installed on the ceiling of the second level northwest bathroom shower/tub to illuminate this enclosure. One light not operative at upper southwest shower and one of two at front exterior ceiling. No globe/lens protection exists on incandescent lights in closets, garage and attic, which will prevent electrical spark if the light is damaged (pull cord type lights). Several burnt and non-functioning bulbs on fixtures at kitchen cabinets/countertops.



No light in upper north tub



Several under cabinet lights burnt out

OTHER ELECTRICAL:

(D) Rusted 1/2" and 1" conduit at east side exterior and unknown integrity of any and all underground electric conduit installation. Photo electric eye functions northwest security light and its function and integrity is unknown to us. Broken and unused landscape lights at rear southeast landscaping (all landscape, tree lights and other security lights considered "as is").



Broken landscape lights

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:

Front, west and rear locations. (D) Not operative at west and rear locations.

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

Comments: A. Heating System

FURNACE:

2011 Trane electric radiant heat with disconnect and electric panel box in sight (first level). Operative during inspection, however, some slight plant mold on cabinets that can be thoroughly cleaned as necessary. Limited access to this equipment due to current installation of primary drain pump, wiring, etc. at service and passage deck.

2016 Trane electric radiant heat unit with disconnect (second/third level and master). Operative during inspection.

BLOWER AND MOTOR:

Both operative during inspection.

RETURN AIR:

(D) Clean interior chase used for first level system as viewed from second level return air grill. Consult with HVAC contractor to examine installation of this return air chase and size for this unit due to narrow wall opening. Replace filter grills at all locations.

Clean dust for first level return chase in second level hallway



DRYER VENTS:

(D) Clean excess lint accumulation out of this vent pipe to the exterior. The exterior dryer vent cover is damaged and the flapper is stuck open with lint accumulation.

Clogged dryer vent



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

Comments:

THERMOSTAT & CONTROLS:

Programmable Honeywell T-Stat (first level). OP

Three zoned/separate programmable Honeywell T-stats located in second level hallway, master hallway and third level. (D) Weak batteries on third level T-stat. These T-stats are operative off of a Honeywell zoned damper control circuit board panel that was operated during inspection, however, we highly suggest consulting with seller for all service and maintenance records on this electronic equipment. In addition, new homebuyer must climatize themselves to this type of installation for any necessary balancing of air into certain rooms and further suggest having this system thoroughly examined by HVAC contractor of your choice for proper installation of sensors, backflow dampers, etc.

Zoned damper controller also located for the first level HVAC equipment in attic, however, only observed one T-stat in first level family room – consult with seller for detailed information on any additional T-stats that operate with this zoned damper system.

CONDENSING UNIT: (Electric)

2011 Trane, 410A refrigerant, 4 ton unit equipped with electric disconnect (first level). (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. No electrical GFCI outlet is installed near the A/C equipment for future use by service technician. Freon line piping (suction and liquid) is not protected with a weatherproof cover or the equivalent to prevent exposure and damage from the external elements.

2016 Trane, 410A refrigerant, 4 ton unit with electric disconnect (second/third level and master). (D) Freon line piping (suction and liquid) is not protected with a weatherproof cover or the equivalent to prevent exposure and damage from the external elements.

Window unit. Frederich type located in quarters. (D) Remove from housing and thoroughly clean coil and drain channel dripping water to the exterior. Some evidence of stained and damaged windowsill material at this unit installation.

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 – both units. We suggest obtaining all service records from seller on this equipment. Active leak off of coil into emergency pan on first level unit. 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. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.

CONDENSATE DRAIN:

(D) Active leak off of first level condensation pump onto attic deck. The condensate drain line from the air conditioner evaporator coil terminates on the exterior adjacent to the foundation grade beam – east side. This is not a desirable condition and we suggest retaining the service of a reputable HVAC or Plumber contractor to relocate this drain line into the interior plumbing system. Insulate drain line piping off of pumps and thoroughly clean pumps and install water detection devices off of pumps. First level pump not installed into an emergency pan. These drains should also be cleared and flushed with Spring and Summer season operation.

Water leak off first level HVAC drain pump



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 and for both electric pumps for drains.

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) We suggest installing 45 or 90-degree fittings on all horizontal drains extended outside of this residence at northeast area. These 45 or 90-degree fittings will prevent staining of wall material if the drain is activated. Water in second/third level master pan with suspect leakage onto master bedroom ceiling.

Water in second/third level HVAC pan



Float devices are installed on emergency pans. This inspector cannot determine the integrity of these floats and/or sensors which can be further tested and examined by HVAC contractor.

TEMP. DIFFERENCE: 48-50 degrees/72 degrees. **OP**

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 and foil flexible type. **(D)** 1" air gap not available between air ducts off of plenums in attic.

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: Original galvanized steel with some copper piping replacement. **(D)** Evidence of rust and corrosion on galvanized steel piping in crawl space areas and exterior east side of residence and off of hose bibb. Evidence of rust and corrosion and coupling repairs on piping in garage. Unknown integrity of any underground piping installed between house and garage.

Rust on steel water piping under house



Obtain all detailed information from seller of any repairs and/or replacement made with galvanized steel piping since this piping historically does rust, corrode, leak and restrict water pressure supply.

METER LOCATION: Located at northwest yard.

MAIN WATER SHUT-OFF: Located at northwest area of residence with 3/4" copper into galvanized steel piping. **(D)** Complete insulation is missing on water supply piping and stop valve for energy conservation.

Main water supply with no insulation



- STATIC WATER PRESSURE: 58 PSI.
- KITCHEN FIXTURE: **OP**
- KITCHEN DRAINS: **OP**
- QUARTERS FIXTURE: **(D)** An active leak exists on this fixture and needs immediate rebuilding and/or replacement. Missing aerator.
- QUARTERS DRAINS: **(D)** The chrome drain piping has evidence of rust, corrosion and pitting along with worn slip nuts and consideration should be taken to completely remove this type of piping and replace it with PVC pipe and connections.
- 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: **Emergency pan or floor drain is not available (optional installation).**
- GARAGE FIXTURE/BASIN: **(D)** Hindered to access due to stored items and appears this fixture and drain system has not been used for some time.
- MASTER BATH:**
- a) Lavatory **(D)** Drop of pressure at lavatories during operation of tub. 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 – left basin. Evidence of stains from previous leaks off of stop valves.
 - b) Shower **(D)** Showerhead leaks. Worn lower shower door gasket. Drop of pressure in shower during operation of tub.
 - c) Toilet **(D)** The ball cock valve leaks and the flapper ball is worn and leaks (low boy type toilet).
 - d) Hydrotherapy Tub **(D)** Without visible/accessible GFCI circuit protection. Weak and clogged hand-held sprayer operation. Unable to obtain operation of motor pump. Leak on tub diverter stem during operation.



Master tub not operative



Leak on master tub diverter and clogged hand-held

No convenient access is available to inspect and/or service the pump, motor, piping and electrical components for possible defects and leaks.

UPPER NORTHWEST BATH:

- a) Lavatory
- b) Shower/Tub

- (D) Weak water pressure out of fixture.
- (D) Weak hot water supply pressure. Unable to obtain adequate pressure off of tub to operate showerhead from diverter.



Weak hot water in tub

- c) Toilet

- (D) Rusted flush lever and worn flapper ball.

UPPER SOUTHWEST BATH:

- a) Lavatory
- b) Shower

- (D) Adjust the pop up and linkage controls to hold water in basin.
- OP, however, no door gaskets on décor shower door. Weak water pressure at shower.



Weak water pressure at shower

- c) Toilet

- (D) The ball cock valve leaks and the flapper ball is worn and leaks. Old stop valve noted.



Worn toilet parts

UPPER THIRD LEVEL BATH:

- a) Lavatory
- b) Shower

- OP
- (D) Loose shower arm out of wall.



Loose third level shower arm

c) Toilet

(D) The ball cock valve leaks and the flapper ball is worn and leaks (plastic bag over ball cock valve). Worn toilet seat. _Water leakage under toilet.



Worn parts for toilet



Water leakage under toilet

POWDER BATH:

- a) Lavatory
- b) Toilet

OP
OP

QUARTERS BATH:

- a) Lavatory

(D) The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris). Weak pressure at lavatory.



Weak pressure at lavatory

b) Shower/Tub

(D) An active leak exists on this fixture and needs immediate rebuilding and/or replacement. Loose décor covers behind handles.

c) Toilet

(D) Rusted flush lever in tank.

SHOWER PAN (Master, Upper Southwest & Third Level):

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:

OP with post-installed hose bibb at rear of residence out of crawl space with copper tubing. Limited number of hose bibbs on exterior of house and garage.

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:

Located at rear southwest yard.

(D) Unable to observe clean out off of garage/quarters and the integrity of piping off of this separate building is unknown to us, therefore considered "as is".

DRAINS/WASTE/VENT:

Original cast iron, rigid metal with PVC piping replacement.

The tub drains were not readily accessible for viewing to examine for leaks and the proper installation of drains and water piping and therefore could not be commented on.

Consult with seller for known information of piping replacement along with any restrictions and leaks in this piping and/or repairs for your records.

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	**
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Comments:

WATER HEATERS:

2004 GE 50-gallon electric tank with disconnect located in second level southwest closet with emergency pan. **OP**

2009 Reliant 40-gallon gas tank located in quarters. **(D)** Significant rust and corrosion at brass cold stop valve and fittings. Unit not operative and turned on during inspection for testing of hot water. Rust on top of cabinet from water drip leak off of stop valve.



Corrosion on quarters water heater stop and fittings

Apparent previous Noritz gas tankless unit installed in upper northeast third level attic area due to installation of flue piping projection and available T-stat on wall in closet, however, unable to access and/or locate this tankless water heater that is either abandoned and no longer utilized, or not accessible - consult with seller for this information.

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.

_GAS LINE:

Flexible metal type. **(D)** Drip leg/sediment trap not installed on this piping. Limited access to gas stop valve to turn off in case of emergency.

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: CPVC type for the house proper and CPVC into copper for the quarters. **OP**

FLUE PIPE: B-Vent type.

ROOF JACK: Approved type (quarters). **(D)** Secure and seal metal storm collars to prevent possible leakages into this residence, attic space and on equipment.

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

Comments:

A. DISHWASHER: Bosch type. **(D)** Secure and raise drain hose above disposal inlet.

Secure and raise dishwasher drain



B. FOOD WASTE DISPOSER: Kitchen Aid 3/4 H.P. type. **(D)** Rust and corrosion on collar attachment to the sink from previous leak with some rust and staining on housing from leak that had occurred at one time that could not be duplicated during this inspection.

Corrosion at disposal connection



C. RANGE EXHAUST VENT: Broan overhead type. Operative during inspection, however, make up air unit not located for this overhead vent that is required on vents of this size (not required at time of renovation).

D. RANGE: Wolfe gas type. **OP**

D. OVEN: Wolfe gas type. 335-345 degrees/350 degrees. **OP**
 GE electric type with convection mode. **OP**

E. MICROWAVE OVEN: Sharp type. **OP**

REFRIGERATOR/FREEZER: GE type. **(D)** Small dents in doors. Slightly torn lower refrigerator door gasket. Possible burnt light in freezer unit. Clean coils on unit and replace in line filter for the ice maker - this appliance is considered "as is".

WINE COOLER;

GE type located in kitchen. (D) Unable to obtain operation and cooling of this unit – consult with seller for more detailed information.



Wine cooler not cooling

WASHER/DRYER:

LG type with electric dryer. Operated as a courtesy only, however, these appliances are considered “as is”.

KITCHENETTE UNIT:

Acme type located in quarters. (D) One of two burners not operative. Refrigerator unit not operative. This old generation kitchenette unit is in last stage of useful life.



Old generation kitchenette in quarters

F. BATHROOM EXHAUST VENTS/HEATERS:

(D) Clean in all bathrooms and ensure proper termination to the exterior. Noisy operation of vent in master bathroom and light not operative. One light not operative off of quarters unit.

G. GARAGE DOOR OPERATOR:

Lift Master chain drive type unit with safety sensors on lower rails. Operative during inspection, however, missing cover plate on outlet for this unit. Controller located in garage should be elevated to minimize small children from accessing.

This inspector does not examine for any “manufacturer and/or product recalls” off of any appliance in this residence – consult with appliance 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	**
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Comments:

A. LAWN SPRINKLER:

8 Stations not on visible/accessible pressurized (PVB) vacuum breaker valve. Hunter controller located in garage. All zones were not identified permanently and not installed with rain sensor and/or battery backup. (D) Unable to observe cross connection device for this sprinkler system that may be hidden in landscaping (consult with seller for this location). Was unable to locate all serviceable solenoid valves for zoned stations in the yard (may be covered/buried) and all of these valves should be located and identified by the homeowner.

And/or a licensed irrigator utilizing the proper detection equipment – all eight not located. Adjust the shrub sprinkler heads that are located within close proximity of the exterior building materials, such as at the windows, doors, brick and stucco, and especially at any wood materials to reduce the potential of staining, discoloration and interior/exterior building material damages. Several loose sprinkler heads and some uneven installation in landscaping. One broken sprinkler head at rear southeast yard. Sprinkler irrigation system not installed with common clockwise or counter- clockwise type sequence that can be adjusted by irrigator contractor as necessary.



Broken sprinkler head

We do not examine that all plants, other vegetation and grass areas are adequately watered around this property. In addition, 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) Rust on gas pipe and fittings above and at grade level at rear and side of garage. Unknown integrity of underground gas piping from garage into rear of house. Underground gas supply piping was observed into this building. We recommend immediate pressure testing by a Master Plumber to confirm its integrity. In addition, it is unknown to us on the type and condition of protective wrapping/material used to protect this pipe from deterioration. Exposed piping at exterior east wall with rusted straps.



Rusted gas pipe at grade



Rusted gas from garage to house

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.

Drip legs/sediment trap are not installed on gas piping at the water heater.

Gas has been eliminated for the furnaces and water heater unit and master fireplace – consult with seller for more information on elimination of gas at these appliances.

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: **Residential gate.** Lift Master type. Operated off of remote control device. Consult with seller for all service and maintenance records on this equipment for your records.

Attic ventilator. Operative during inspection.

Dehumidifier unit. One installed in third level attic off of first level HVAC system and obtain more detailed information from seller on service and maintenance of this equipment.

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

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 – treated in 2004 from sticker on panel box in garage and Sentricon bait station system observed around house and garage with one loose bait station at rear garage and suggest obtaining more detailed information from seller on service and maintenance records for this bait station system. 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.

New buyer should consider engaging in a warranty against wood destroying insects by pest control company of our choice for both house and garage.

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

- Age and condition of roof and being an overlay over wood shingles.
- Significant water intrusion conditions on ceiling of master bedroom with HVAC system above.
- Active leaks on ceiling of master bathroom and second level north bathroom corresponding to dormers.
- Rotted and damaged wood at upper dormers and around garage/quarters.
- Accumulated water in crawl space from southeast area to the center and west area commonly due to substandard grading and drainage especially at east side of property.
- Cardboard and wood debris in crawl space conducive to wood destroying insects.
- Abandoned 240 volt electric cable wire with exposed wire at east crawl space and some loose cable wiring in need of fastening under house.
- Tree branches within close proximity of roof with some damages on both house and garage/quarters.
- Several locations of worn, stained and damaged wood windows, sills and casings at first, second and third levels.
- Some worn, split and damaged exterior rear and side doors and second level balcony doors along with casing and glazing not tempered type.
- Galvanized steel water piping utilized with some cast iron drain pipes – several locations of rusted galvanized steel piping coupled with drop of pressure at bathroom fixtures.
- Two knob and tube vintage wire circuitry exists into first level panel box.
- Absence of GFCI circuit protection at exterior outlets and garage and unable to locate for Hydrotherapy tub motor.
- Several plumbing discrepancies listed in report and limited 3/4" supply piping into residence.
- Unknown integrity of underground gas piping from garage into house in addition to electrical supply from front garage into house.
- Cupped hardwood floors in random first level locations and second level bedroom to the balcony door.
- Significant stains and discoloration of exterior tile balcony.
- Rotted and damaged wood at exterior west and rear southwest roof extensions.
- Service and maintenance to both HVAC units for the house proper and locate source of leakage above master bedroom ceiling.
- Dried black organic matter on sheathing material in third level attic and unknown if any suspect mold propagation exists above master ceiling with extensive water on ceiling and insulation.
- Limited perimeter area surface drains to assist in channeling off rainwater around garage, east side of residence and some rain gutters with evidence of clogged drain at east side rain gutter to the curb/street.
- Broken brick pavers at front entry, rear of residence and border at driveway.
- Water intrusion conditions with damages in garage and side quarters door.
- 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.

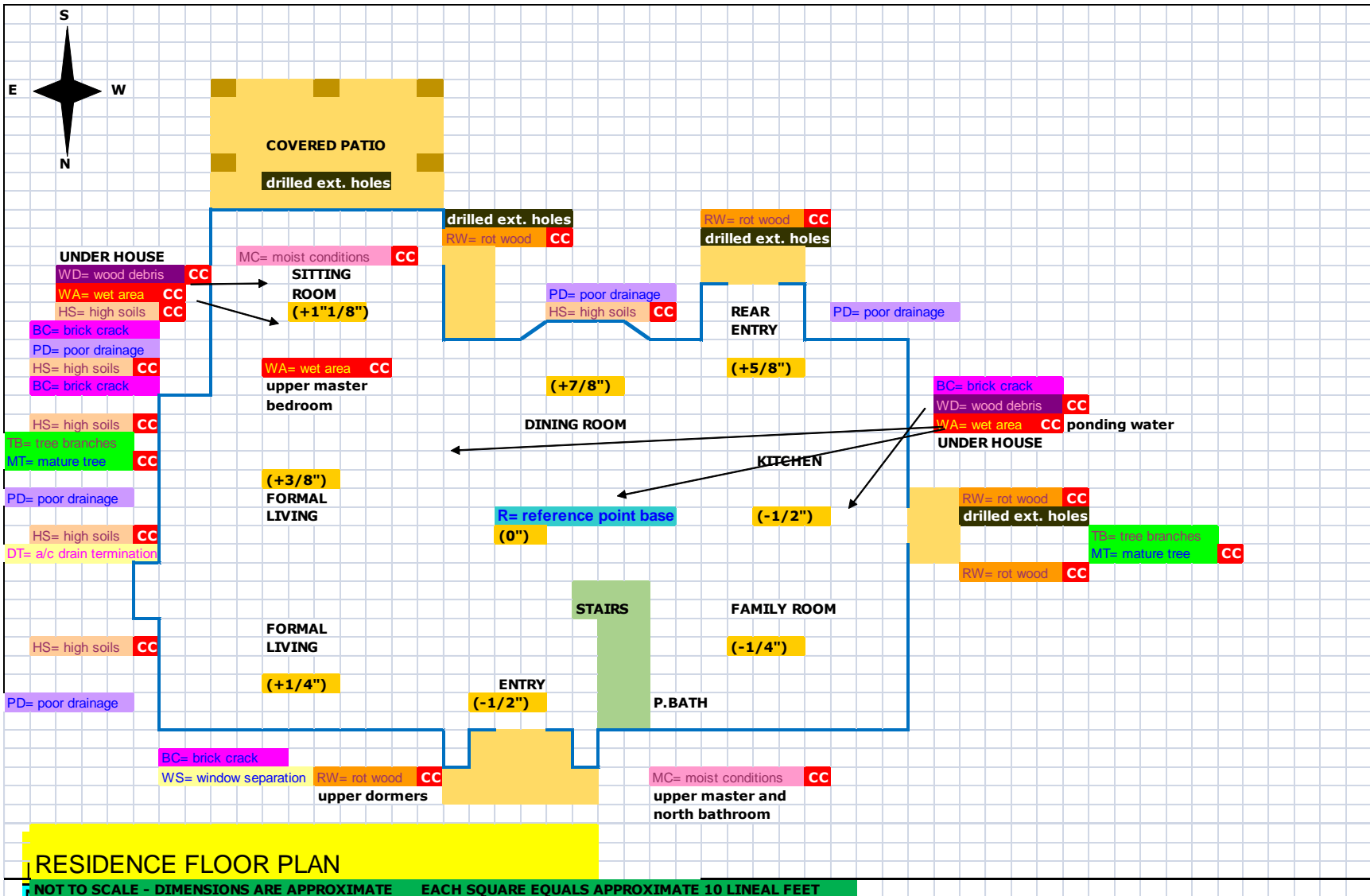
Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office, if you have any questions or require a more detailed explanation regarding any item included in this report, pictures, Infrared Images, attachments,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



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

HOUSTON _____ 770 _____
City Zip Code

Inspected Address
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. October 14, 2018
Case Number (VA/FHA/Other) Inspection Date

4A. John Sample
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 ONLY**

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 checked="" 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 checked="" type="checkbox"/>	Heavy Foliage	<input checked="" type="checkbox"/>	Stucco/Plaster	<input type="checkbox"/>	Deck/Pavers	<input checked="" type="checkbox"/>
Adjacent 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 checked="" type="checkbox"/>	Excessive Moisture (J)	<input checked="" type="checkbox"/>	Planter box abutting structure (O)	<input type="checkbox"/>
HVAC/Roof Leaks	<input checked="" type="checkbox"/>	Debris under structure (K)	<input checked="" type="checkbox"/>	Wood Pile in Contact w/Structure (Q)	<input type="checkbox"/>
Water under house	<input checked="" type="checkbox"/>	Footing too low/soil line too high (L)	<input checked="" type="checkbox"/>	A/C drain termination against house	<input checked="" 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 checked="" type="checkbox"/>
Tree Branches on Structure	<input checked="" type="checkbox"/>	High Mulch/Soils	<input checked="" type="checkbox"/>	Debris in crawl space	<input checked="" type="checkbox"/>
Recent Renovation/addition	<input type="checkbox"/>	Debris accumulation	<input checked="" 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 <input checked="" type="checkbox"/>	No <input checked="" 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 Powder-Post Beetles	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"/>

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: **Drilled exterior holes and sticker on panel box**

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: **rot and damaged wood, high soils, water under house, tree branches on roof, roof leakages, wood shingles overlaid, moisture conditions, A/C drain at east side house**

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: **October , 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_____

