



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



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

[www.flirthermography.com](http://www.flirthermography.com)

CLIENT: Joan Sample

PROPERTY INSPECTED:

EMAIL:

DATE – August , 2018

CC: -

INSPECTOR: Larry Malloy TREC 332



### **PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES**

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

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

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

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

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

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

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

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

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

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

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

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

REI 7-5 (Revised 05/2015)

## **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

These conditions may not have violated building codes or common practices at the time of the construction of the new free standing home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice does not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the new free standing home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a builder to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the new free standing home.

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

### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection. The inspector will report on visible existing recognized hazards and shall report as deficient any recognized hazard specifically listed as such in the Standards of Practice. The inspection addresses all of the parts components, and systems required by the Standards of Practice and found in the property being inspected. Items which are not present or are not inspected will be identified as such. (An explanation will be provided for any part, component or system required for inspection which is inaccessible, that cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected.)

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

**This report does not conclusively determine the cause of any defects**, the observation of which may be limited for any number of reasons, including weather conditions, limited accessibility, and obstructions. Excavating, lifting of floor coverings, opening walls or ceilings, moving of furniture, removal of personal or stored items, disassembly of equipment, or any other potentially damaging or dangerous procedures cannot be performed.

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

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

As Real Estate Inspectors, we believe that it is not only our responsibility to represent the interests of the homebuyer, but to educate and provide a learning experience for the consumer as well. Therefore, this inspection (along with any attachments) is also intended to be instructive and informative regarding existing and potential effects or conditions of health, safety, comfort and convenience within the new free standing home, as well as to point out and explain the scope and limitations of the visual inspection. Certain comments may be provided by the inspector that report on conditions which may not be deficient or call for immediate repairs, but are considered to be sensible or prudent upgrades, improvements and may enhance the safety and comfort of occupants.

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

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

**LEGEND:**

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

**I = Inspected**

**NI= Not Inspected**

**NP= Not Present**

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

In accordance with your instructions, and in your presence, I made a **limited visual inspection** of the above referenced property. At the time of the inspection the new free standing home was vacant. The weather conditions were sunny and dry at beginning of inspection and approximately 92 degrees at 11:00 a.m., turning cloudy and wet towards end of inspection around 3:30 p.m. and approximately 82 degrees.

**NEW FREE STANDING HOME DESCRIPTION w/ATTACHED TWO CAR GARAGE**

The foundation of this new free standing home is of a reinforced concrete slab on ground type commonly underpinned with builder's piers, and supports a three-story structure with 3-4 bedrooms with third level game/media room. This new free standing home generally faces north. The new free standing home is constructed of a wood frame with painted conventional hand troweled stucco/plaster hard coat cladding with control joints\*\*, cast stone interfacing at front door with painted textured foam accent interfacing and windowsills, brick veneer, painted cement board soffit and fascia with wood brackets material exterior. Interior walls and ceilings are constructed of painted paneling, plasterboard and tile. Fireplace unit is internally projected. Engineered wood and tile cover the interior floors\*\*. Window frames are metal clad JeldWen thermal pane sliding, fixed, casement and transom types.

The age of the structure, as I understand it, is approximately 12+ months young.

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

The results of our survey indicate the first floor of this residence to be at an acceptable level (measurements may differ from other measurements depending on where base unit is placed). The high point of the slab foundation is located at the rear family room. The surface elevation at this point is approximately 1/4 inch above the reference elevation of zero. The low point of the slab foundation is located at the front dining room and is approximately 1/8 inch below the reference elevation of zero.

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

This opinion from this Inspector and Company with 35 years' experience, would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. If the evidence and the consequences of foundation movement become significantly more pronounced in the future, then foundation-leveling repairs may become necessary. The homeowner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future. Please read On Line Information provided on Foundation Maintenance from Foundation Performance Association- Structural Committee for Residential and Low Rise Buildings. (web site end of report).

The builder of this home is .

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

Able to locate underground 4" drains off of rain gutter discharge pipes, terminating at front northwest and northeast curb/street that did channel rainwater during end of inspection with mild rainfall.

Unable to locate visible area surface drains at sides of free standing home and patio paver area which would assist in diverting rainwater to the street or storm sewer. Therefore, it is unknown to us how effectively water is channeled around or away from the structure.

Please consult with builder for any known information of possible "hidden" and or obstructed drains on this property.

Suggest consulting with builder or landscape contractor to verify and point out locations of area surface drains that are covered by gravel or equivalent.

New buyer should monitor the quality of drainage around this new free standing home and report any discrepancies to the builder for modifications and improvements to remove any excess rainwater.

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

**C. Roof Covering Materials**

**D. Roof Structures and Attics**

*Comments:*

The roof of this new free standing home is of hip and flat construction and covered by clay tiles, installed over wood decking. Roof material is commonly fastened down with nails, screws, mortar and interlocking tiles. This structure as viewed from the attic area indicated 2x8 rafters spaced 16-18 inches on center and a major ridge of 2x10.

Blanket insulation installed under roof between rafters in lieu of installation on ceiling and consult with builder on the R value utilized for this free standing home.

This roof and attic does not utilize soffit or roof ventilation due to choice of builder and utilizing a mechanical dehumidifier unit in attic space that should be monitored for its proper function and operation.

The surface of this roof was observed from ground level and with binoculars due to the high elevations of this roof and unsafe conditions for this inspector – roof was droned and images will be sent to new homebuyer and select images included in inspection report.

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

1. Broken hip tile at southwest area of roof.
2. Bent and damaged rain gutter in two locations along east side of upper roof.
3. Clean construction debris, mortar, etc. out of rain gutters to ensure future positive rainwater diversion.



**Damaged east gutter**



**Broken upper southwest tile**

**Drone images revealed the following discrepancies:**

1. Broken tile at southwest hip.
2. Several locations of broken tiles.
3. Hairline cracks at southwest tiles.



**Hairline cracks at southwest tiles**



**Broken tiles**



**Broken tile at southwest hip**

**GENERAL ROOF INFORMATION includes the following:**

1. We suggest that rain gutters be cleaned and flushed on an annual basis to ensure positive rainwater diversion.
2. This inspector was hindered to observe roof system due to high elevations and limited availability to view from rear and side yard areas therefore buyer may option to consult with reputable roofing contractor to access this roof and examine areas mentioned above and include any other additional repairs necessary from their "on roof" observation – however, roof was droned.
3. **Consult with builder for any information of roof leakages and/or repairs made to this roof system for your future records.**

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

**E. Walls (Interior and Exterior)**

**F. Ceilings and Floors**

**G. Doors (Interior and Exterior)**

*Comments:*

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

1. Uplift of engineered wood flooring at third level southeast area off of kitchen and close to window.
2. Slight variation from levelness in kitchen near dishwasher from modification of engineered wood floors.
3. Missing doorstop in second level east bathroom.
4. Loose handle at one master bedroom casement window.
5. Tile bench exists in master shower and the integrity of this bench is unknown to us and considered "as is".
6. Seal all lavatory countertops, tile splash and drywall and cabinets/drywall.
7. Random locations of loose insulation between roof rafter system as viewed from third level.
8. Stained tile at master bathroom shower under left fixture and high elevation of tile at drain.
9. Elevator detailed trim not complete on interior of chase.
10. All five access panels to HVAC equipment are extremely difficult to remove and heavy and suggest installing hinges on these doors or using a lighter panel.
11. Excessive vibration exists in first level kitchen/pantry area from one split system mounting on exterior east stucco wall in addition to excess vibration off of HVAC air handler unit located in master bathroom closet ceiling.
12. Cracked tile in laundry room.



Loose handle for master window



Incomplete trim for wall inside elevator



Cracked tile in laundry room



Uplifted wood flooring in third level



Stained tile in master shower

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

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

Comments:

(D) Active condensation leakage exists on third level ceiling off of HVAC duct board plenum and some flex ducts which are sweating and dripping water onto ceiling during inspection process.



Water on ceiling of third level HVAC from condensation leak



Excess condensation drips off third level HVAC



Unable to locate evidence of water intrusion conditions at windows, doors and third level ceiling areas that should be monitored by new homebuyer at times of excessive rainfall.

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

I	NI	NP	D	COURTESY INSPECTION ITEM **
●	○	○	●	<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 from active and/or previous leakages. **This camera is most useful and definitive to locate leakages from the building envelope with rainfall or within 2-3 days after significant rainfall therefore if rain has not occurred, homebuyer may consider retaining our service at another time after significant rainfall to examine interior building envelope for any suspect leakages at windows, doors, ceilings, walls, etc.**

Due to the absence of significant rainfall and our excessive heat temperatures, this inspector and infrared camera capabilities are hindered to diagnose for active water intrusion conditions therefore, homebuyer may consider retaining our services in the future when excessive rainfall occurs for a more thorough moisture and water intrusion examination of this interior building envelope.

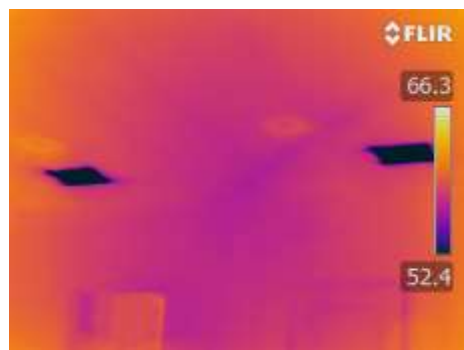
Water anomalies located on third level ceiling corresponding to condensation leakage off of HVAC ductwork and plenum.

### Interpreting Infrared Images

**Blue** = Cool or Moist Temperatures  
**Orange/yellow** = Warm or Hot Temperatures

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

An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem, which will require additional examination beyond the scope of our inspection. If an area, such as a ceiling or wall, is generally warm (**yellow**) is from missing or misplaced insulation, or from excess heat off electrical breakers or wiring. Any unexpected cool (**blue**) image is observed, those cooler temperatures may indicate an anomaly such as a water leak or HVAC duct air leakage.



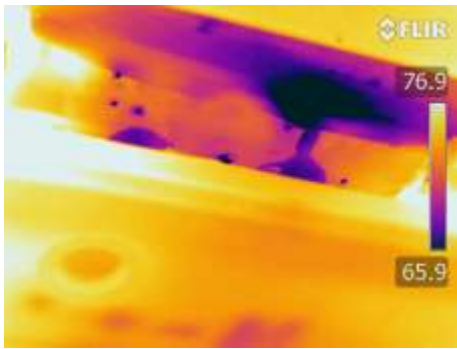
No anomalies on ceiling with HVAC cool air in operation



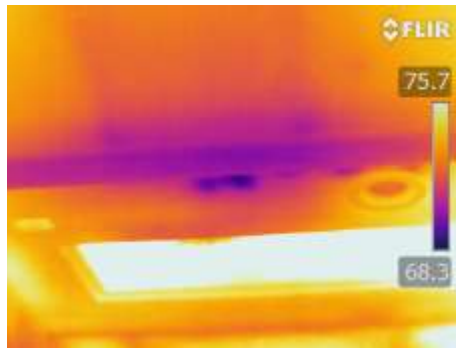
No anomalies in walls of bedroom



Water leakages on ceiling and 3rd level HVAC equipment



Excess sweating of 3<sup>rd</sup> level HVAC housing and duct board



Water images on ceiling of 3<sup>rd</sup> level HVAC



Water off HVAC exterior split system on east side



121 degrees at east side enclosure for A/C split systems



Heat images from heater mode in operation



No anomalies on 3<sup>rd</sup> level ceiling

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

G. Doors (Interior and Exterior)

H. Windows

Comments:

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

1. Incomplete caulking at several windows on first, second and third levels at corners of windows and brick and at corners currently with excess mortar that should be removed.
2. Garage overhead door panels delaminating and door operator not connected at top of door.
3. Hole and void around suspect laundry room floor drain piping at southeast exterior.
4. Void at southwest exterior garage brick for future doorbell or intercom/video unit installation.
5. Vertical corner brick cracks at rear southwest patio area that can be cleaned and caulked with a quality exterior polyurethane type sealant since mortar will always separate and crack at these weak locations.
6. Voids at ceiling trim and brick at east side area encasing three split HVAC units.
7. Excessive heat accumulation in east HVAC split system current installation and one unit mounted on wall creating excess vibration.
8. Remove black plastic material against grade beam at northwest exterior under electric service.
9. Missing vertical support under long threshold at third level balcony sliding door system.
10. Incomplete painting of vertical and horizontal trim at garage overhead door.
11. Uneven wood soffit material at rear patio.



**Remove black plastic off west grade beam**



**Missing vertical support under third level balcony threshold**



**Loose trim at upper southwest area**



**VOIDS at brick and windows**



**Vertical corner wall cracks on patio**



**Uneven wood at rear patio**



**Poor installation of HVAC unit on stucco wall**



**VOIDS in exterior window and sill caulk**

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

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ● [Steps and Stairways and Rails](#)

I. Stairways (Interior and Exterior)

Comments:

The steps (riser and tread ratio) in the stairs had a normal feeling when walked upon in a normal manner. The handrail was secure. (D) Loose iron balusters in stairs.



Loose iron balusters in stairs

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ○ [Fireplace and Chimney](#)

J. Fireplaces and Chimneys

Comments:

The hearth was a full width extension (16 inches). A prefabricated metal Heatilator direct vent unit is located in the family room and is equipped with gas artificial logs and standing pilot, which is operative off of the switch on wall.

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

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ● [Porches and Decks and Balconies](#)

K. Porches, Balconies, Decks, and Carports

Comments:

(D) Incomplete installation of paver material off of balcony column brackets. No protection on top of wood. Worn stain on top of patio arbor.



Worn stain on top of patio arbor



No protection on top of wood



Missing tile paver at third level balcony

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

**L. Other**

*Comments:*

1. If deadbolts are installed on exterior doors, this will prevent emergency egress and consideration should be taken to replace with interior throw type latches or have key available to exit these doors.
2. Grouting voids located in random areas of kitchen, bathroom lavatories and showers/tubs.
3. New homebuyer concerned of inadequate pavers to access west side yard around electric transformer box to minimize stepping on landscaping.
4. Loose and broken pickets at east side of residence and missing horizontal trim at upper cap on northwest fence.
5. Loose southwest gate cylinder into striker plate and incomplete painting between pickets.
6. Several exterior plastic covers installed for apparent future video camera capabilities and exposed cable wires out of brick at upper southwest brick wall.
7. Poor foam installation at HVAC utilities.



**Poor foam installation at HVAC utilities**



**Loose east side fence pickets**



**Adjust rear gate door cylinder**



**Poor passage to west side of home**

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

*Comments:*

**A. Service Entrance and Panels**

**BREAKER BOX:**

Underground 3 wire 2/0 copper service into 200 amp Siemens main principle panel located at exterior northwest wall. **(D)** Missing screw on dead front cover.

200-amp Square D copper panel box with 125-amp sub panel located in garage with three 20-amp arc fault breaker interrupters and 22 combination breakers on panel box. **(D)** Secure and strap loose cable wires on left panel.



Strap loose wires 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: External type is installed on driven earth ground rod. **OP**

BONDING: Screw installed on panel box.

Bonding jumper is installed on gas meter piping. **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.

	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ●

**B. Branch Circuits – Connected Devices and Fixtures**

*Comments:*

TYPE OF WIRE: Primarily copper type.

ELECTRIC 120-VOLT OUTLETS: **OP**

ARC FAULT INTERRUPTERS: Installed on this panel. **Consult with builder for any known information of “tripping” of these sensitive breakers.**

LIGHT SWITCHES: Visibly **OP**, however, some lights not installed that operate off of switches.

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, bathrooms, exterior and garage. **OP**

LIGHTS FIXTURES: **(D)** Third level light in shower not operative. Several blanks installed for future installation of light fixtures in random rooms of residence, powder bathroom and exterior southwest.

OTHER ELECTRICAL: **(D)** Unknown function and source for photo electric eye at front northwest exterior. Open electrical junction boxes with exposed wiring are located above laundry room ceiling at HVAC equipment and are in need of proper covers and fastening. Exposed and loose electric cable wires in third level ceiling at HVAC unit and in first level south HVAC unit above ceiling. Unable to locate electrical disconnects on all five HVAC air handler units with exception of second level air handler. Missing rain-tite covers on outlet at switches at exterior patio. Exposed cable at upper southwest wall. Missing junction box for male electrical in upper elevator.



Exposed cable at upper southwest wall



Missing rain and damp proof cover on patio switches



Missing cover on patio outlet



Open junction box in laundry room ceiling



Missing junction box for male electrical in upper elevator



Exposed wires off first level south HVAC



Exposed, loose and unused wires in third level attic

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 builder for function and operation of any photo electric eyes/sensors and time clocks that operate external lighting, outlets, etc.

DOOR BELL:

(D) Irregular chime operation. Missing rear south doorbell.



Missing rear south doorbell

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

*Comments:* **A. Heating System**

FURNACE:

Five zoned LG heat pump units located in ceilings at first, second and third level locations with electric disconnect on second level HVAC unit. **(D)** Disconnects not installed on all other four units. Exposed cable wires off first level south HVAC.



**Only one disconnect on second level HVAC**



**Exposed cable wires off first level south HVAC**

Heat pump mode did function off of T-stat controls on all levels.

BLOWER AND MOTOR:

**OP**

RETURN AIR:

**(D)** Replace filters at all locations. It was understood that second level return air duct of 12" is undersized and suggest consulting with LG trade that specializes in this equipment for their specific recommendations on function and integrity of return and supply air to these units. Possibly undersized return air for master HVAC.

**Possible undersized return air for master HVAC**



DRYER VENTS:

New buyer should determine integrity of this vent during installation of a dryer.

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

*Comments:* **C. Duct Systems Chase and Vents**

THERMOSTAT & CONTROLS:

Five zoned LG T-Stats.

CONDENSING UNIT: (Electric)

Three LG split system units with 410A refrigerant installed for five air handler systems located at exterior east enclosure with electric disconnects. **(D)** Worn insulation with condensation dripping off of lower units. Very hot temperatures exist with this enclosure due to absence of adequate natural airflow to cool off condensers. One unit mounted on stucco wall with substandard rubber cushion currently resulting into excessive vibration in wall cavity. Loose conduit off HVAC unit.





**Vibration in wall from mounted HVAC**



**Loose conduit off HVAC unit**



**HVAC units installed in area with limited air**



**Vibration off master HVAC air handler**

**EVAPORATOR COIL:**

Unable to observe integrity of all evaporator coils that should be thoroughly cleaned of any dust, residue and other new free standing home pollutants in addition to flushing of all drain channels. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.

**(D)** Condensation dripping off of second level manifold in hallway closet wall from missing adequate insulation.

**Missing insulation on second level manifold**



**CONDENSATE DRAIN:**

Visibly **OP** These drains should also be cleared and flushed with Spring and Summer season operation. Odd emergency drain installation off HVAC units in ceilings.

**Odd emergency drain installation off HVAC units in ceilings**



Float devices are not installed on auxiliary and/or primary drains.

Drain lines are installed into lavatory plumbing drains, which may result into a drip/air noise. An HVAC contractor, of your choice, can improve the modification of the drain line in the attic.

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)** Not installed off of all five air handler units above ceilings on first, second and third levels. Riser auxiliary drains installed off of all units with apparent disconnect switch to turn off air handler unit that could not be determined for its integrity during our inspection process.



**No emergency pans under all five HVAC units**

**TEMP. DIFFERENCE:**

48-50 degrees/70 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:**

Duct board and foil flexible type. **(D)** 1" air gap not available between several air ducts in attic and off of equipment and above all five air handler units. Excess condensation sweating located, for the most part, off of third level unit in attic onto ceiling that should be further examined by HVAC trade and LG. Missing air register in upper ceiling of elevator shaft. Incomplete insulation on dehumidifier unit drain in attic.



**No air register in elevator chase**



**1" clearance not at ducts**



**Incomplete insulation on dehumidified unit drain in attic**

Metal air registers being replaced during inspection to plastic air registers to minimize excess sweating/condensation. In addition, new buyer should monitor these units for any excess sweating conditions that may occur in the future.

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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- ○ ○ ●
- A. Plumbing Supply, Distribution Systems and Fixtures
- B. Drains, Wastes, and Vents
- D. Hydro-Massage Therapy Equipment

**IV. Plumbing Systems**

Comments:

SUPPLY PIPING: Copper type.

METER LOCATION: Located at northwest exterior. (D) Buyer stated that water exists in this meter housing, however, may be the result of excess overwatering with sprinkler system.

MAIN WATER SHUT-OFF: Located at northwest exterior area of residence with 1 1/4" PVC into copper piping.

STATIC WATER PRESSURE: 60 PSI.

KITCHEN FIXTURE: OP

KITCHEN DRAINS: OP

LAUNDRY ROOM BIBBS: Visibly OP

FLOOR DRAIN: One does exist with termination to the exterior. (D) Broken piping and missing elbow fitting at exterior southeast brick wall.



Missing ell for laundry room drain

Unknown integrity of piping, connections, etc. from laundry floor to the exterior.

LAUNDRY FIXTURE: OP

WET BAR:

OP

GARAGE MUD FIXTURE:

(D) Leak on hand-held sprayer.



Leak off garage hand-held fixture

MASTER BATH:

- a) Lavatory
- b) Shower
- c) Toilet

OP  
OP

Gebert proprietary toilet and wall controls with Toto Washlet. (D) Loose cord off of this Washlet and void at electrical outlet and piping. Odd shaped bowl for adults installed in this toilet closet that should be examined for upgrading.



Petite toilet in master bathroom



Loose cable for master toilet and seal void

d) Tub

(D) Weak pressure for hand-held sprayer. Unable to observe thermal mixing valve for anti-scald purposes – consult with builder for this information.

UPPER EAST BATH:

a) Lavatory

(D) Slow drain with probable restrictions, is in need of further examination to determine exact source of blockage to ensure positive flow of discharge of this drain line.

b) Shower/Tub

OP  
OP

c) Toilet

UPPER SOUTHEAST BATH:

- a) Lavatory
- b) Shower

OP

(D) Drip off of fixture after operation. Loose cover with void in second level shower.



Showerhead leak on second level shower



Loose cover with void in second level shower

- c) Toilet

OP

THIRD LEVEL BATH:

- a) Lavatory
- b) Shower
- c) Toilet

(D) Weak hot water supply pressure at right fixture.

(D) Showerhead connection leaks.

OP

POWDER BATH:

- a) Lavatory

(D) Weak hot water supply pressure at fixture and unable to obtain quality hot water temperatures.



Weak hot water at powder bathroom lavatory

- b) Toilet

OP

SHOWER PAN (Master, Second and Third Levels):

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

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.



Missing backflow devices

MAIN CLEAN OUT: The main sewer clean out is not located in the exterior yard to allow for observation of adequate drain flow and/or restrictions, therefore could not be commented on (consult with Master Plumber for this examination and advice).

DRAINS/WASTE/VENT: PVC type.

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.

I	NI	NP	D	INSPECTION ITEM	**
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**C. Water Heating Equipment**

Comments:

WATER HEATERS: 2016 Bosch 199,000 btu gas tankless unit with built in T-stat set at 124 degrees with emergency pan and drain piping. (D) Missing elbow and long extension of piping at exterior southwest wall.

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.**

GAS LINE: Flexible metal type with drip leg/sediment trap installed on this piping. OP

SAFETY VALVE: OP

DRAIN PIPE: CPVC type. (D) Missing elbow with long piping extension at exterior southwest wall.

Trim long drain pipes and install  
ells



FLUE PIPE: PVC concentric type.

ROOF JACK: Approved type. OP

I	NI	NP	D	INSPECTION ITEM	**
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**V Appliances**

Comments:

A. DISHWASHER: Thermador type. OP

B. FOOD WASTE DISPOSER: ISE 1/3 H.P. type. Operative during inspection, however, a builder's model unit that can be upgraded at buyer's convenience. Switch not located within close proximity of this unit to operate (suggest installing air switch control close to this sink). (D) Secure loose cord.



**Poor access to disposal switch**



**Secure loose cord for disposal**

**C. RANGE EXHAUST VENT:**

Thermador overhead type with make up air vent unit. Visibly **OP**, however, noisy operation of unit in "high speed".

**Excess noise off overhead vent in high speed**



**D. RANGE:**

Thermador gas type. Operative during inspection, however, limited accessibility to gas stop valve under this appliance.

**Limited access to range gas stop valve**



**D. OVEN:**

Thermador electric type with steamer unit. 335-345 degrees/350 degrees. This inspector operated oven unit, however, did not operate steamer unit and suggest consulting with builder for operation of this appliance.

**E. MICROWAVE OVEN:**

Thermador type. **(D)** Not mounted into cabinet.

**Loose microwave in cabinet**



REFRIGERATOR/FREEZER: Thermador type. Operative during inspection - this appliance is considered "as is".

WARMING TRAY: Thermador type. **OP**

ICE MAKER: Kitchen Aid type located in third level wet bar. **(D)** Not connected during inspection and may be connected to hot water supply piping and this appliance must be installed with separate stop valve from cold supply.



Third level dishwasher and ice maker on hot piping and no separate stops



Third level ice maker not in start up mode

THIRD LEVEL DISHWASHER: Bosch type. **(D)** Drain line not connected since disposal not installed during inspection. Separate stop valve must be installed for this appliance.

THIRD LEVEL DISPOSAL: **(D)** Not installed during inspection.

THIRD LEVEL MICROWAVE: GE type. **OP**

**F.** BATHROOM EXHAUST VENTS/ HEATERS: All operative during inspection.

**G.** GARAGE DOOR OPERATOR: Marantek belt drive type unit with safety sensors on lower rails. **(D)** Not connected during inspection to the door.

Garage door operator not connected



**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.**



**VI Optional Equipment/Systems**

Comments:

**A.LAWN SPRINKLER:**

2 Stations on pressurized (PVB) vacuum breaker valve located at exterior northwest of residence. Hunter controller located at exterior northeast. All zones were not identified permanently on controller. Rain sensor installed for this controller. **(D)** 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. 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.

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.

**Unknown integrity and operation of rain sensor.**

**OUTDOOR GRILL:**

Gas piping exists for future grill at third level balcony.

**GAS LINES:**

Visibly **OP**

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 installed on gas piping at the water heater (optional upgrade-consult with Plumber contractor).

**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 (new free standing home, attic and garage) for your safety, including the option of carbon monoxide detectors if natural gas is utilized.

**OTHER APPLIANCES:**

**Gas lanterns.** Two located at front exterior. **(D)** Not lit during inspection and stop valves not located for these lanterns.

**Gas stops unknown**



**Central vacuum system.** Can A Vac unit located in garage. (D) External exhaust not installed off of this unit to the exterior. One supply connection with cap on unit should be examined for installation of appropriate connector. Obtain all accessories for this appliance that were not available during this inspection process.



**No external exhaust and missing connection off unit**

**Elevator.** 950 pound residential unit. (D) Light not installed in this unit during inspection. Incomplete installation of this unit that should be further examined by elevator contractor and acceptability to the new homebuyer.

**Fire sprinkler system.** One does exist with this residence, however, we are not fire sprinkler experts and suggest consulting with builder and fire sprinkler contractor for a walk through on function, operation and integrity of this system.

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

### **VISUAL AND NON-DESTRUCTIVE WOOD DESTROYING INSECT INSPECTION \*\***

At the time of this limited visual inspection, there was not evidence of active wood destroying insects/organisms on this new residence during our inspection process. However, due to this new building and for the protection of you, as a new homebuyer, it is important that you obtain several proposals from reputable and qualified termite control companies for proposals on treatment methodology, to prevent the possibility of future insect/organism infestation which is very probable, due to our humid and tropical climate and installation of mulch for landscaping, in the near future.

### **BUILDER'S DISCLOSURE \*\***

The inspector **did not** receive/review a copy of the builder'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 new free standing 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 builder. 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 building materials and construction of this residence were considered as **good** with exception of (provided as a courtesy only and should not be used as final list of repairs to this property--please consult with your Realtor and Contractors to finalize your own list of repairs. These are not in any particular order for immediate repair):

- Limited perimeter areas surface drains to channel off rainwater at sides of property.
- Several broken, cracked and loose tiles located on roof.
- Several HVAC discrepancies listed in report with excess sweating of piping and ductwork.
- Weak hot water supply pressure at powder bathroom and third level lavatory.
- Some listed plumbing discrepancies in report.
- No emergency pans installed under all five HVAC air handlers.
- Excess noise on high speed mode of overhead vent in kitchen.
- Switch disconnect not located within close proximity in kitchen to operate disposal.
- Incomplete installation of ice maker, dishwasher and disposal in third level room.
- Unable to locate disconnects on four of five HVAC units.
- Hot location of HVAC inverter units at east side of residence.
- Consult with HVAC trade for proper function, operation and installation of dehumidifier in attic.
- Uplifted engineered flooring in third level of residence and at first level kitchen/dishwasher area.
- Excessive vibration of HVAC air handler unit for the master unit in closet.
- Excessive vibration of exterior HVAC inverter unit mounted on stucco wall.
- Delaminated panels on garage overhead door and door operator not connected to the door.
- Incomplete caulking at several exterior windows and brick windowsills.
- Missing elbows on water heater drain piping projections.
- Exposed, loose and unused electric cable wiring and junction boxes above ceilings in south garage, laundry room and third level HVAC air handler areas.
- Several loose wood pickets at east side of residence with missing trim at west side area.
- All discrepancies listed in report on Foundation, Roof, Interior, Exterior, Water Penetration and Infrared Section.

**when compared to other equivalent new free standing 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 new free standing 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 new free standing 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 new free standing 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.

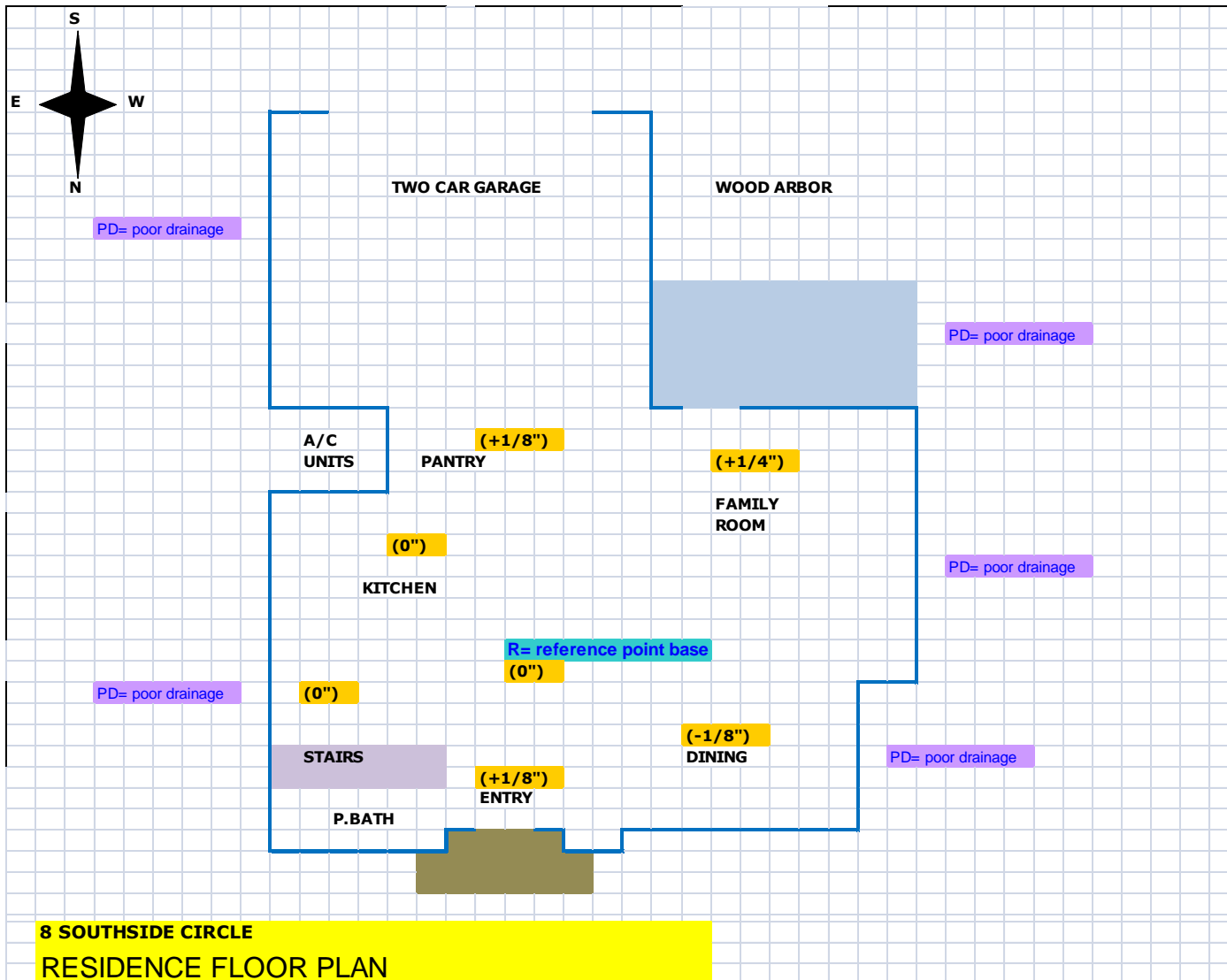
Thank you for choosing Able Inspection Company to perform this important survey for you. After carefully reviewing this report, please contact our office, if you have any questions or require a more detailed explanation regarding any item included in this report, pictures, Infrared Images, attachments,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



**8 SOUTHSIDE CIRCLE  
RESIDENCE FLOOR PLAN**

**NOT TO SCALE - DIMENSIONS ARE APPROXIMATE**

**LEGEND FOR GRAPH ABOVE**

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

**LEGEND FOR FOUNDATION MEASUREMENTS**

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

**FLOOR MEASUREMENTS**  
R= reference point base

