



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



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CLIENT: John Sample

PROPERTY INSPECTED:

Houston, TX 770

EMAIL:

DATE – October , 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 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 home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**LEGEND:**

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

**I = Inspected**

**NI= Not Inspected**

**NP= Not Present**

I	NI	NP	D	INSPECTION ITEM	**
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● ○ ○ ○

**A. Foundations**

**I. STRUCTURAL SYSTEMS**  
Foundation & Structural System

*Comments:*

In accordance with your instructions, and in your presence and presence of your realtor's assistants, I made a **limited visual inspection** of the above referenced property. At the time of the inspection the home was occupied with furnishings, shelving, pictures, stored and personal items, which obstruct full view of any active or potential discrepancies. The weather conditions were cloudy and wet with periodic rainfall and approximately 64 degrees at 11:00 a.m.

**HOUSE DESCRIPTION w/SEPARATE TWO CAR GARAGE w/QUARTERS**

The foundation of the house proper is of a conventional reinforced concrete grade beam/stem wall with interior concrete piers type with wood sill and girder beam members, and supports a three-story structure with four/five bedrooms. This home generally faces north. The home is constructed of a wood frame with brick veneer (most partially covered by ivy growth), painted wood siding, cement board siding with wood soffit, fascia and trim material exterior. Interior walls and ceilings are constructed of painted paneling, plasterboard and tile with possibly some painted plaster with cedar lined closet in third level. Fireplace units are internally projected and externally attached. Carpet, tile and hardwoods cover the interior floors\*\*. Window frames are primarily wood single pane (previously double hung and painted closed) sliding and fixed types with wood thermal pane windows at kitchen.

The age of the structure, as I understand it, is approximately 90 years old, however, renovated and remodeled with addition to the original house proper. Consult with the current owner for available history of information such as blue prints, building permits, approval papers from the homeowner's association architectural committee, contractor invoices and any manufacturer warranty documents, etc. for your future records.

This limited visual inspection revealed that the slab foundation, which transmits all the loads to the soil sub grade, has experienced differential movement commonly evidenced by hairline cracks which can vary in width starting at approximately 1/32<sup>nd</sup> – 1/16<sup>th</sup> inch wide. For the most part, evidence of distress cracks located at windows and doors with evidence of brick cracks and window displacement at northeast area first and second level windows and brick wall.

Evidence of previous brick repairs (tuck pointing) is located in random areas around the perimeter of this residence. Please be aware that these repaired cracks may resurface in the future and will require additional repairs.

New buyer may option to retain the services of reputable mason and/or equivalent contractors to fill in cracks and displacements of brick and windows at northeast area and any other areas desired for repairs.

Evidence of previous repairs at southeast area of original house proper and master addition that has, at one time, separated from its original attachment and suggest obtaining more detailed information from seller on this repair for your records.

Close scrutiny in a normal manner of the grade surface, exposed to view and above the ground, not concealed by landscaping, vegetation, high soils/mulch and stoops did not reveal major distress conditions open to view. There was however existing evidence of "curing/temperature" concrete cracks on exposed slab flooring, for the most part, visually observed in garage (however, this slab foundation system appears to have been "capped" and/or replaced – suggest consulting with seller for this information).

**Crawl space inspection via man hole size access at southwest area, revealed the following conditions:**

1. Substandard access panels at east and west areas of foundation.
2. Cardboard and plastic at west side crawl space entrance in need of removal due to damages and cardboard is conducive to wood destroying insects.
3. Evidence of water in crawl space at southeast area, center of crawl space and towards the west area under dining room and kitchen.
4. Hot and energized 240-volt electric wire with one missing cap coiled up at west access in which this inspector bumped into and was shocked and this wire is in need of being disabled in the **immediate** future and removed at this location.
5. Random areas of loose cable wires underneath house in crawl space areas in need of appropriate fastening to minimize any entanglement.

6. Areas of rusted and what appears to be abandoned plumbing, gas and water pipes, however, we could not verify whether these pipes are actually abandoned and if so, should be removed.
7. Wood debris at southeast area crawl space in need of removal.
8. 1 1/2" PVC drain waste vent not properly strapped under southeast area crawl space (belly in this drain pipe).
9. Loose shims under beam member in family room area.
10. Some random damaged foundation vent screens at west area and vent screens partially covered with high soils along east side of foundation.
11. Exposed rebar from spalling concrete grade beam inside northwest area stem wall.



**Exposed rebar inside west concrete stem wall**



**Exposed and energized electric cables**



**Cardboard under house**



**Loose PVC piping under east house**



**Loose electric wires under house**



**High soils cover half of east vent**



**Torn west vent screen**



**Low west vent and ivy over screen**



**Loose support under beam**



**Water under house**



**Water under center crawl space**



**Water under southeast side**



**Wood debris under east house**



**Wet cardboard and plastic at west access**



**Covered east foundation vent**

Interior distress conditions, such as small wall and ceiling cracks, are located in random rooms on first, second and third levels of residence in addition to some out of square doors and headers, common and expected for a home of this age, location and foundation type also with some floor undulations on all levels. Visible and existing cracks to the interior sheetrock finish material on ceilings and walls represent minimal cosmetic damage and, **in my opinion**, does not represent significant structural damage. The buyer may seal up and repair any conditions of distress and distortion to the interior walls/ceiling, at their convenience, which will assist in monitoring additional vibration movement or settlement/uplift from the soil supporting this foundation system and or from the expansion and contraction of building materials to this superstructure.

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

The results of our survey indicate the first floor of this residence to be at an acceptable level, however, some unlevelness does exist (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 south area exit door, dining room and southeast enclosed addition. The surface elevation at this point is approximately 5/8 – 1 1/8 inches above the reference elevation of zero. The low point of the slab foundation is located at the kitchen and front entry and is approximately 1/2 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 home of this age and construction type **with exception of the above mentioned conditions located in crawl space.**

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

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<a href="#">Grading and Drainage</a>	

**B. Grading and Drainage**

*Comments:*

Able to locate random 12"x12" area surface drains at rear yard, driveway flatwork and additional 4" drains off of rain gutter discharge pipes, terminating at front northeast curb/street. Since it was raining at the time of inspection, some of these drains were restricted and clogged and not channeling rainwater adequately. In addition, curb broken around drain pipe termination.

Unable to locate area surface drains along east side of residence, off of random other rain gutters and at front, sides and rear of garage and side quarters door which would assist in diverting rainwater to the street or storm sewer – evidence of water intrusion exists inside garage and side quarters door. Please consult with seller for any known information of possible "hidden" and or obstructed drains on this property.

The exterior grade along the east side and rear residence and around garage is primarily flat. The natural grade has been raised almost to the lower brick and wood siding areas making it possible for accumulated surface water to enter this residence and garage through the brick and foundation vents and under wood siding around garage. This also represents poor drainage conditions for this foundation system.



**No area drains at east side**



**Clogged rear east gutter drain**



**Clogged drain at curb and broken curb**



We recommend that the buyer retain the services of a reputable and qualified landscaping and drainage expert to investigate the area around this residence/garage. They should provide specific recommendations on the installation of possible drain and water movement systems as well as make suggestions on improving the grading techniques to reduce the collection of rainwater and thereby reduce the possibility of water intrusion into this residence/garage.

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<a href="#"><u>Roof Covering &amp; Roof Structure and Attic</u></a>	

**C. Roof Covering Materials**

**D. Roof Structures and Attics**

*Comments:*

The roof of this home is of gable, hip and gable dormer construction and covered by laminated asphalt fiberglass shingles, installed over wood shingles. Roof material is fastened down with nails (unknown if more than two layers exist for this roof system). This structure as viewed from the attic area indicated 2x6 rafters spaced 20 inches on center and a major ridge of 2x6.

The insulation in the attic was of a blanket fiberglass type (as viewed from third level attic access) with an approximate insulating value of R-24 (8-10 inches of coverage at majority ceiling areas).

This roof and attic did not have soffit ventilation and utilizing roof motor vents and turbine ventilators.

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

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

1. Remove the tree debris accumulation off of the roof and valleys, etc. to allow rainwater diversion (the condition of any covered roof material is unknown). Prune tree branches away from the roof to prevent damage to roofing material, rain gutters (if installed) and perimeter fascia material and to also reduce the opportunity for the infestation of pests, carpenter ants and other wood destroying insects.
2. Clean rain gutters of tree debris, secure loose leaf guards (and/or upgrade) and seal all rain gutter joints from leakages. In addition, damaged rain gutter at front exterior garage.
3. Damaged rake of shingles along east and west sides of residence from tree branches rubbing against roof (additional damages may be revealed when roof is accessed).
4. Damaged and compromised lead roof jacks from squirrels.
5. Pest proof exhaust vent type roof jacks with screening and/or equivalent.
6. Voids are located at the soffit/fascia and roof shingles intersections at random locations on front, side and rear areas and we suggest sealing/covering these openings to prevent water, wind and/or pest intrusion.
7. Evidence of water located on ceilings of second level north bathroom and master bathroom corresponding to dormers from leakages due to rainfall.
8. Random locations of some roof shingle replacement (obtain all documentation from seller on roof repairs and known leakages).
9. Worn shingles with loss of granules and exposed fiberglass matt due to aging of roof – this roof is in last stage of useful life expectancy and new buyer should option to retain proposals for replacement from reputable roofing contractors along with tightening up repairs.
10. Rust on metal bonnet roof cover at west side of residence with water leakage onto wood fascia and ceiling material – additional leakage exists off of rear southwest roof cover.
11. Gas vent pipe projections for existing or abandoned heaters located at upper northeast roof.



Wood shingles with roof overlay



Gas vent pipe projections for previous or existing water heater(s)



Damaged lead roof jack



Tree branches on quarters roof



Tree branches at east roof



Tree branches and damaged shingles



Worn granules at upper rear shingles

**GENERAL ROOF INFORMATION includes the following:**

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

● ○ ○ ● [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. Random out of square doors and headers on first, second and third levels with some sticking and binding of doors in bedrooms, laundry room and bathrooms that can be adjusted as necessary.
2. Unable to observe safety tempered labeling on glazing of windows at top of stairs and master bathroom double door glazing.
3. Squeaking and popping of wood flooring, sub flooring under carpet and steps in stairs noted in second and third level locations.
4. Typical floor undulations exist in first level locations.
5. Broken and adjust roller balls at rear southwest maid closet double doors.
6. Cupped hardwood floors in first level locations such as kitchen, dining room and towards west door in addition to second level southwest bedroom towards the balcony door system (can be examined by reputable flooring contractors of your choice).
7. Clean, seal and repaint as necessary dissimilar building material displacements at random locations such as at crown molding/sheetrock, baseboard/floor material, cabinets, shower and tub tile intersections and any other locations of 2-3 different building materials in contact with one another to minimize the potential of interior water intrusion conditions and for monitoring and cosmetic purposes.
8. Worn lower shower door gasket off of master shower door and décor gasket not installed at second level southwest shower door.
9. Evidence of typical and expected wall and ceiling cracks in rooms on first, second and third levels that have been previously repaired that may resurface in the future.
10. Several locations of stained, damaged and compromised wood windows on all levels that can be examined by reputable window contractors of your choice – multiple exterior discrepancies with these windows and evidence of previous filler and paint repairs.
11. Several locations of daylight, voids, water intrusion and damages located in the separate garage building and side door. Due to the age of this building, absence of perimeter area surface drains and multiple obstructions from stored items, this building is considered **“as is”**.



**Daylight, water and damages in garage**



**Cupped hardwoods at west door**



**Broken double door roller balls**



**Water inside garage**



**Glazing not tempered at stairs**



**Squeaking third level sub flooring**



**Squeaking sub flooring**

**GENERAL INTERIOR INFORMATION includes the following:**

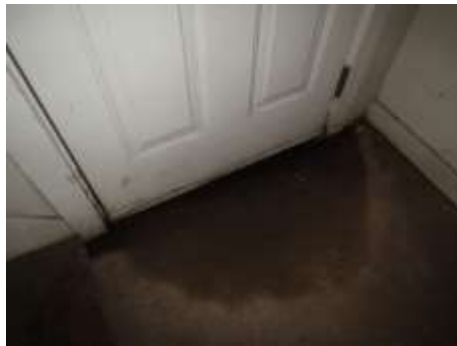
1. The separate garage quarters foundation system appears to have been either capped or replaced which is quite common for separate buildings of this age that commonly have fractured foundation systems coupled with other structural related discrepancies. Therefore, this structure should be thoroughly examined by reputable contractors of your choice.

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

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

*Comments:*

- (D)** Stains were observed inside isolated windows and doors. This is usually the result of the condensation and/or from wind-driven rain leakage. Consult with a contractor of your choice for repairs.
- (D)** Significant evidence of water on ceiling of master bedroom corresponding to HVAC unit leakage above in addition to previous repair observed on ceiling at this area around air register in need of immediate examination by HVAC contractor.
- (D)** Water located on ceiling of master bathroom and second level north bathroom corresponding to dormers above from leakages off of roof/dormers when observed and located with infrared camera.
- (D)** Water leakage and damages located at west side and rear southwest entry and exit doors from small roof covers.
- (D)** Water located from leakage off of first level HVAC primary drain pump system installed on attic deck without emergency pan and/or water monitoring switch in need of immediate examination by HVAC contractor.
- (D)** Water located inside garage and side quarters door of garage with evidence of some damages in need of further examination by reputable contractors and drainage contractors.
- (D)** Water accumulation located under house from southeast area into center of crawl space also in need of examination by reputable drainage contractors to minimize water entry into crawl space especially noted along east side of this foundation system.
- (D)** Evidence of dry black organic matter (suspect mold) in third level attic on wall and ceiling sheathing material and the possibility of mold propagation on ceiling of master bedroom due to excessive accumulation of water that has occurred for some time.
- (D)** Water intrusion inside the second level southwest balcony door and first level southeast exterior door (with damages).



Water inside east quarters door



Stains inside upper rear west balcony door



Black organic substance in third level attic



Wet master bedroom ceiling



Water on attic deck from first level HVAC drain pump

It is very important that a prudent buyer retain the services of a reputable and qualified contractor in the immediate future to determine the exact source of leaks, to examine all areas for hidden damages and to expose any possible mold/mildew and provide estimates for the appropriate repairs. Failure to respond to the conditions mentioned above, before the purchase of this property, commonly results in unanticipated, and often costly, repairs.

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

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

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

Significant thermal moisture anomalies located on ceiling of master bedroom closely corresponding to HVAC unit above.

Additional water anomalies located on ceiling of master bathroom and second level north bathroom closely corresponding to roof dormers above – raining during inspection creating these water leakages.

### [Interpreting Infrared Images](#)

[Blue](#) = Cool or Moist Temperatures

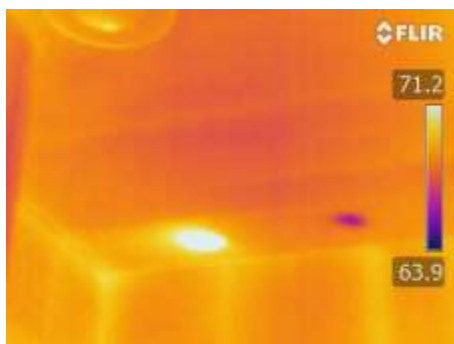
[Orange/yellow](#) = Warm or Hot Temperatures

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.



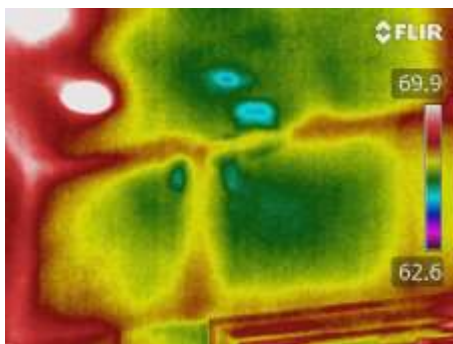
Typical image of heat off refrigerator unit in kitchen



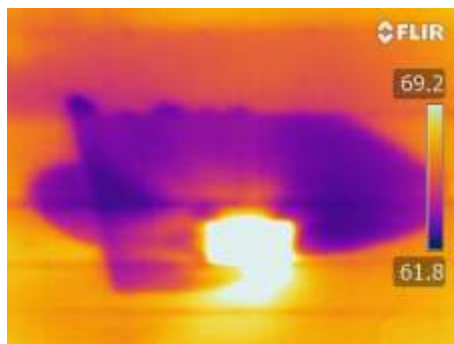
Water image on ceiling in master bathroom



Water images on ceiling and wall of 2<sup>nd</sup> level north bathroom



Water images on ceiling and wall of 2<sup>nd</sup> level north bathroom



Water images on ceiling in Master bedroom

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	<u>Walls (Exterior) &amp; Doors, Windows</u>	
G. Doors (Interior and Exterior)					
H. Windows					
Comments:					

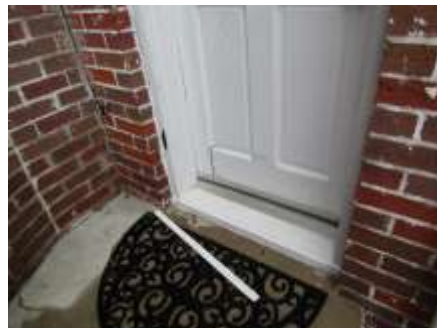
Exterior **limited visual** discrepancies include the following **in need of immediate repair as listed below:**

1. Brick stains/mold and vegetation were observed at east side of residence and chimney (in addition to around the garage structure) and these areas should be pressure washed and sealed in the immediate future to prevent water intrusion and potential interior and exterior building material damages.
2. Protective screens were not located over several windows. The buyer should consult with the seller for the location of these screens.

3. Determining location/condition of screens, sizing and proper number for this residence is not part of this inspection. Worn, broken and missing protective glazing material (i.e. plastic, wood or caulking) on several windows is in need of immediate repair to prevent water intrusion and subsequent interior damage.
4. Grade down high soils/mulch (expose at least 3" to 5" of concrete beam) to prevent water intrusion and/or insect infestation (subterranean termites) conditions.
5. Wood frame windows are painted closed, which prevents the operation of these windows and emergency egress. At least one operable window must function in every habitable room, especially in all bedrooms and in particular, in all first, second and third level bedrooms. We do not know the type and quality of these wood windows. Please be aware that these windows do have a tendency to rot and deteriorate if not protected with proper primer/paint (consult with reputable contractor for advice for this protection).
6. Rust is located at the metal lintels above windows/doors and is in need of immediate repair to reduce distress cracks and potential water intrusion. Weep holes should be provided in the facing, at the level of these lintels to permit the escape of any accumulated moisture, as is recommended by The Brick Institute of America.
7. Exposed refrigerant line piping off of both HVAC units, electrical conduit, primary drain and gas piping unprotected at east side of residence that should be thoroughly examined for adequate protection and re-insulating damaged refrigerant line piping.
8. Damaged lower base of west access pedestrian door and door sweep/threshold with two Plexiglas replacements in door panels.
9. Stains and slight damages at rear southwest door with damages at southeast door and second level southwest balcony door and casing – all doors should be thoroughly examined by reputable contractors of your choice.
10. Random locations of inverted (sloped) windowsills towards the house at east side first and second level windows.
11. Rotted, damaged and split wood siding material at second level north dormers.
12. Multiple locations of stained, compromised and damaged wood windows, muntin bars, rails, etc. that should be thoroughly examined by reputable window contractors of your choice on all levels, quarters and dormers.
13. Damaged wood fascia and wood ceiling material at side west and rear southwest small roof covers over doors.
14. Significant calcium staining at rear southwest area from open tile balcony – this balcony should be examined for thorough cleaning and sealant and/or replacement of tile with a solid concrete deck or equivalent.
15. Unable to observe safety tempered type labeling at side and rear doors for the house proper and door of garage/quarters.
16. Rotted, damaged and compromised wood siding and trim around garage/quarters with some metal flashing installation over siding to minimize water intrusion conditions and slight deflection of garage overhead door header with damaged/split top of garage overhead door panel (this building and structure considered "as is").
17. Slight displacement of first and second level northeast windows and brick with some brick cracks and previous repairs with some brick cracks along east side of house proper and addition.
18. Some random slightly compromised and weathered exterior wood shutters.
19. High soils and damages at side quarters door.



**Damaged top of garage overhead door panel**



**Damaged rear door**



**Glazing not tempered at garage quarters**



**Damaged wood at garage**



**Damaged upper balcony door and casing**



**Damaged siding and trim and metal flashing at front garage**



**Exposed refrigerant line and torn insulation**



**Damaged wood off front dormers**



**Damaged wood at garage**



**Inverted east windowsill**



**High soils and damages at side quarters door**



**Glazing not tempered at doors**



**Previous repairs to brick and separation**



**Plexiglas on west side door**



**Loose, exposed and rusted piping**





Rotted wood off rear south roof cover



Rotted wood at front upper dormers



Rotted and damaged wood off west roof cover



Stains and vegetation



Stained brick off chimney



Separation of window and brick



Rusted gas pipe and A/C drain termination

**GENERAL EXTERIOR INFORMATION includes the following:**

- Excess tar cement located above front entry roof and below second level windows.

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

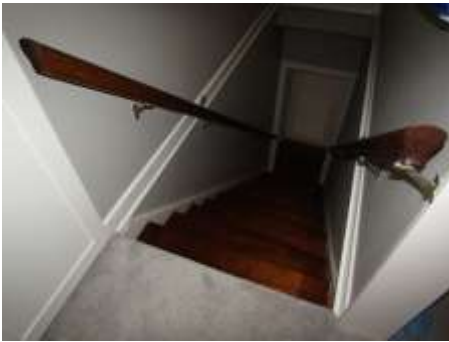
**I. Stairways (Interior and Exterior)**

*Comments:*

**(D)** The treads in the main stairs from first to second level has slight uplift and curling of wood material in addition to narrow winders in these stairs therefore care should be taken when ascending and descending this staircase.

**(D)** The existing handrail in second to third level staircase is open-ended at the top and bottom of the stairs and should be closed into the wall to prevent the potential of entanglement with clothing, purses and backpacks, etc. when ascending and descending stairs. In addition, this staircase is narrow and some differential in the risers and handrail missing adequate gap at left and right sides of walls within close proximity of trim that will not allow fingers to pass due to original installation and care should be taken when ascending and descending these stairs.

(D) The existing handrail in quarters staircase is open-ended at the top and bottom of the stairs and should be closed into the wall to prevent the potential of entanglement with clothing, purses and backpacks, etc. when ascending and descending stairs. In addition, the risers have slight differential due to original installation.



Open ended rails



Narrow winders in stairs



Curled treads on front 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 (18 inches). Masonry unit with gas artificial logs located in formal living room. The damper does open and close freely. (D) Stains in fire brick with some voids. Key missing for gas control valve and spacer clip not installed on damper plate with gas artificial logs.

The hearth was a full width extension (18 inches). Prefabricated metal firebox unit with gas piping located in master bedroom. (D) Soot and creosote on damper and flue. Gas pipe has been capped in firebox and missing key for gas control valve – obtain information from seller on whether gas does function at this fireplace.

Rust and creosote at master fireplace



The metal and masonry caps were not accessible to view to determine its integrity and therefore could not be commented on. We recommend examination by reputable chimney contractors now and on an annual basis.

This inspector does not determine integrity of metal and clay 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:*

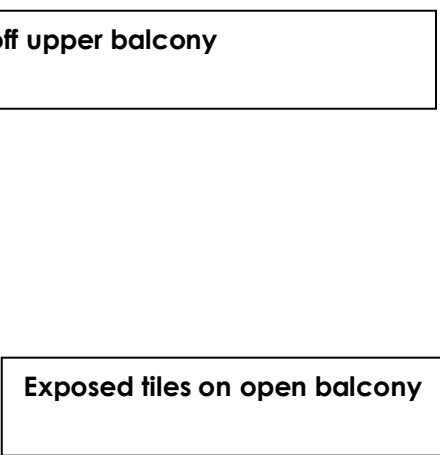
(D) Significant calcium water staining and leakage off of second level southwest open balcony with tile installation and consideration should be taken to obtain proposals from reputable tile deck contractors for thorough cleaning and sealant and/or upgrade replacement.



Calcium deposits off upper balcony



Broken rear east pavers



Exposed tiles on open balcony



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

**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. Ivy growth exists on the front, east and west walls, which is conducive to wood destroying insect infestation and hinders inspection for observation of foundation slab/grade beam along with condition of wall cladding.
4. Rotted, damaged and compromised fencing at east side air condenser unit area and damaged wood caps on fencing at west side with some bowed fencing (all fencing on this property considered "as is").
5. Two metal vent covers at west side brick wall without louvers.
6. Uplifted pavers at front entry walkway and rear southeast walkway around covered porch and loose, broken and uplifted brick borders at driveway area.
7. Wood border material installed at front northeast and northwest area in the landscaping and this wood is considered to be conducive to wood destroying insects.
8. Uplifted driveway flatwork with some ponding of rainwater that can result into tripping hazards.
9. Rusted base of front fencing and residential gate.
10. Rust on possibly abandoned old alarm horn housing at upper southwest brick wall.
11. Exposed HVAC refrigerant line and electrical at northeast exterior from apparent previous HVAC unit that should be removed as necessary.
12. Accumulated debris at rear of garage that hinders adequate drainage of rainwater and significant high soils along east side of garage and quarters door.



**Offset in driveway**



**Damaged east side fence**



**Broken front walkway pavers**

**Rusted lower fence and gate**

