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CLIENT: Judy Sample

PROPERTY INSPECTED:

Houston, TX

EMAIL:

DATE –

CC:

INSPECTOR: Larry Malloy TREC 332

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

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	❍	Foundation & Structural System	

In accordance with your instructions, and in your presence and presence of your office manager and other employees, I made a limited visual inspection of the above referenced property. At the time of the inspection random office were occupied with furniture, cabinets, stored boxes, etc. in addition to some storage closets. The warehouse was being utilized with heavy and elaborate mechanical equipment being operated by employees during this inspection process. The weather conditions were sunny and dry and approximately 95 degrees at 11:00 a.m.

COMMERCIAL BUILDING DESCRIPTION w/FRONT OFFICE AND REAR WAREHOUSE ATTACHMENT

The recent foundation of this commercial building assumed to be of a reinforced concrete "Engineered structural slab" underpinned with 14/42 and 14/16 piers with control joints and integrated connections with dowels into previous concrete foundations (as per available blue prints). Supports a two-story structure with multiple offices, reception area. Meeting room, Men's and Women's bathrooms, kitchen, network room and several storage rooms with attached steel warehouse structure. This commercial building generally faces South from front door. The commercial building is constructed of bolted Steel beams and joists and a Galvalume powder coated exterior wall panel material fastened with neoprene screw type fasteners. Interior walls and ceilings are constructed of painted plasterboard and drywall type ceiling tiles. Concrete and tile cover the interior floors**. Window frames are Commercial grade metal single pane fixed type with commercial grade entry and metal exit doors off warehouse.

The age of the structure, as I understand it, is approximately 1.5 to 2 years old.

Close scrutiny in a normal manner of the grade surface, exposed to view and above the ground, not concealed by landscaping, vegetation and ivy, did not reveal major distress conditions open to view. However random areas of typical "concrete curing cracks" located in main office, warehouse and 2nd level exposed concrete pours (not considered to be an issue if width of a quarter does not fit into any type of concrete crack).

An elevation survey was performed as a part of this inspection. The survey provided by this inspector was performed taking random first level only elevation measurements of the floors. Please understand that some commercial buildings are not poured perfectly "level" during original construction. Considering this, elevation surveys are not always a true method of determining foundation movement.

However, such elevation surveys do indicate current conditions and this inspector is of the opinion that such information, in conjuncture with other observations, can be helpful in contributing to overall foundation analysis.

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

The results of our survey indicate the first floor of this commercial building to be reasonably level. The high point of the slab foundation is located at the front southeast office. The surface elevation at this point is approximately 1/2 inch above the reference elevation of zero. The low point of the slab foundation is located at the rear west office and is approximately 3/8 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 evidence or consequences of above normal differential movement for a commercial building of this age and construction type.

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

INTRODUCTION

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

The location of geological faults and their relation to this property are excluded in this evaluation. Please note this inspection did not include any analysis or inspections related to mold, asbestos or any other environmental related inspections. Understanding that latent defects could exist which inherently may not be detected during an inspection of this type, Larry Malloy and Able Inspection Company do not claim or warrant that the observations described herein and their analysis thereof represent every structural condition that may exist.

Please note that any verbal statements made by this inspector are not to be considered a part of this inspection report. If any additional information becomes available, this inspector should be provided the opportunity to amend the report.

PURPOSE

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

OBSERVATIONS

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

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

EXTERIOR

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

GRADE BEAMS

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

INTERIOR

Observations were made of the interior walls, ceiling and floors (where accessible and available). Observations of the interior sheetrock walls, painted plaster board and paneling, revealed typical quality of the commercial building industry. This type of construction reflects movement by cracking and joint distortions appearing on the surface. Typical locations of cracks and distortions, when there is frame movement, are cracks at four corners of windows, top of doors, vertical corners of walls and other openings.

The review of the interior of this building did not reveal significant distress conditions relevant to foundation movement.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Grading and Drainage**	

Proper drainage is very important for foundation performance. Review of the exterior revealed large 30x30 area surface drain at front southeast of property and two 14x14 area drains at front east and west of office. Since it was not raining during this inspection drainage around this building and parking lot areas was good with exception of east and west surface drains used for A/C primary drains.

Able to locate two 14”x14” area surface drains at southwest and southeast of building with underground 10” drain, terminating into large 30”x30” area surface drain at southeast area of property with large 16” drain. Since it was not raining at the time of inspection their extent and effectiveness is unknown to us.

Apparent storm drain installed at rear north area of building, however, the extent and effectiveness of this installation is unknown to us.

Unable to locate area surface drains off of rain gutter discharge pipes that terminate onto concrete flatwork at east and west sides of building and warehouse 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.

(D) Some rain gutter discharges missing elbow connections to assist in directing rainwater away from the building.

(D) Evidence of surface drains at four locations for the HVAC primary drain termination that has resulted into leakages around these drains and on flatwork with some excessive accumulation of water and algae from clogged drain located at northeast area of warehouse (inspector extended a long PVC conduit off of this pipe to channel rainwater to the exterior ground). These drains all are in need of adjustments, modifications and improvements to retain condensate drain off of these HVAC units properly. In addition, it is unknown to us on where theses drains terminate that should be requested for this information by original building builder.

(D) Excessive vegetation, tree growth, abandoned large plastic container, used tires, etc. at rear north area of building in need of examination for excavation and removal of debris to ensure positive rainwater diversion at this area of building.

(D) Open and unused 4" drain pipe at west side flatwork,

Open and unused 4" drain pipe at west side flatwork

Missing ell off front west gutter

We recommend that the Commercial Building owner retain the services of a reputable and qualified landscaping and drainage expert to investigate the area around this commercial building. They should provide specific recommendations on the installation of possible drain and water movement systems as well as make suggestions on improving the grading techniques to reduce the collection of rainwater and thereby reduce the possibility of water intrusion into this commercial building and parking lot areas.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Roof Covering & Roof Structure and Attic**	

The roof of this commercial building is of gable and pitched flat construction and covered by rigid global building metal ribbed roof material, installed over steel joist and beam system commonly fastened neoprene screws and overlapped joints with areas of sealant at counter-flashing, end caps and roof jacks and drain waste vent pipe projections. This roof structure was observed from ground level and from ladder with roof repair contractor.

A blanket insulation with white plastic wrapper exists underneath roof as viewed from above offices and in warehouse areas. 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 conditions were observed and are **in need of repair**:

1. Roofing contractor on site performing sealant repairs at metal caps, several screw fasteners and other locations since this roof has experienced noticeable leak from building owner in warehouse southwest area currently covered by square metal material above HVAC refrigerant lines.
2. Infrared camera revealed water through the insulation in random areas along east and west sides of building, however, most prominent along east side of building coupled with some bubbled and/or damaged insulation material.
3. Void located in roof and wall juncture at southwest area of warehouse.
4. We identified these areas of water leakage to the roof contractor on site and will be supplemented in this inspection report.

5. Multiple locations of stains and water drip leaks off of rain gutter joints connections located along east and west sides of building.
6. 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) – for the most part, at rear north area of building. 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 – for the most part, at rear north area of building.

Gutter joint leakage

Clean gutters

Area of roof leak in warehouse

Tree branches on rear building

Seal unused hole in southwest roof panel

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Walls (Interior) & Ceilings and Floors**	

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

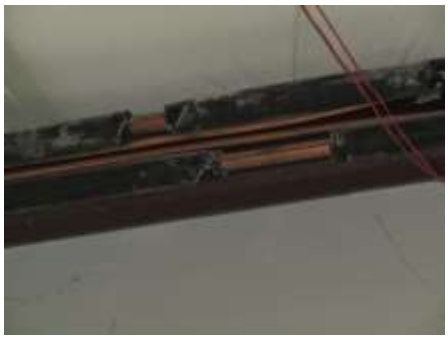
1. Small amount of daylight located under front southwest single pedestrian door with stains from water intrusion conditions.
2. Small areas of drywall damages in second level walls of unused office space.
3. Water accumulation in front east office emergency pan coupled with debris accumulation in these pans.
4. Absence of complete foam insulation around second level office HVAC suction line piping that can result into future excess condensation sweating in these closets and off of equipment.
5. Some compromised insulation along east and west sides of warehouse from active and previous water intrusion conditions.
6. Several hairline cracks located in exposed concrete of front office, in warehouse and second level office areas (commonly labeled as temperature and/or curing cracks).
7. Some random cold joints located in warehouse areas from interconnections of previous existing foundation from modified concrete foundation system.
8. Apparent previous collapse of interior concrete slab in warehouse that was opened up and repaired by original trade from failure of apparent chairs supporting rebar during concrete placement.
9. Random locations of missing and incomplete black insulation material for air condition refrigerant lines suspended in ceiling areas as viewed from in warehouse that will result into future sweating and dripping on condensation water.

Damaged insulation under east warehouse roof from water leakage

Concrete temperature cracks in second level concrete

Bubble in insulation from water and roof leak

Stained west side plastic insulation



HVAC refrigerant line gaps from missing insulation

Drywall damages in second level wall

Water damaged insulation at rear northeast corner of warehouse

Water stains on west side warehouse

Void at west side wall panel and roof

I	NI	NP	D	INSPECTION ITEM	**
●	○	○	●	Water Penetration	

(D) Building owner has experienced active water intrusion conditions through the windows at front office, main reception windows and southwest front pedestrian door at times of excess rainfall.

(D) Water stains and some water intrusion conditions located at east and west sides of warehouse from water leakage off at substandard A/C primary drain pipe terminations.

(D) Infrared camera revealed water images on insulation material at east and west sides of warehouse corresponding to roof above.

Water stains in front southwest single door

It is very important that a prudent building owner 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.

I	NI	NP	D	COURTESY INSPECTION ITEM **
●	❍	❍	●	**Basic Interior Infrared Diagnostic**

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

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, building owner 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 rainfall, this inspector and infrared camera capabilities are hindered to diagnose for active water intrusion conditions therefore, building owner 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.

Several water anomalies located on insulation material in east and west areas of warehouse corresponding to suspect and probable roof leakages. In addition, water images off of substandard primary drain installation off of A/C units located inside east and west warehouse lower base of walls and curbs.

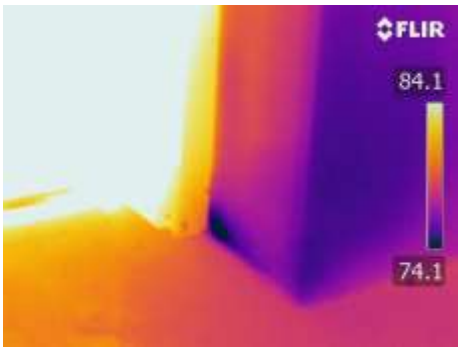
Interpreting Infrared Images

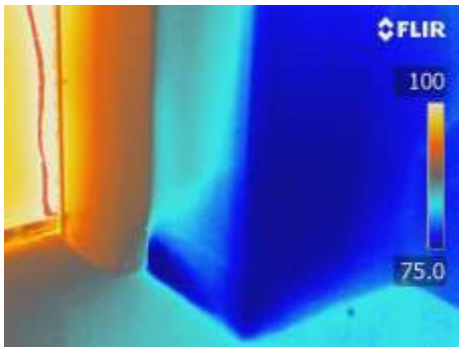
Blue = Cool or Moist Temperatures
Orange/yellow = Warm or Hot Temperatures

This Inspector employs the use of a Flir T620 Infrared Camera, inclusive on all of my Inspections. This high-tech camera "sees what the human eye does not" and is very useful for us and you the potential commercial building owner. 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 building owner must use diligence retaining appropriate contractors for repair methodology. Any questions should be directed to the Inspector familiar with any anomalies found on this building.

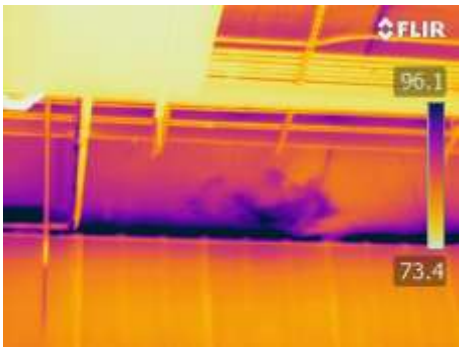
An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem. If an area, such as a ceiling or wall, is generally warm (orange) is from missing or misplaced insulation, or from excess heat off electrical breakers or wiring.

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

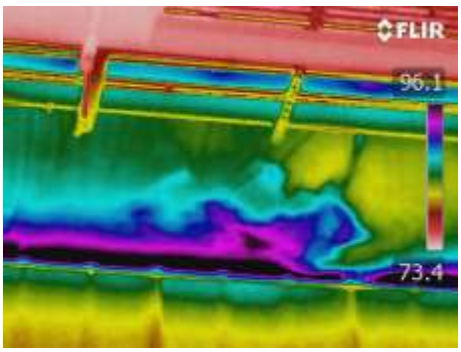




Water inside front southwest single door



Water image in east warehouse on insulation under roof



Water image in east warehouse on insulation under roof (same above)

Water images on insulation at rear northeast corner

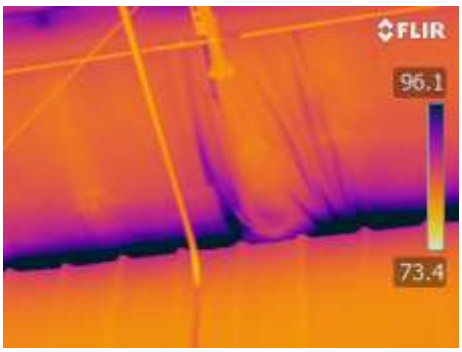
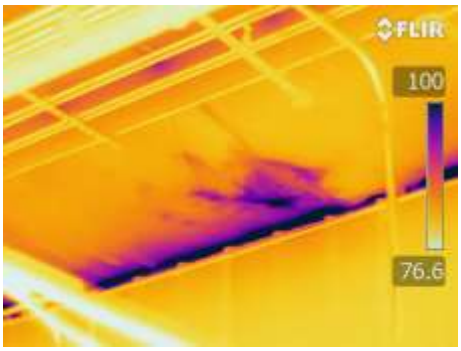
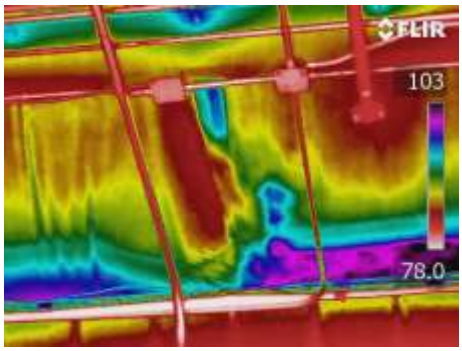
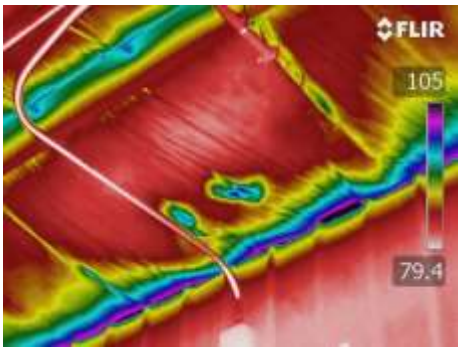


Image of bubble in insulation with suspect water



Another image of water in insulation at east area warehouse





Images of water in insulation along west side warehouse

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Walls (Exterior) & Doors, Windows**	

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

1. Green algae and vegetation staining on metal wall panels at rear north of warehouse.
2. Ivy and vegetation growth at rear north area of warehouse coupled with branches on this roof and building materials in need of immediate pruning.
3. Incomplete painting with rust on exterior east door and casing.
4. Rust located on several exterior exposed door hinges.
5. Incomplete sealant at exterior east and west metal panels for air condition electrical utilities and refrigerant lines.
6. Optional foam inserts not installed at four east and west areas of wall panels and ceiling intersections to minimize the potential for pest intrusion – all associated with air condenser locations.
7. Excessive accumulation of A/C primary drain water with slippery algae on flatwork at east side of warehouse.
8. Void with incomplete caulking located around top and sides of large southwest bay door.
9. Other voids located on exterior wall panel at southwest area from unused holes in wall panel, at projections through the wall panel, etc.
10. Bent and damaged lower base of metal wall panels at east and west sides of warehouse.
11. Incomplete sealant and voids at front upper southwest wall panel and EIFS stucco cladding.
12. Water stains on east and west flatwork from active leak off of rain gutter joints and intersections.
13. Water stained synthetic stucco material adjacent to front southwest door.
14. Remove all scrap wood material and cardboard at front, sides and rear of office building and warehouse to minimize wood destroying insect infestation, ants, etc.
15. Incomplete painting of metal casing of large front bay door.
16. Several loose foam inserts at west siding and roof (several unused foam inserts located behind A/C units on east side of warehouse).
17. Multiple mixed sealant/caulk observed at second level windows and synthetic foam stucco material with some substandard silicone sealant that is peeling off of window and EIFS stucco – this mixed caulking should be totally removed and redone with appropriate exterior polyurethane or equivalent sealant with possible installation of metal flashing material under these windows covering the synthetic stucco to minimize additional water intrusion issues that are being experienced by building owner.
18. Substandard sealant around fire sprinkler valves installed at three locations on exterior of building.
19. Sealant not observed at top and sides of exterior security light fixtures and conduit.

Damaged east wall panel

Clogged east A/C drain basin

Algae and vegetation stains on siding

Extra foam inserts for wall panels

Excessive algae and water from clogged east A/C drain basin

Damaged east wall panels

Missing caulking at upper windows

Missing foam inserts for wall panels at A/C unit enclosures

Loose silicone caulk at upper large window

Poor sealant at fire sprinkler valves in wall panel siding

Poor caulking at upper windows

Poor caulking at front upper windows

Rusted rear door hinges

Rust and incomplete painting of front metal door

Remove all wood debris close to building

Seal around large bay door and wall panels

Seal all gutter joints

Seal all exterior security lights

Seal open holes in west siding

Seal front electrical LB into wall panel

Seal bond wire cable in west siding

Seal voids at front east stone and wall panel

Seal voids at east side electrical

Seal voids at A/C refrigerant lines in wall panels

Tree branches on rear wall siding

Stained flatwork from gutter leakage

Seal west side fasteners in siding

Water leakage off west side A/C drain

Water leakage along west side building and wall panel

Voids at upper window metal frames and gasket

Damaged west side wall panel

Wet flatwork from poor A/C drain termination

Water stained EIFS stucco adjacent to front southwest door

Void at front west metal trim and EIFS stucco

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

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

1. Random locations of leaning chain link fence at west side of property, cut and loose fencing at rear northwest area and loose attachments of chain link to the post at northeast of property. Plastic laid-over razor wire at northeast of fencing. Excess ivy on fence.
2. Fire ant infestation located at front, rear and sides of office and warehouse in need of pest control methodology.
3. Remove wood form board material at rear north of building from additional installation of concrete and storm drain.

Loose east side fence

Excess ivy on fence

Cut rear northwest fence

Plastic over fence razor wire

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Service Entrance and Panels**	

BREAKER BOX: Underground 4 wire three phase two 600 amp Siemens main principle panels located at southeast and southwest corners of office building with industrial size panel boxes, disconnects and Federal Pacific transformers in warehouse areas.

GROUNDING: External type is installed on driven earth ground rod. **OP**

BONDING: Bars installed on panel boxes and steel framing.

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I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Branch Circuits – Connected Devices/Fixtures**	

TYPE OF WIRE: Primarily copper type.

ELECTRIC 120-VOLT OUTLETS: **(D)** Unable to obtain electric power on several exterior outlets especially at four HVAC air condition locations. Limited installation of outlets along countertop of kitchen. Plastic cover missing off front exterior outlet.

Plastic cover missing off front electrical outlet

No power at rear north outlet

Exterior outlets with no power

LIGHT SWITCHES: Visibly **OP**

GFCI CIRCUITS: Located at exterior of office building and exterior A/C units. **(D)** Unable to obtain electric power from these outlets.

LIGHTS FIXTURES: **(D)** 2-3 sets of lights are not operative in front east area of warehouse.

OTHER ELECTRICAL: **(D)** Exterior security lights commonly operate off of time clock and operation should be verified by building owner. Missing cover on junction box above front office reception ceiling.

Missing cover on junction box above front office reception ceiling

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Heating System**	

FURNACE: Eight 2016 Carrier supplement electric radiant heat unit installed off of HVAC units. **(D)** T-stats were programmed to a “set temperature” that could not operate heat modes. In addition hot exterior temperatures may have created issues operating heaters.

BLOWER AND MOTOR: All operative during inspection.

RETURN AIR: **(D)** Replace filters at all locations especially in warehouse areas that are discolored with residue accumulation.

Replace filters on all HVAC units in warehouse

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Air Conditioning & Cooling System**	

THERMOSTAT & CONTROLS: Eight zoned Pro One T-Stats. **(D)** Several T-stats are locked in to minimize operation of heat modes.

CONDENSING UNIT: (Electric) Eight zoned 2016 Carrier three phase commercial grade, 410A refrigerant,8 and 12 ton units with electric disconnects. **(D)** Clean coils on all unit. Some random torn insulation on refrigerant lines. One yellow jacket nest located at southeast condenser. Excessive water and algae at one area of east units from substandard primary drain termination and clogged drain basin.

Clean coils of dust and debris

EVAPORATOR COIL: **(D)** Air leakages were observed around the freon and drain line-piping installation at all coil cabinets. Missing refrigerant line insulation on two second level office units and missing complete installation of insulation on refrigerant lines as viewed from suspended in warehouse areas that will eventually sweat and drip condensating water onto floor. These coils should be thoroughly cleaned and drain channels flushed out at Spring and Summer season operation.

Missing insulation on second level west office refrigerant line

Air leaks at refrigerant lines in coil cabinets

Second level suction/refrigerant line not insulated and sealed at cabinet

Missing insulation on refrigerant lines in warehouse

CONDENSATE DRAIN:

(D) Substandard installation of all primary drains to the exterior coupled with one restricted exterior drain basin at east side of warehouse in need of immediate examination for cleaning and excavation of these drains and to locate primary source of drain termination either into storm and/or sanitary drain system. These drains should also be cleared and flushed with Spring and Summer season operation.

EMERGENCY PAN:

(D) Clean debris in all emergency pans left behind by HVAC trade. Water in emergency pan at east office unit. Drain lines not installed off of emergency pans, however, utilizing float switch disconnects.

No drain installation off pan

Debris in second level office HVAC pan

Debris and water in east office HVAC pan

TEMP. DIFFERENCE:

52 degrees/72 degrees. 20-degree Delta – primarily measured in first level office units. Difficult to obtain temperature difference in warehouse due to changes in temperature with operating equipment.

(D) Unable to obtain cooling function and operation off of two second level office units therefore suggest immediate examination by reputable HVAC trades to thoroughly examine all eight units, clean coils, flush out drain channels and replace filters to obtain maximum temperature difference efficiency.

Second level office units not cooling

DUCT SYSTEM CHASES
AND VENTS: Rigid metal and Flexible type.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	●	**Plumbing Systems**	

SUPPLY PIPING: Copper type.

WATER WELL: Two tanks located on property that supply water to this building that was operative during inspection, however, we are not water well experts in determining integrity of submersible pump and controls that can be examined by reputable water well contractors of your choice.

MAIN WATER SHUT-OFF: Located at front south area of commercial building with 1 1/4" PVC piping. **OP**

KITCHEN FIXTURE: **(D)** Weak water pressure at fixture with missing optional aerator.

Weak water pressure for kitchen fixture

KITCHEN DRAINS: Visibly **OP**

BATHROOM FLOOR DRAIN: Located in all bathrooms and in janitor closet. Unknown integrity of these drains and connections.

MENS BATH(1st Level):
a) Lavatory **(D)** The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris).
b) Toilets **(D)** Clean residue in all toilet bowls.
c) Urinals Operative during inspection.

WOMENS BATH(1st Level):
a) Lavatory **(D)** The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris). Weak water pressure at office Womens lavatory.

Weak water pressure at office Women's lavatory

b) Toilets **OP**

MENS BATH(2nd Level):

a) Lavatory — **(D)** The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris). Weak water pressure.

Weak water pressure in second level Men's lavatory

b) Toilets — **(D)** Clean residue in all toilet bowls.

WOMENS BATH(2nd Level):

a) Lavatory — **(D)** The aerator on this fixture spout is clogged and is restricting positive flow (remove and clean out debris).

b) Toilets — **OP**

EXTERIOR BIBBS: Limited installation. **OP**

MAIN CLEAN OUT: Located at exterior southwest area of building property and one in kitchen floor with metal cover.

DRAINS/WASTE/VENT: PVC type.

SEPTIC SYSTEM: Two Aerobic systems located on this property with available tanks and Aerobic related pump equipment that was operative during inspection, however, we are not experts in septic tank examination and suggest consulting with appropriate trades that do service and maintain these units on an annual basis.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	❍	**Water Heating Equipment System**	

WATER HEATERS: 2016 Bradford White 50-gallon electric tank with disconnect located in janitor's closet. Operative during inspection, however, suggest insulating of hot and cold piping for energy efficiency.

SAFETY VALVE: **OP**

DRAIN PIPE: Copper type installed into floor drain.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	❍	**Appliances**	

SMALL WATER COOLER: Operative during inspection.

BATHROOM EXHAUST VENTS: Operative during inspection.

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	❍	**Optional Equipment/Systems**	

SECURITY/FIRE SYSTEM:	**IMPORTANT**: ** ***NOT*** inspected or tested by this company. Consult with professionals for this information. Smoke detectors should be installed in appropriate locations within all rooms, hallways, kitchen's etc. for safety and piece of mind for commercial building owner and we have no knowledge on the integrity of existing smoke detectors which can be examined by reputable alarm companies of your choice for repairs, replacement and/or upgrades. Smoke systems located in all HVAC units.
SMOKE DETECTORS:	Commercial building owner should consult with reputable alarm companies to examine this commercial building for all necessary protection.
OTHER:	**Video/Audio**. We do not test or function and/or operation of this system.
DOOR EXIT SIGNS:	Located at all exterior doors.
FIRE EXTUINGISHERS:	Located in office and warehouse areas.
FIRE SPRINKLER SYSTEM:	Three separate systems installed for this office and warehouse, however, the function, integrity and effectiveness of this installation is unknown to us that should be examined on an annual basis by fire sprinkler trades.

WOOD DESTROYING INSECT INSPECTION

No evidence of wood destroying insects were observed during our inspection process. However, several locations of wood and cardboard material were observed around building and office in need of **immediate removal**.

BUILDER'S DISCLOSURE

The inspector **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.

SUMMARY

The overall care and maintenance of this commercial building were considered as **good with the exceptions of (not in any particular order for repair):**

- **Cardboard and wood debris primarily at front and sides of office building area in need of removal since this material is highly conducive to wood destroying insects.**
- **Multiple voids located from incomplete caulking at dissimilar exterior building materials especially at front office and some areas of metal wall panels.**
- **Substandard caulking methodology at front office windows that has resulted into activity of leakages as per current building owner.**
- **Substandard drainage and termination of all primary drains to the exterior with one clogged and restricted drain basin at east side of building.**
- **Excessive tree and ivy growth at rear north of building and on roof.**
- **Several isolated areas of wet insulation under roof along east and west sides of warehouse from suspect active roof leakages in need of immediate examination by roofing contractor.**
- **Necessary cleaning and service of all HVAC units with additional examination of second level office units that were not operative during inspection.**
- **Weak water pressure at all plumbing fixtures.**
- **Absence of electric power supply at all exterior outlets and GFCI outlets at exterior air condenser units.**
- **Some random damages to the exterior metal wall panels at east and west locations (identified with chalk).**

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

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

Very truly yours,

ABLE INSPECTION COMPANY
Inspecting since 1976

Larry J. Malloy

Larry J. Malloy
Registered Professional Building Inspector
License No. 332 TREC
Certified Termite & Pest Applicator
Licensed No. 28713 TDA
Certified Infrared Building Science Thermographer
Licensed No. 26559 ITC
Certified Infrared Level II Thermographer
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Member Better Business Bureau of Houston Since 1986
Member International Code Council ICC No. 5296191