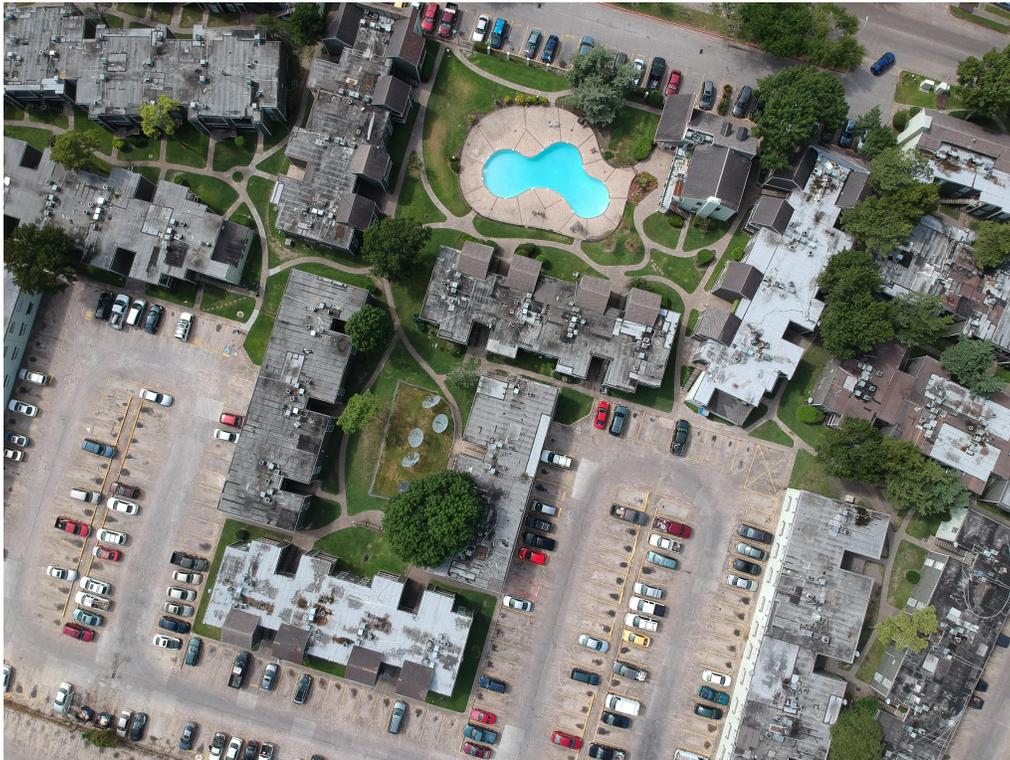


# HOUSTON INSPECTIONS

Houston Home Inspections, PLLC d/b/a Houston Inspections  
5535 Memorial Drive, F-502  
Houston, TX 77007  
713.408.1129 Office  
[www.houstoninspect.com](http://www.houstoninspect.com)



**INSPECTED FOR**

John Doe  
1234 Any Street  
Houston, TX

October 31, 2018

## PROPERTY CONDITION REPORT

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Prepared For: John Doe  
(Name of Client)

Concerning: 1234 Any Street, Houston, TX  
(Address of Inspected Property)

By: Dennis Inman, Lic #20664 10/31/2018  
(Name and License Number of Inspector) (Date)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition 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 ALL of this information.

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 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 warrantability 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.

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 property, 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 ACTIONS, 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.

### **GENERAL INFORMATION**

**Present at Inspection: Buyer (Onsite for Part of Inspection), Buyers Agent, Sellers Agent, Employees, Additional Inspectors**

**Building(s) Status: Occupied**

**Weather Conditions: Clear**

**Ambient Temperature At Time of Inspection: 80 to 90**

**Wind Conditions (Approximate Speed): 0- 10 MPH**

#### **How To Read This Report:**

**Building Codes, Installation Issues, or Safety Issues= Blue Text**

**Items that do not comply with current building codes, other standards, or that are safety issues.**

**Items Damaged, Non-Functional, or Operating Improperly= Red Text**

**Items in need of repairs either because they are deficient, not functioning, or damaged.**

**General Comments & Specific Limitations= Black Text**

**These are general information, limitations, or notices.**

### **NOTICE**

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised of the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual costs involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicated.
- All repairs, alterations and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed please contact our office so that a hard copy can be sent to the client.
- When the word damage is used in this report, it can be referring to the following: wood rot, decay, moisture damage, etc.

- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

#### **ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY**

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen / contractors are not familiar and / or not qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

The inspection of this property was limited due to the fact that the buildings are currently occupied. The inspection of doors, windows, floors, walls, electrical components (receptacles & switches), and some plumbing fixtures was restricted due to stored items and furniture. The interior limited inspection of twenty units was performed in accordance with proposed outline agreed to by the client as a representative of the potential general condition of the remaining (majority) of the units at the property.

The following system(s) were **NOT** inspected.

1. Laundry areas
2. Centralized boiler/water heating system
3. Swimming pool, equipment, and safety devices/system
4. Elevators
5. Alarm / Fire Protection Systems / Smoke Detectors / Carbon Monoxide Detectors
6. Egress / Fire Safety
7. ADA (Disability) Compliance
8. Mold / IAQ
9. Underground Sewer Lines
10. Termite – Wood Destroying Insect/Organisms
11. Refrigerators/freezers

These systems are beyond the scope of this inspection and were not inspected. The client is urged to have the system(s) along with associated components evaluated prior to closing to insure proper installation and performance.

The following inspectors were onsite and assisted in the performing this inspection:

- Ronald Hagelberger, #9025
- Chris Stoffer, #20695
- Kyle Coats, #22450

According to the information provided to us by the individual who scheduled the inspection, this property was built prior to 1978. Many properties built prior to 1978 contain paint that has high levels of lead (called lead-based paint). Lead from paint, chips, and dust can pose serious health hazards if not taken care of properly. Information can be obtained from the US Department of Housing & Urban Development in regards to lead-based paint. A lead-based paint inspection was not performed during this inspection. Risk assessment and inspection to identify lead-based paints in your property is expensive. It is sometimes better to just assume that if the structure was built prior to 1980, that it contains some lead based paints (Even though lead-based paints were banned in 1978, it is certain that some builders and paint suppliers continued to sell and use existing stocks beyond that date). The Housing and Urban Development department of the federal government (HUD) has a 16-page brochure giving tips on dealing with lead paint.

### **GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed herein;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems; or
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
  - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (H) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

## I. STRUCTURAL SYSTEMS

### A. Foundations

**Type of Foundation(s):** Slab on Grade Concrete

**Tier #1: Buildings: 1, 4, 7, 8, 15, 18**

**In my opinion, the foundations of these buildings do not appear to be providing adequate support for the structure at the time of this inspection. I observed significant evidence of adverse stress being applied to the superstructure possibly due to foundation movement (Significant cracking and/or separation at veneers, wall deflections, etc.). Further investigation is needed to determine if stabilization of the foundation is needed. The method and scope of such repairs should be designed and evaluated by a Registered Professional Engineer with expertise in foundation repair.**

#### **Clubhouse B1**

Evidence of significant sloping at floors



Brick mortar cracking with separations



#### **B4**

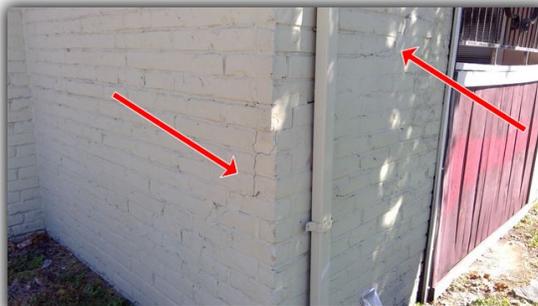
Brick/mortar cracking with separation



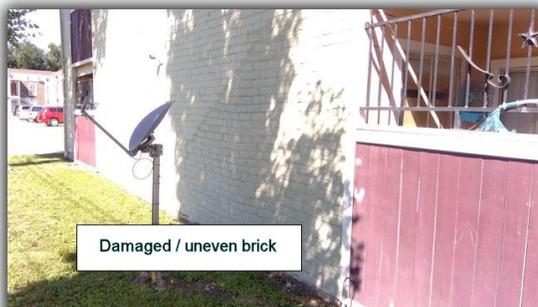
**B7**  
Brick/mortar cracking with separations



Diagonal cracking as evidence of potential differential movement



Brick/mortar cracking with separation



**B8:**  
Extensive masonry cracking with separations and grade beam cracks



**B15**

Masonry cracking some with significant separations Grade beam cracks



**B18**

Masonry cracking with significant separations at some locations



**Tier #2 Buildings: 2, 5, 12, 14, 16, 17**

**At the time of the inspection evidence was found at these buildings that indicated that the foundation of the following may not be performing their intended function (Generally limited cracking ,separations at veneers. etc.) It is recommended that further inspection be made by a Registered Professional Engineer to determine if there has been a of loss of structural integrity and if repairs are needed.**

**B2**

Brick/mortar cracking with potential differential settlement



**B5**

Evidence of potential differential cracking



Brick/mortar separations



**B12**

Limited cracking at brick/mortar

Cracking without significant separation at grade beam



**B14**  
Wall deflection



Brick/mortar cracking



**B16**  
Brick/mortar cracking



**B17**  
Brick/mortar cracking



**Tier #3 Buildings 3, 6, 9, 10, 11, 13, 19**

**In my opinion, the foundations of the following buildings did appear to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The exterior stress indicators showed little affects of adverse performance. This opinion is based solely on exterior indicators present at the time of the inspection. The wooden siding veneers installed at the majority of these buildings will not reveal visible signs of foundation movement as readily as a more rigid veneer (Masonry ,brick, stone, etc), and may restrict observation of underlying conditions present at the interior of the structure(s).**

*Note: The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structures cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.*

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.

**Items Damaged, Non-Functional, or Operating Improperly**

Exposed steel reinforcing bars (rebar) were noted at the visible portions of the foundation grade beams (B11). Recommend repairs to prevent ongoing corrosion and deterioration of the steel.



Exposed post tension tendon ends were noted at the visible portions of the foundation grade beams (B13). The steel tendon ends should be cleaned and covered with an approved material.



**Limitations**

The foundation inspection and performance opinions are based on exterior observations present and available at the time of the inspection as well as general condition found at the interior of representative units inspected. Due to the significant evidence of adverse foundation performance found extensively during this greatly restricted/limited inspection, it is recommended that further evaluation of the building foundations be performed. This evaluation should be completed by a Registered Professional Engineer with expertise in foundation repair to determine if stabilization of the foundation is needed as well as design the method and scope of repairs determined necessary.

**B. Grading and Drainage**

**Building Codes, Installation, or Safety Issues**

- Grading Does Not Slope Away from building as Required
- Gutter Downspouts Not Installed
- Splash-Blocks Not Installed at the Base of Gutter Downspouts

**Items Damaged, Non-Functional, or Operating Improperly**

The top soil and / or mulch around the structure is too high at the clubhouse. The soil should be lowered to provide 4-6" exposure of the foundation. Lowering the top soil will reduce the likelihood of damage at the exterior veneers, allow proper ventilation of the wall cavities, and assist in monitoring the foundation for movement.



Missing drain covers should be replaced to prevent possible injury and obstruction from debris.



The existing grade at the slab perimeters is not adequate for shedding water away from the structures on all sides. The ground should slope away from the structures at a rate 6" in the first ten feet. Where lot lines, walls, slopes or other physical barriers prohibit 6" of fall within the first 10', drains or swales should be provided to ensure drainage away from the structures. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.



Missing gutter splashblocks should be installed at the base of the gutter downspouts to reduce soil erosion.

Damaged downspouts were found at gutters.





**General Comments**

During heavy rains, the accumulation of water on this property may be unavoidable. An evaluation of the soil stability is beyond the scope of this inspection. The client is advised to keep soil levels 4"-8" from the top of the slabs and graded away to promote positive drainage and prevent water from ponding around the foundations. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the building should be considered on all properties as it is required by current codes.

**Specific Limitations**

Lot drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

**C. Roof Covering Materials**

**Type of Roof: Sloped / Pitched; Flat / Low Slope**

**Roof Covering Material(s):Composition Shingles/Modified Bitumen Membrane**

**Viewed From:Walked on Roof**

**Performance Opinion**

The roof coverings are in need of repairs. The overall condition of most of the roof coverings are in poor condition. Problems found during the inspection of the roof coverings are listed in the section below. It is recommended that a qualified tradesman be consulted to completely evaluate the roof coverings and perform all necessary repairs to insure the roofs are watertight, all shingles and other components are secured properly. The tradesman should also to determine if hidden or not visible damage is present that is in need of repairs. Most of the composition roof coverings (shingles) appear to be nearing the end of their serviceable life. The roofing shingles have experienced severe loss of aggregate, curling, and cupping. Replacement of the roof coverings should be considered.





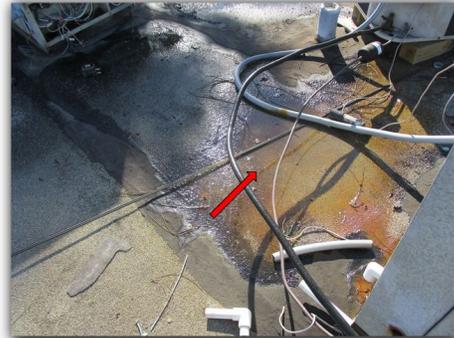
**Building Codes, Installation Standards or Safety Issues**

- Starter shingles improperly installed (Not secured at roof's edge; subject to wind damage).
- Kickout or diverter flashing is not installed at the required locations. This creates a possibility of water penetrations if not corrected.
- Lead jacks not installed properly at the plumbing vents. This leads to a higher level of maintenance (sealing of penetrations needed regularly).
- Missing nails at roof jacks.

**Items Damaged, Non-Functional, or Operating Improperly**

**Flat Roof**

During the inspection of the flat roof, water was found standing **at all buildings**. Ideally, the roofs should be sloped to allow rain water to run from the roofs (within 48 hours). However, this is difficult to perform after the roof coverings have been installed. Additional drains and other methods should be considered to correct this problem. A qualified tradesman/roofing company should be consulted to evaluate these problems and make the necessary repairs.



Wrinkling/blistering was noted in areas of the flat roof coverings. This can be caused by built up moisture and/or air under the roofing materials. Recommend further inspection/repairs by a qualified tradesman.



Alligatoring was noted on areas of the flat roof coverings. This can be caused by the sun's UV rays that dry out any type of exposed asphaltic roofs. These areas should be monitored and repaired as needed to prevent future problems with the roof coverings.





Soft spots were noted in a various locations on the rolled flat roofs. Soft spots on flat roofs could indicate rotted or improperly installed sheathing below the rolled roofing. A qualified tradesman should be contacted to inspect/repair the soft spots as needed.



Worn asphalt was noted in areas of the flat roof coverings as evident by bare spots exposing underlying materials. Recommend further inspection/repairs by a qualified tradesman to prevent possible leaks.



Vegetation was noted growing on the roof covering of Building 7. The removal of the vegetation should be considered.



Recommend removal of all trash and debris from roof coverings to help with drainage of the roofs. Trash/debris was found on roofs of most of the buildings.



### Composition Roof

Ridge(s) in shingles were observed on plane of the roof surface in rear of the clubhouse . This is a possible indication that the roof sheathing or underlayment is not installed properly . Recommend inspection/repairs by a qualified tradesman as needed.



Damaged and / or missing shingles were found during the inspection of the roof coverings. Recommend repairs by a qualified tradesman.





Exposed nail heads were found at roof jacks and / or sections of the flashings. All exposed nail heads should be sealed to prevent water penetrations.



Deteriorated sealant / caulking was found at the rubber roof jacks. This material acts as a moisture barrier to prevent water from entering between boot and vent pipe. The re-sealing of these areas should be considered.



Tree limbs were noted in contact or within 3' of the roof coverings. The tree limbs should be trimmed back away from the roof coverings to prevent damage to the roofs.



Rusted metal flashing was found at some of the roof penetrations. Recommend replacement of the flashing to prevent future leaks.



Sections of the roof flashings are raised which could lead to water penetrations. Recommend repairs.



Raised shingles were found at the sections of the roof coverings. Recommend repairs by a qualified tradesman.



The lead / metal roof jacks have not been installed properly at some locations. The jacks do not completely cover the plumbing vents. These areas will be prone to water penetrations.



**Gutters**

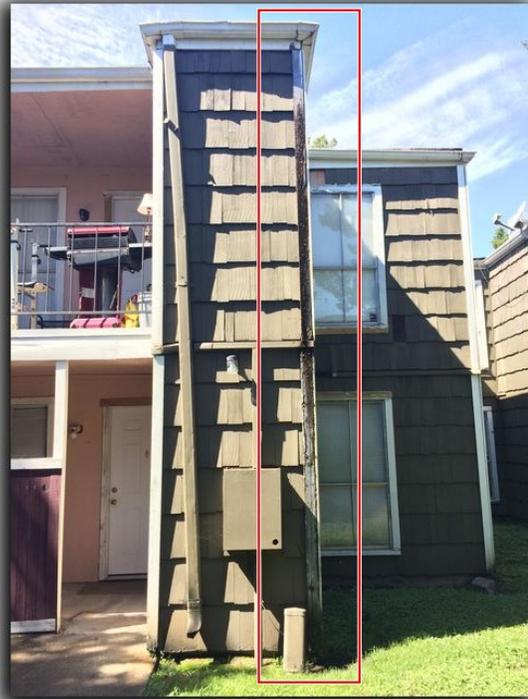
Loose gutters / gutter nails were found around the perimeter of the roof coverings. Recommend repairs.



Leaky & damaged gutters were found around the perimeter of the roof coverings. The leaks should be repaired along with any damage caused by the leaks. It appears that multiple areas of damage have been caused by the leaking gutters. Repairs of the gutter / downspout systems as well as associated damages by qualified tradesmen is recommended.

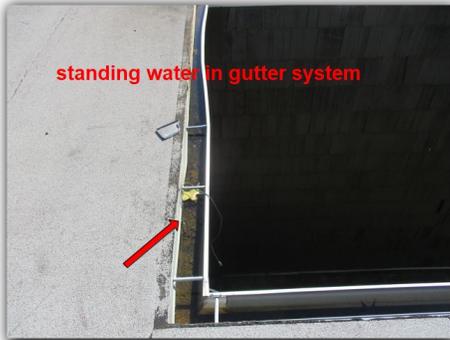






The debris should be cleaned from the gutters to allow proper drainage of rainwater from the roof covering.

Evidence of improper sloping of the gutters were found as evident by standing water in sections of the gutters. This problem can lead to future leaks.



### General Comments

Evidence of previous repairs were found during inspection of the flat and composition roof coverings, i.e. roofing tar at sections of the flashing, new roof jacks, patched shingles, etc.





**Specific Limitations**

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

The attic interiors were inaccessible for visual inspection of the decking and underside of the roof coverings. The evaluation of the roof coverings is based solely on exterior observations at the time of the inspection. Due to overall poor condition of the roof coverings, interior/underlying damages in need of repair should be anticipated.

**D. Roof Structure and Attic**

**Viewed From: Inaccessible Not Entered**

**Approximate Average Depth of Horizontal Insulation: Not Visible**

**Description of Roof Structure & Framing: Not Accessible for Determination**

**Performance Opinion**

The roof structures are not performing their intended function in many locations at the time of the inspection. Refer to the section below for more details on problems found and items in need of repairs.

**Roof Structure**

**Items Damaged, Non-Functional, or Operating Improperly**

During the inspection of the roof structures from the exterior of the structures, uneven sections were observed in portions of the roof decking/sheathing. It appears that the roof sheathing has started to show signs of delamination (possibly due to age, defective wood, moisture, etc.). Delamination is the process of the glue particles separating or breaking down in the wood decking/sheathing. It is recommended that a qualified tradesman be consulted to evaluate this problem and repair/replace if needed.



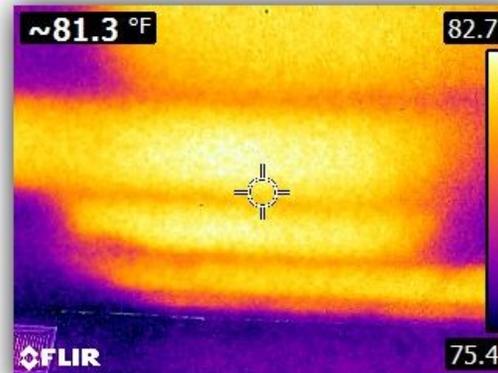
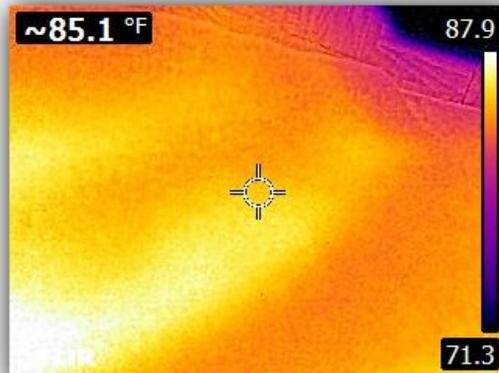
**Attic Ventilation & Screening: Gables**

**Building Codes, Installation Standards or Safety Issues**

Ventilation inadequate in attic (lower vents not installed)

**Items Damaged, Non-Functional, or Operating Improperly**

Thermal abnormalities were found at the interior of multiple units as evidence of missing insulation at sections of the ceilings while using an infrared camera. Improvements in the insulation is recommended to increase the energy efficiency of the building.





**Specific Limitations**

The interior of attic spaces was noted accessible (Not present at flat/low sloped roofs) for visual inspection of the roof structures, insulation levels present, indicators of roof leaks/underlying damage of roof covering components, etc. Inspection of the roof structures performance is based solely on visible conditions present at accessible roof coverings at the time of the inspection.

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

**Exterior Cladding's: Brick Veneer, Wood / Cement Board, Siding and Trim, Stucco Veneers (Installed over brick veneer), Stone Veneer**

**Interior Cladding's: Drywall, Tile**

**Building Codes, Installation Standards or Safety Issues**

**Brick / Masonry Veneer**

- Vertical expansion joints are missing at the brick veneers (25' Foot Run of Wall).
- Weep holes are missing and / or spaced improperly

**Flashing Details**

- "Z" flashing missing at exterior wall openings, i.e. projecting trim, doors, windows, etc.
- Kickout / diverter flashing is not installed at the wall & roof Intersections. This creates an opening that could allow moisture to enter the wall cavity and create damage.



**General**

- Improper clearance of the exterior veneers from the grade (8").
- Improper clearance of the exterior siding from the roof.
- Missing sealant found at exterior penetrations..

**Items Damaged, Non-Functional, or Operating Improperly**

The overall condition of building veneers was found to be poor and in need of repairs. Moisture related damages (Improper roof drainage / downspout terminations, Indicators of active roof leaks, improper drainage, etc.) were found extensively at the exterior and interior of accessible and inspected locations at the property. Due to the extent and nature of these conditions (Damages appear to have existed for prolonged periods of time which can lead to decay as well as be conducive conditions for invasive pest intrusion / potential microbial growth), underlying damages with potential for adverse health conditions to occupants should be anticipated.

**Exterior Walls**

Damaged and / or missing items were found on the exterior of the property. Recommend repairs / replacement of the affected areas. In addition, areas where decay is present should be removed, exposing underlying materials for inspection prior to repair by a qualified tradesman.



Brick / mortar cracks were found on the exterior of the structure as evidence of settlement of the structures.



Moisture damaged wooden components were found at many locations. The vast majority of these extensive damages appear to have originated from improper clearances to soil/flatwork as well as moisture accumulation predominantly caused by improper, damaged, and incomplete gutter system. Underlying damages affecting the interior of these areas should be anticipated.









Missing and damaged exhaust/dryer covers should be repaired to prevent moisture intrusion.





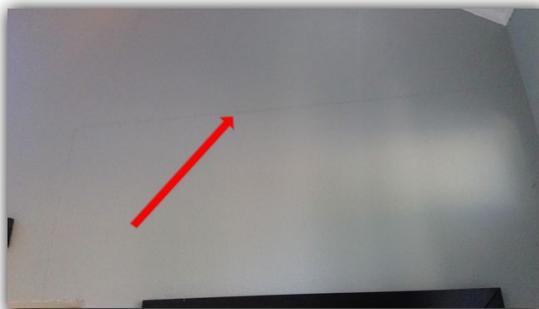
All exterior wall penetrations (electrical panels, electrical disconnects, light fixtures, etc. ) and openings (expansion joints, windows, door thresholds, etc. ) should be sealed with an approved material to prevent water penetrations into the wall cavities. Properly sealed exterior veneers help provide a barrier against the weather, insects, and enable environmental control of the interior spaces.

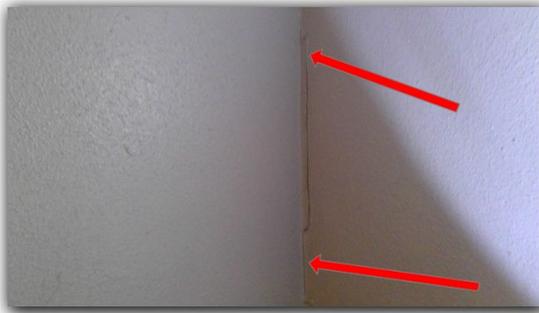


**Interior Walls**

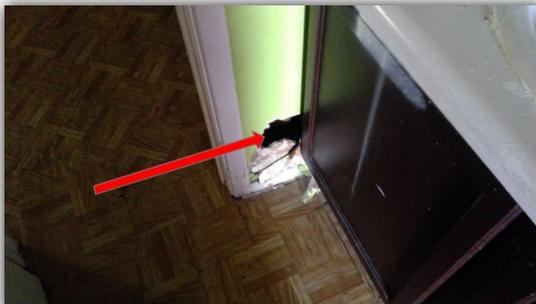
The overall appearance of the paint and other finishes on the interior portions of the property inspected are in poor condition. Scrapes, missing paint, and damage were noted at various locations of the property. Repairing and repainting of the veneers should be considered.

Drywall cracks were found on the interior of the property as evidence of settlement. The cracks can be repaired if desired for cosmetic purposes.





Damaged / missing areas were found at the interior of the units inspected  
The problems have been possibly caused by one or more of the following: water penetrations, insects, impact, foundation / structural movement, etc. Repairs should include replacement of damaged underlying materials where needed.



**Specific Limitations**

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. This report does not address environmental hazards such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

The brick on the exterior of the property has been painted. Painted brick can conceal brick cracks and other defects.

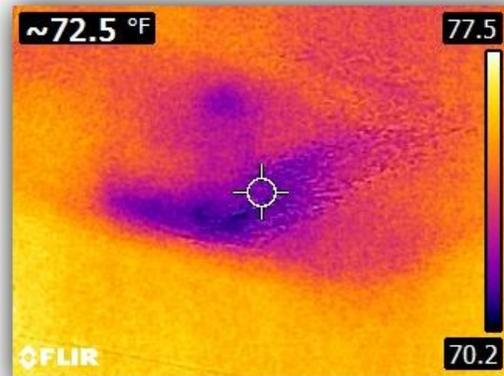
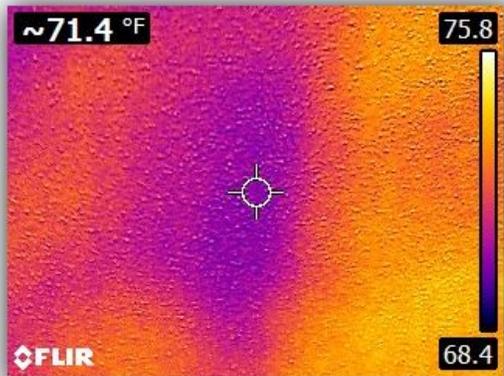


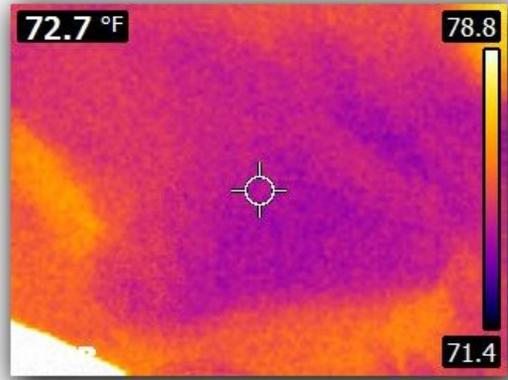
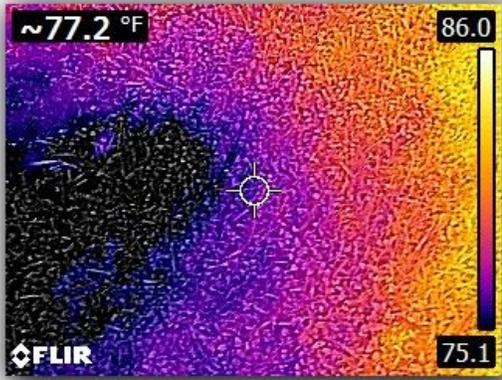
The inspection of the interior of the buildings was restricted and limited to accessible areas of twenty units as selected and where made accessible by current property management. This limited inspection of interior components was made in attempt to provide a potential representative list of possible deficiencies present at other units of the property and should not be used as a complete list of repairs needed. Conditions potentially more significant in affected area and nature of damage at uninspected areas may be present.

F. Ceilings and Floors

**Items Damaged, Non-Functional, or Operating Improperly**

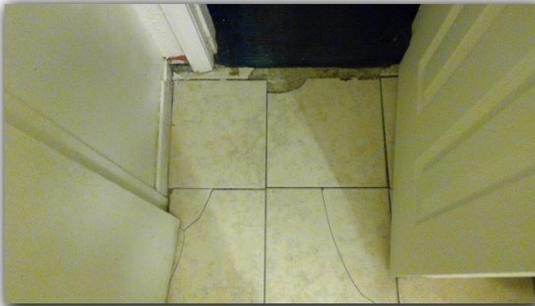
Thermal abnormalities were found in multiple unit ceilings during the inspection using an infrared camera. Elevated moisture measurements ranging above 8% and up to 87% (8% is an average "dry" moisture content for the material tested) were found at this location using a pinless moisture meter as evidence of active moisture intrusions. Repair of the moisture source and any associated damage by qualified tradesmen is recommended.





**Floors**

Damaged flooring was noted in multiple units





Sloping/unlevel floors were noted on majority of the units inspected. Recommend evaluation for repair by a qualified tradesman

**Specific Limitations**

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. If the client is concerned about these issues, i.e. mold, asbestos, lead-based paint, etc., a qualified/licensed tradesman should be consulted to perform these inspections. No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

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

**Items Damaged, Non-Functional, or Operating Improperly**

Doors were found during the inspection that are in need of adjustments (do not latch, stick when closed, etc). All doors at the property should be adjusted to operate properly.

Multiple damaged doors were noted at the interior and exterior during the inspection. Recommend evaluation for repair by a qualified tradesman



**General Comments**

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

**Specific Limitations**

If the property is occupied, only accessible doors were operated.

**H. Windows**

**Style: Single Pane**

**Building Codes, Installation Standards or Safety Issues**

Safety glass is not present in the following locations: 24" from Exterior Doors  
Safety / tempered glass is required to be installed in these locations as they are considered hazardous by current codes.

**Items Damaged, Non-Functional, or Operating Improperly**

Cracked glass (visible from exterior) was found at multiple windows in the complex. The damaged glass should be replaced.



Cracked glass/loose and bowed plexiglass was found during the inspection. The damaged glass should be replaced.



**General Comments**

Many window panes appear to have been replaced using non-glass materials (Plexiglass).

**Specific limitations**

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows.

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

**Building Codes, Installation Standards or Safety Issues**

Balusters are spaced greater than 4" apart / safety hazard

The spacing's between the stairway balusters are greater than 4" apart. Current codes require that balusters be spaced no more than 4" apart. This is a safety issue, especially in regards to small children.

**Items Damaged, Non-Functional, or Operating Improperly**

Damaged, rusted, and loose handrail/guardrails were found at many locations throughout the complex. Loose / missing fasteners, damaged landings, and damaged stairway assemblies were found at stairway/landing connections. Evaluation of all stair/balconies by a Licensed Engineer and/or qualified tradesman for repair is recommended to prevent potential collapse and/or personal serious injury.



Rust, corrosion, damage and missing items were found at many of the handrails/balusters of exterior stairs. All rust should be removed to help prevent any future problems that may occur.



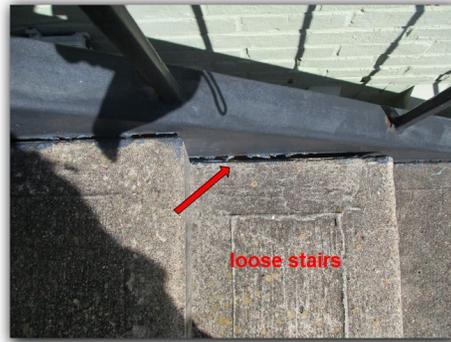
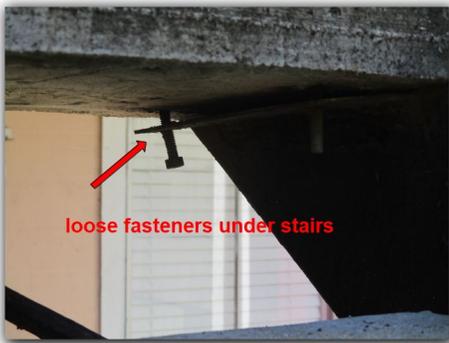


Cracked and damaged concrete stairs/treads were noted at several of the exterior stairs and landings. Recommend repairs to correct the structural problems and safety hazards.





Several of the handrail(s)/treads are loose at the exterior stairways as evident by missing and loose fasteners at the brackets. Recommend repairs to insure proper support/function.



**Specific Limitations**

The inspector is not required to and will not exhaustively measure every stairway component.

**J. Fireplace/Chimney**

**Specific Limitations**

Fireplace/chimneys were not tested/inspected.

**K. Porches, Balconies, Decks, and Carports**

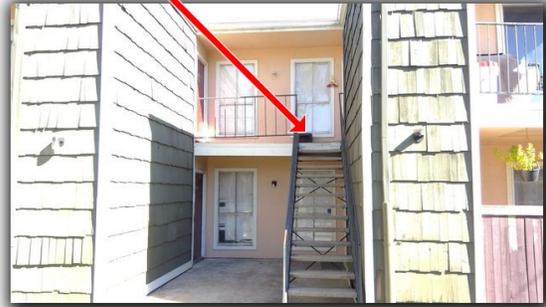
**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Balusters spaced greater than 4" apart / safety issue for children

The spacing of the balusters at the porch railing are greater than 4" apart. This is a safety issue.

**Items Damaged, Non-Functional, or Operating Improperly**

Damaged components were found at balconies as evidence of moisture intrusion/accumulation. Repair by a





Evidence of improper support and/or damaged structural members were found at multiple balconies. Many of these areas appear to be structurally unsound. Evaluation of all stair/balconies by a Licensed Engineer and/or qualified tradesman for repair is recommended to prevent potential collapse and/or personal serious injury.





Damaged, rusted, and loose handrail/guardrails were found at many units. Damaged/cracked treads were also present. Repair is recommended.



**Specific Limitations**

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

**L. Other**

**Items Damaged, Non-Functional, or Operating Improperly**

Uneven materials were observed at the flatwork. Flatwork should have a uniform surface (to prevent tripping) (i.e. patios, driveways, sidewalks, etc.).



Electronic pedestrian and parking gates were not functioning at the time of the inspection, which can restrict exit in case of emergency.



Pedestrian gates are damaged / did not secure at B5.



Cracking/damaged concrete was found at several areas of both rear parking lot areas. These areas should be monitored and repaired as needed.



**General Comments**

Paint/markings of the parking areas appeared to be legible and in fair condition at accessible locations.



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

**Type of Service: Underground      Main Service Size:100**

**Wire Type: Aluminum      Service Conductors: Unable to Identify**

**Location of Main Electrical Panel:Exterior**

**Location of Sub - Electrical Panel:Closets, Hallway**

**Type of Visible Grounding / Bonding: Ground Rod Connection/Water Pipe Connection**

#### **Building Codes, Installation Standards or Safety Issues**

- Grounding clamp improper style for rod Installations
- Wires not secured to the panel openings and / or run through common holes
- Arc fault protection not installed at all required locations. Current codes require AFCI protection to be installed in kitchens, family rooms, dining rooms, parlors, libraries, dens, bedrooms, sunroom's, rec rooms, closets, hallways, and laundry rooms.
- Double lugged conductors (Neutral Wires at Bars)
- Panel located in un-approved location (Clothes Closet, Damp Location, Etc.)
- Anti oxidant paste not present at aluminum conductors
- Dead front screws not approved for use at panel
- 240 conductors not identified within panel
- Bonding bar present at sub panels
- Debris in panel
- Ground rod not installed proper depth (Less than 8' ground contact)
- Improper clearance at electrical panel. Panel is required to a un-obstructed access area.
- Grommet and / or bushing not present to protect conductors through knockouts.
- Conduit not present for conductor exiting the panels
- Individual ground rods not present for each panel. (Panels share single rod)

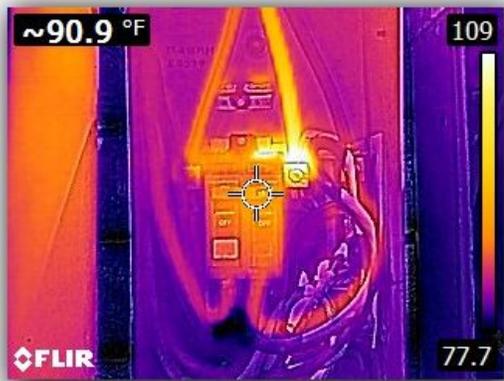
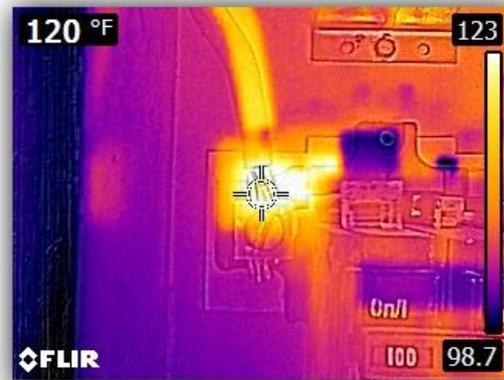
**Due to the substantial and hazardous deficiencies found throughout the electrical components inspected, it is recommended that a licensed electrician evaluate and repair the electrical systems immediately to prevent potential arcing, fire, and/or serious personal injury.**

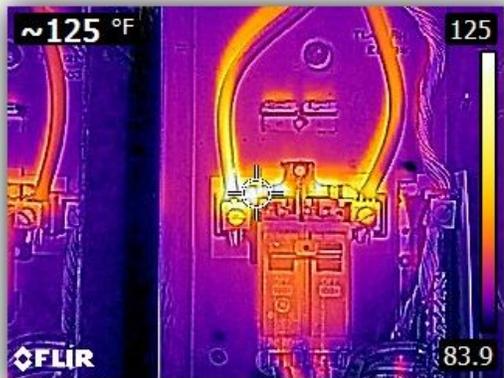
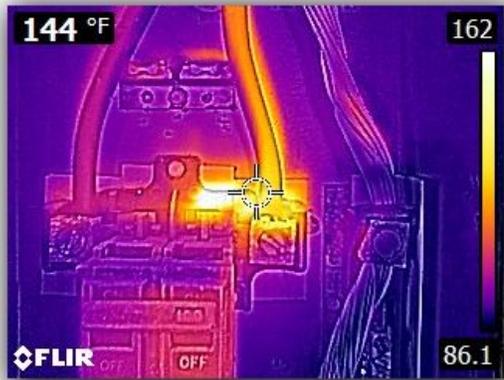
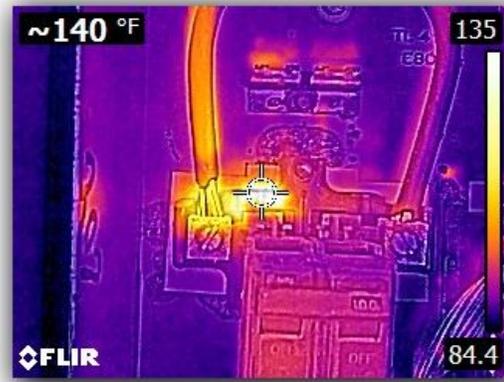
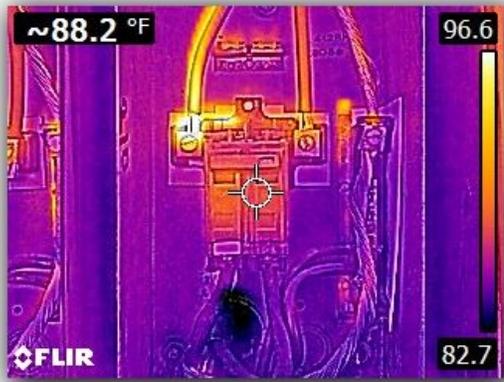
**Items Damaged, Non-Functional, or Operating Improperly**

A thermal imbalance was measured at the main service conductors possibly indicating a loose connection. Recommend further evaluation and repair by a licensed electrician.

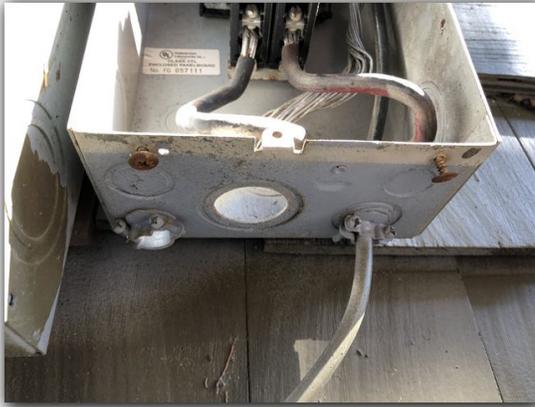
Including but not limited to the following locations:

1. Bdle 2 Unit 312
2. Bdle 9 Unit (Not Labeled)
3. Bdle 15 Unit (Not Labeled)
4. Bdle 14 Unit 105
5. Bdle 13 Unit 210
6. Bdle 13 Unit 207
7. Bdle 13 Unit 202
8. Bdle 13 Unit 158
9. Bdle 19 Unit 185
10. Bdle 11 Unit 234
11. Bdle 11 Unit 231
12. Bdle 10 Unit 246
13. Bdle 8 Unit 267





Missing internal knockouts were found on the interior of many of the panels.

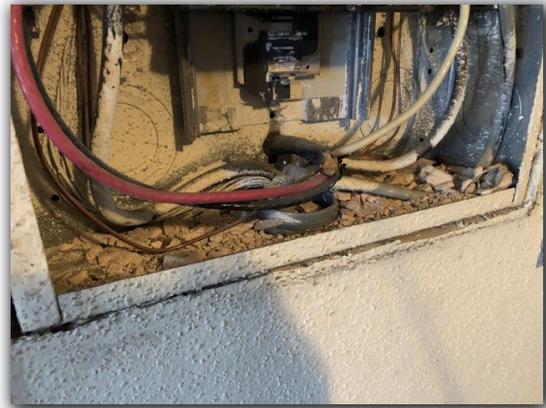
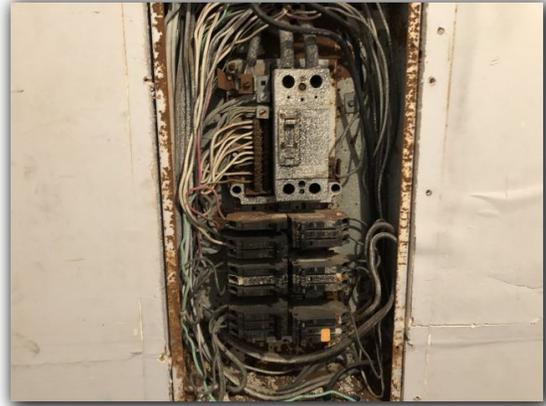
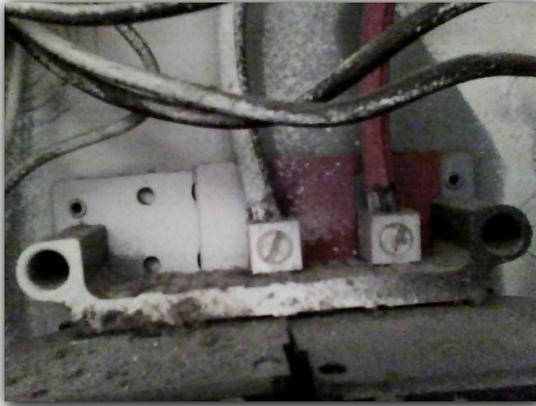


Many of the panel covers are bent, damaged, and loose. Recommend repairs or replacement by a licensed electrician.

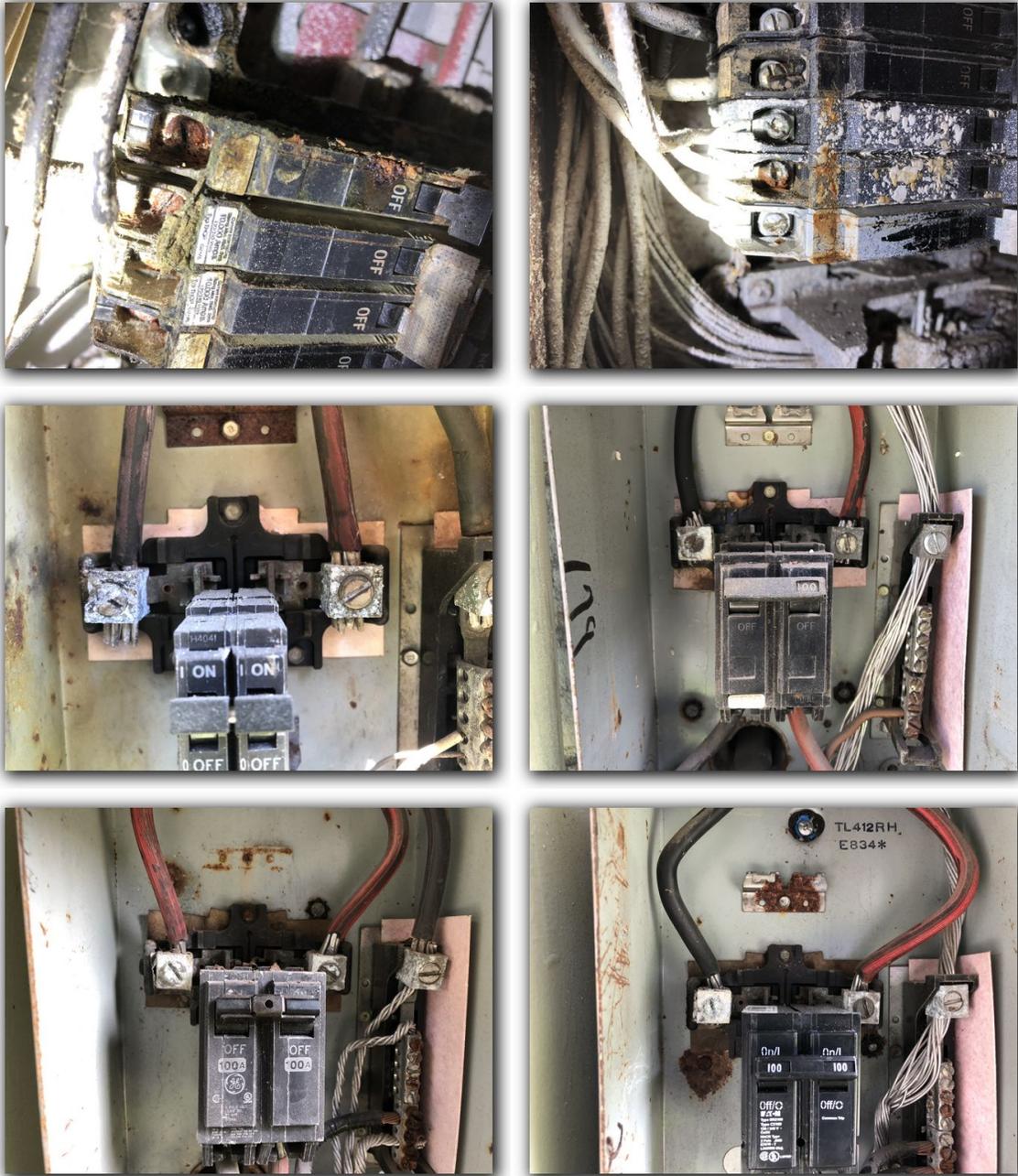


Many of the electrical panels are loose on the exterior wall of the building. The panels should be re-secured by a licensed electrician.

Debris (paint/texture, wood shavings, panel parts, etc.) was found within many of the electrical sub-panels, main panels, and on various conductors. The interior of the panel and conductors in the panel should be cleaned as required by code.



Corrosion was found at several conductors within the service panels indicating water/moisture penetrations. A licensed electrician should be consulted to correct these problems.



Many of the dead front covers are missing at the electrical panel. This is a safety issue due to the fact that all of the conductors are exposed when the cover is opened. A licensed electrician should repair this condition as soon as possible.

Missing knockout tabs were found at many of the electrical panels. Knockouts are spaces in the panel where breakers either were previously installed or the tabs were removed in anticipation of a breaker that was never installed. These openings pose a safety hazard to the occupant if objects are placed in this area and contact the electrical supply. Recommend filling the knockout openings with an approved device as soon as possible.



The grounding wire/clamp is loose at several of the ground rods. Recommend tightening the two screws at the clamp.



Many of the electrical meters are loose on the exterior wall of the buildings. The meter should be re-secured by a licensed electrician.



Many missing screws were found at the dead front cover located at the main service panel. Approved screws should be installed at the dead front to properly secure the cover.

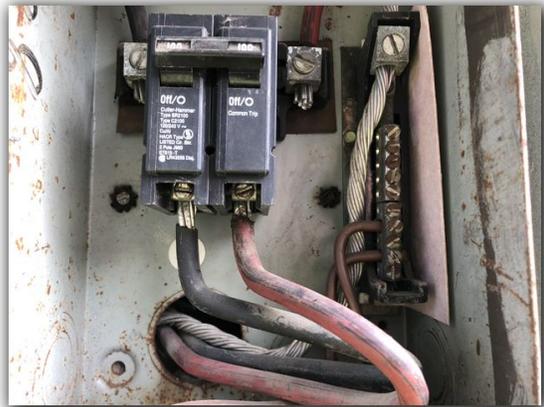


Evidence of previous overheating/arcng was noted within the panel as evident by discoloration on the interior of the box.

Including but not limited to the following locations:

1. Bdle 9 Unit (not labeled)
2. Interior Sub panel Unit 143 and 277
3. Bdle 14 Washer Room
4. Bdle 17 Unit 175
5. Bdle 17 Unit 176
6. Bdle 17 Unit 174
7. Bdle 19 Unit not labeled



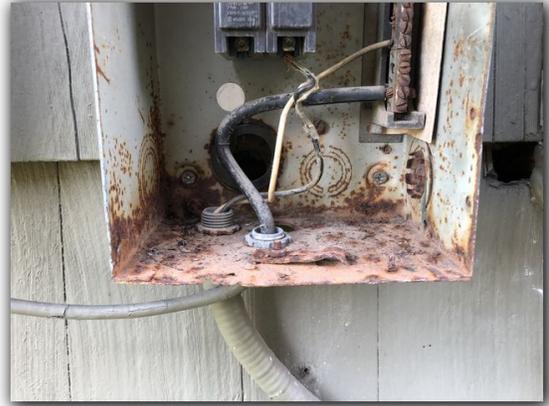




An improperly wire main service panel was found in building #12. Recommend further evaluation by a licensed electrician.



Most of the service box shows evidence of rusting, suggesting the presence of moisture. Many of the main electrical boxes are possible in need of replacement. Recommend further evaluation / replacement by a licensed electrician.





Many of the breakers within the panel boards have not been completely labeled. All circuits should be properly labeled.

Double-lugged breakers within the service panels. Each conductor and circuit must have its own overcurrent protection.

Including but not limited to the following locations:

1. Bdle 9 Unit not labeled
2. Bdle 14 Washer Room



Oversized breakers were found within the electrical panel. Each breaker is rated for a specific size conductor. Ideally, these breakers should be re-sized by a licensed electrician.

Including but not limited to the following locations:

1. Bdle 2 Unit not labeled
2. Bdle 16 Unit not labeled
3. Bdle 15 Unit not labeled
4. Bdle 10 Unit not labeled



Aluminum wiring was observed at appliance breakers in several of the main service panels. The breakers are labeled for aluminum wiring but the connections at the receptacles for the appliances were not accessible to be inspected. Aluminum wiring must be fitted/connected with the special connectors and outlets to ensure safe operation of these circuits. Further investigation is recommended by a licensed electrician to verify that the aluminum connections are proper and perform repairs as needed.



**General Comments**

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

The electrical panels are older. The panels and many components within the panel are not in compliance with today's codes. As overcurrent protection, ages it can become inefficient (i.e. breakers not tripping, breakers tripping often, etc.).

**Specific Limitations**

The inspector will not determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

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

**Type of Wiring: Copper; Aluminum ; Grounded Three Wire**

**GFCI Safety Protection Present in Following Locations:**

**Reset Locations for GFCI's: None Found / Confirmed Functional**

**Exterior: Not Tested - Occupied**

**Kitchens: Not Visibly Present - GFCI Needed (Not tested-Occupied)**

**Bathrooms: Not Visibly Present - GFCI Needed (Not tested - Occupied)**

**Building Codes, Installation Standards or Safety Issues**

GFCI's not installed at all required locations

The installation of a ground fault circuit interrupter (GFCI) is currently recommended at all kitchen receptacles (countertops, dishwasher, disposal, etc.), all bathroom receptacles (including receptacles within 6' of tub and shower enclosures), all receptacles in the laundry room (including washer & dryer), all receptacles in the garage (including the ceiling), and all receptacles on the exterior of the property. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The installation of this safety device is recommended at the areas noted above lacking GFCI protection.

Tamper resistant receptacles not installed

Tamper resistant receptacles have not been installed as required under current codes.

**Items Damaged, Non-Functional, or Operating Improperly**

Missing cover plates should be replaced.



Missing globes, loose fixtures, and separated/loose conduit was found at many of the exterior lights/conductors.

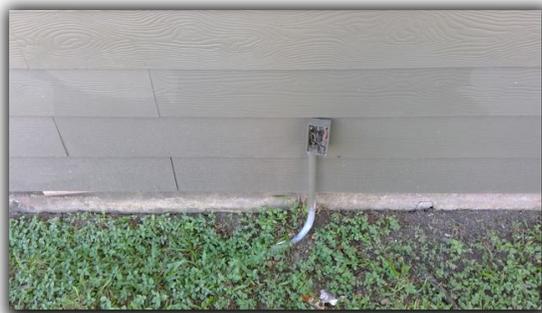




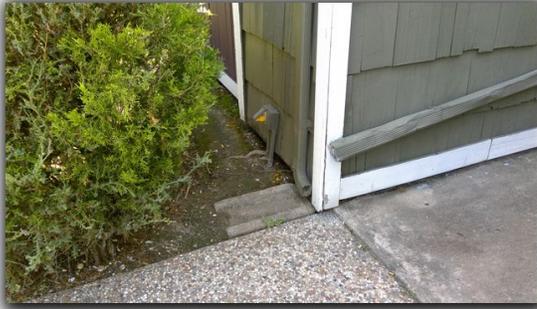
Improper electrical connections were noted on the roof of Building 6. Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



Exposed electrical connections were noted at various areas of the property. Improper electrical connections should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.



Receptacles at the exterior of unit # B13 are not functioning. Recommend further investigation and repairs by a licensed electrician.



Missing conduit and improperly secured electrical conductors were noted in multiple units. Recommend evaluation for repair by a qualified tradesman



### **General Comments**

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

### **Specific Limitations**

The inspector will evaluate a limited number receptacles during the inspection. We will not move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

The exterior lights appear to be on dawn to dusk sensors preventing the testing of the lights.

The GFCI outlets in the property were not tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located.

**Fire detection/protection equipment, smoke detectors, carbon monoxide detectors are beyond the scope of the inspection and were not tested/inspected. It is recommended that all fire protection equipment and CO / smoke detectors where required, be installed and and proper function verified to prevent potential property damage and serious personal injury.**

### III. PLUMBING SYSTEM

#### A. Water Supply System and Fixtures

**Location of Water Meter:** Front of Property

**Locations of Main Water Supply Shut Off Valve:** Multiple; at the exterior of each unit

**Static Water Pressure Reading:** 56

**Type of Water Supply Piping:** Galvanized / Steel - This property has been plumbed with galvanized/steel piping. The older steel piping is subject to corrosion on the interior of the pipe. This corrosion leads to two different problems. The first problem relates to water pressure. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. The second problem can more costly. Depending on the mineral makeup of your water supply, the piping can deteriorate to the point the pin hole leaks develop throughout the supply piping. Both of these problems are difficult to detect during a limited visual inspection. A licensed plumber can further evaluate the piping and make recommendations in regard to repairs and provide estimates. Predicting future performance of the piping is beyond the scope of this inspection.

#### **Building Codes, Installation Standards or Safety Issues**

Anti-siphon devices not installed at all hose bibs



#### **Items Damaged, Non-Functional, or Operating Improperly**

##### **Exterior**

Missing hose bib / shutoff valve handles and leaking spouts were found at multiple areas.



Active leaks should be repaired at the front right exterior of unit B15.



**Bathrooms**

Surface damage was found at many of the sinks/tubs. The damage should be repaired to prevent the damage from extending to through the fixture.



**Specific Limitations**

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

**B. Drains, Wastes, and Vents**

**Type of Waste Piping: Plastic**

**Main Sewer Cleanout Location: Multiple/Each Building**

**Items Damaged, Non-Functional, or Operating Improperly**  
**Exterior**

Missing drain covers should be replaced to prevent possible injury and obstruction from debris.



Standing water was found at the laundry room #2 exterior as evidence of improper plumbing drainage that may indicate underground breakage and or improper drainage. Repair by a licensed plumber is recommended.



**Bathrooms**

Active leaks were found at the sinks. in 286,338 Recommend repairs of the leaks by a licensed plumber and repairs of any damage caused by the leaks.



**General Comments**

Many of the cleanout caps are loose or missing at the exterior of the property as evidence of possible drainage issues and/or increased maintenance level requirements for proper function.



**Specific Limitations**

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

**C. Water Heating Equipment**

**Specific Limitations**

The centralized heating system/boiler is beyond the scope of this inspection and was not tested.

## IV. MECHANICAL SYSTEMS

### A. Heating and Cool Equipment

#### Heating Units

**Type of System:** Heat Pump / Forced Air

**Energy Source:** Electric

**Location:** Roof

#### Performance Opinion(s)

We did not perform off season of electric heating equipment due to the potential of causing damage to the HVAC systems with an elevated outdoor temperature

#### General Comments

If the systems do not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

#### Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

#### Cooling Units

**Type of System(s):** Split System Electric

**Units:**

**Approximate System Size:** Sizes ranged from 1.5 ton- 2.5 ton. Most units for complex were 2-ton units

**Location:** Roof

**Approximate Manufactured Dates of Cooling System Components:**

**Greater than 15 years of age or older; or without legible data plates:** 65%

**Approximately 10-15 years of age:** 10%

**Less than 10 years of age:** 25%

#### Performance Opinions:

The temperature differential measurements between the return and supply air of the following units were within normal ranges of 15-20 degrees F at the time of the inspection, indicating proper cooling function:

**Units #: 105, 130, 127, 143, 277, 286, 269, and 325**

The following air conditioning systems are not functioning properly as evident by an inadequate temperature differential of less than 15 degrees F. The temperature drop/differential measured between the return air grate and supply ducts of the air conditioning system is lower than considered typical. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

**Units # : 113, 126, 124, 154, 281, 294, 258, 362, 364, and 186**

**Unit # 364 did not have an electrical supply at the time of the inspection for testing of the cooling unit.**

**Primary Drain Line(s) Point of Termination(s):Roof and Gutters**

**Secondary Drain Line(s) Point of Termination(s):Not Present**

**Items Damaged, Non-Functional, or Operating Improperly**

Several of the primary drain lines terminate on portions of the flat roof on most of the buildings . This can cause excessive moisture conditions on the roof which can eventually lead to roof leaks. Recommend improvements.



Damaged and missing insulation on the visible portions of the refrigerant lines should be repaired/replaced.



The conduit is loose at many locations of the exterior cooling unit(s) The conduit should be adjusted to completely cover/protect the conductors at this location.

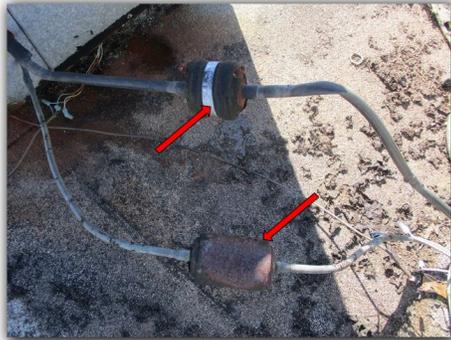




Several of the units of air conditioning system(s) are not level. This should be improved.



The refrigerant line dryer(s) at the exterior portion of the air conditioning system(s) are rusted at some units. These components should be inspected annually, cleaned and repainted to prevent leaks and other problems from developing. In addition, rust and corrosion was also noted on several of the units.



Missing and damaged panel covers were noted at most of the older systems. Recommend complete evaluation and repairs by a licensed HVAC technician.





Recommend removal of all abandoned a/c units on the roofs.



**General Comments**

**Below is a list of a/c systems that were found to be of manufacture date 2012 or newer (compressor/air handlers) for each building: 72 Total**

- |  |                    |
|--|--------------------|
| Building 1- 2/2 = 2 compressors/2 air handlers | Building 11- 4/3   |
| Building 2- 5/5                                | Building 12- 3/3   |
| Building 3- 3/3                                | Building 13- 4/5   |
| Building 4- 8/8                                | Building 14- 5/4   |
| Building 5- 2/2                                | Building 15- 2/2   |
| Building 6- 4/4                                | Building 16- 4/4   |
| Building 7- 4/4                                | Building 17- 4/4   |
| Building 8- 9/9                                | Building 18- 2/2   |
| Building 9- 2/2                                | Building 19- 10/10 |
| Building 10- 4/4                               |                    |



Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

**Specific Limitations**

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

Most data plates on the older units are not legible/missing at time of the inspection.



**B. Duct System, Chases, and Vents**

**Items Damaged, Non-Functional, or Operating Improperly**

Supply registers at the interior of the units inspected were discolored and / or dirty. Cleaning/replacement by a licensed HVAC contractor as well as evaluation of the duct systems is recommended to determine if hazards/damages exist that may have impact on HVAC system performance and indoor air quality of the dwellings.

**Specific Limitations**

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected.

Inspection of the ducts was not visibly accessible due to concealment of the ducts inside wall/ceiling cavities and lack of attic access.

**C. Dishwasher**

Dishwashers were present at the two bedroom units inspected.

**D. Food Waste Disposer**

Disposal units were present at each unit inspected and **appeared to be older.**

**E. Range Exhaust Vent**

**Range hoods/fans were not found at kitchen locations of the units inspected.**

**F. Ranges, Cooktops, and Ovens**

**Type of Range:Electric**

**Type of Oven:Electric**

Range/ovens were present at each unit inspected.

**Items Damaged, Non-Functional, or Operating Improperly**

**Many of the ranges/ovens appeared to be older with surface damage and visibly worn components/controls.**



**G. Microwave Oven**

Microwave ovens were found at each of the units inspected at counter tops (Not permanent installed units).

## Inspection Agreement

### I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. Inspector will attempt to identify major defects and problems with the Property. **However, Client acknowledges that the Inspection Report may not identify all defects or problems.**
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
1. The item is performing its intended function at the time of the inspection;
  2. The item is in need of repair; or
  3. Further evaluation by an expert is recommended.

### II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good –faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (“DTPA”) and agrees that no cause of action exists under the DTPA related to the services provided.** Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems, fire/smoke detection systems, septic systems and other observable items as noted in the report.

### III. Disclaimer of Warranties

**The inspector makes no guarantee or warranty, express or implied, as to any of the following:**

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

#### **IV. LIMITATION OF LIABILITY**

**BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTORS IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING PROPERTY INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES'S TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.**

#### **VI. Fee or Other Valuable Consideration Disclosure**

Houston Inspections may accept referral fees or other valuable considerations in this real estate transaction and/or pay a portion of the fees received if an outside contractor has been arranged by Houston Inspections to perform a third party inspection. By signing below the client(s) is acknowledging being informed of this arrangement between the Houston Inspections and the third party, and consent to these arrangements. Houston Inspections is not liable for work performed by third party contractors.

#### **VII. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property, or both. **In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.**

#### **VIII. Attorney's Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

#### **IX. Exclusivity**

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Representative.