

ATEX INSPECTS
COMMERCIAL REAL ESTATE INSPECTIONS
ROBERT WELCH, PRI
YOUR PREFERRED HOUSTON PROPERTY INSPECTOR
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**ALL REFERENCES TO THE PROPERTY ARE ORIENTATED AS ONE
WOULD FACE THE FRONT DOOR**

INSPECTION DATE	Wednesday, December 15, 2010
CLIENT'S NAME	Commercial Buyer
PROPERTY ADDRESS	1234 Fry Road, Katy TX
REPORT IDENTIFICATION	12042010322
BUILDING IDENTIFICATION	Current Pharmacy

PROPERTY INSPECTION REPORT

Prepared For: Commercial Buyer

(Name of Client)

Concerning: 1234 Fry Road, Katy TX

(Address or Other Identification of Inspected Property)

By: ROBERT WELCH TREC # 9292

12/15/2010 19:58

(Name and License Number of Inspector)

(Date)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built -	<u>2000</u>	Property Type -	<u>Commercial</u>
Sq Footage -	<u>10908</u>	Design -	<u>One Story</u>
		Orientation -	<u>South</u>
Weather -	<u>Clear and Dry</u>		
Temperature -	<u>70 Degrees</u>	Utilities -	<u>All On</u>
Attending -	<u>Occupant</u>	Occupied -	<u>Yes</u>
	<u></u>		
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This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us. **These rules do not apply for commercial properties above 1-4 family occupancy buildings or other commercial properties.**

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to 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.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1. 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 the risk involved in purchasing a commercial property, but it cannot eliminate all risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports. Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

Important: You Must Read All of this Report

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked with an explanation if necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

Scope of Inspection

THE SCOPE OF THIS INSPECTION IS TO REPORT THE GENERAL CONDITION OF THE VISIBLE PORTIONS OF PRIMARY BUILDINGS ON THE PROPERTY AND TO INFORM THE "CLIENT" OF VISIBLE DEFICIENCIES THE INSPECTOR DEEMS TO BE IN NEED OF REPAIR AS THEY EXIST ON THE DATE OF THE INSPECTION.

THE INSPECTION AND REPORT THEREON IS NOT A WARRANTY, GUARANTEE, INSURANCE POLICY OR SUBSTITUTE FOR ANY DISCLOSURE STATEMENT WHETHER OR NOT IT IS REQUIRED BY LAW.

The inspection will be performed in accordance with the Standards of Practice set forth by the Texas Real Estate Commission. Copies of these standards will be provided upon request.

The inspection to be performed is a visual inspection only and does not contemplate or involve the dismantling or moving of and object or portion of the premises. Latent and concealed defects and deficiencies are excluded from the inspection.

No representation is made as to how long any equipment will continue to function. The "Client" should be aware that any equipment, even new equipment, can fail at any time, including the day following the inspection. This inspection is limited to the real property and does not include personal property unless so indicated in this inspection report.

The Following Are Outside The Scope Of This Inspection

1. Detached ancillary buildings (with the exception of the parking structures)
2. Conditions that are located in concealed or inaccessible portions of the premises, such as items that are underground or contained within fixtures, walls, or within other closed portions of the building, or concealed by furnishings, personal property or vegetation.
3. Termites, dry rot, fungus, other pests, organisms, or rodents. By law, only a licensed pest control operator can inspect for these conditions.
4. Structural, geological, and hydrological stability or soils conditions; wave action reporting; any form of engineering analysis. Note: Only licensed engineers can conduct such evaluations.
5. Technically complex systems or devices such self cleaning ovens, heat exchangers, radiant heating or components, alarm systems, fire detection systems, solar systems, air quality control systems, radio or computer controlled devices, automatic timer controls, elevators and dumbwaiters; satellite dishes.
6. Low voltage electrical systems, including but not limited to TV antenna, TV signal cables, telephones, intercoms, security speaker wires, automated equipment, landscape lighting.
7. Easements, right of way, boundaries, condition of title, zoning, previous use or occupancy determination, verification that existing structures and/or repairs were completed in accordance with local code requirements or that they were completed with a building permit, requirements of Americans with Disabilities Act (A.D.A.)
8. Environmental hazards, including but not limited to, asbestos, lead, radon gas, formaldehyde, electro-magnetic fields, underground storage tanks, PCB's or other toxins.
9. Notification of product recalls.
10. Private water quality test or related equipment, such as sewage pumps, water softeners, water purifications systems.
11. Building or property measurement and value appraisal: determination of life expectancy; cost estimates for corrective work
12. Unique systems with which the "INSPECTOR" is unfamiliar or any component that is specifically listed as not inspected on the inspection report.

Confidentiality of Report

The inspection report is for the exclusive private use of the "CLIENT". This report is confidential and is not to be copied or disseminated to any other party without the expressed written consent of the "INSPECTOR". Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of/or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Limits of Inspection

"Client" understands that the "INSPECTOR" is a generalist, that the "GENERALIST" type of inspection and report is an UNBIASED OPINION BASED UPON the experience of the individual "GENERALIST" "INSPECTOR", and that the inspector is not an EXPERT IN ANY CRAFT OR PROFESSION.

"CLIENT" AGREES TO ASSUME ALL THE RISK FOR CONDITIONS WHICH ARE CONCEALED FROM VIEW OR INACCESSIBLE BY THE "INSPECTOR" AT THE INSPECTION.

Additional Information

Re-Inspections or "*How do I know if they really fixed this?*"

As a courtesy service to our Clients, we offer a re-inspection service. Our re-inspection services covers only items listed on the inspection report as "In need of Repair". Also, we will only re-inspect items on the report that have been repaired by a licensed (if required) contractor or a legitimate contractor that has filled out an invoice describing the repairs in details and have signed off on all repairs. In the case of a pre-existing home, the seller should be able to provide this invoice with the detailed repairs.

We urge all of our clients to get invoices from legitimate businesses that have the repairs outlined on the invoice. "Client" must realize that re-inspections take up time we could be serving other Clients and thus we have to charge for the time to come back out. Our re-inspection fee's start at \$100.

A word about Repair Companies

You should only use reputable, competent and qualified contractors to repair any item on the report that is listed as in need of repair. Some repairs such as the ones to electrical, plumbing or HVAC systems will require a licensed professional. Under no circumstances should an unlicensed professional be used to make repairs in these areas. If the "Specialist" you or the seller chose to make the repairs has to call us to ask how to make a repair or repairs on an item listed in the report, chances are very good they are not qualified to make these repairs, find another professional who is. Any qualified professional will know how to find and make repairs listed in this report.

This report is not complete without the cover page, the disclaimer page, the TREC page, additional report pages and any attachments.

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For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building or object and facing it. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficiency	
I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

- ☒ ☐ ☐ ☒
- A. Foundations** (If all crawl space areas are not inspected, provide an explanation)
Comments (An opinion on performance is mandatory.)
- Foundation Type:** Slab on Grade
Floor Structure: Concrete
Crawlspc Insp Method: Not Present

OVERVIEW

A property foundation is typically comprised of poured concrete and/or lumber and is often built in a slab or pier and beam configuration. Regardless of its construction, the primary purpose of the foundation is to provide a stable base to support the entire structure of the building and its contents, and to transfer that weight to the ground. Any improper movement of the foundation, especially differential movement, can have a detrimental impact to all of the home's structural systems.

Note: The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

Note: Proper draining is critical to the future performance of the foundation. Trees and shrubs around foundation can affect soil moisture content and thus the foundation. Experts recommend that trees and shrubs be planted away from foundations, or that good root barriers be installed to prevent roots from getting under slab. Poor drainage away from slab, or ponding against it, can also affect foundation performance. If for any reason water ponds at any location near the foundation for any extended period of time (24 hours or more) drainage corrections will have to be made.

- ☒ ☐ ☐ ☐
- ☒ **See Structural addendum pages for additional comments.**
- ☒ Foundation appears satisfactory at the time of inspection - Defects, cracks, etc may exist but have no significant impact or are cosmetic.
- ☐ Moderate structure settlement noted, but the foundation is supporting the structure at this time. It is impossible to determine how this settlement will affect the support of the structure in the future.
- ☐ Significant settlement noted - Suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

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B. Grading and Drainage

Overview:

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding wood rot and preventing conditions which are conducive to wood destroying insect intrusion and mold growth.

Method of Inspection:

Inspection of the property grading and drainage is done via visual observation of the site

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around the structure, including surface grade, retaining walls, rain gutters and leaders, etc. Any visible conditions or symptoms that may indicate a situation which may adversely affect the foundation or indicate water penetration are reported. No soil, topographical or flood plain studies are performed.

Note: Client is urged to keep soil levels a minimum of 3-4 inches below top of slab and graded to promote positive drainage and to prevent water from ponding around foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are considered a conducive condition for Wood Destroying Insects and prevents a visual inspection of the foundation in these areas.

☐ See Structural addendum pages for additional comments.

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C. Roof Covering & Materials

Overview:

The roof is a complex system comprised of many components that must work well together to provide weather protection for the property. The major elements in this system include the roofing or roof covering (shingles, tile, membrane), the underlayment (impregnated felt or paper, ice and water shield), metal flashing (lead, copper, aluminum, galvanized steel), sheathing (plywood, OSB, dimensional lumber boards), and the roof rafters themselves.

Limitations:

Roof inspections are limited to visual observation of accessible surfaces. 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. 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.

☐ See Structural addendum pages for additional comments.

Viewed From Walked

Type of Covering: Rolled Asphalt Shingles

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D. Roof Structure & Attic (If the attic is inaccessible, the method used to inspect.)

☐ See Structural addendum pages for additional comments.

Roof & Ceiling Structure: Steel I-Beam

Viewed From No Attic

Approx. Insulation Depth: None

Approx. Thickness of Vertical Insulation Unknown

Overview:

In this climate, the three most important factors affecting energy efficiency are conduction, radiant solar heat gain, and infiltration gains and losses. Conduction (or direct heat gain or loss through the walls and ceiling) is primarily controlled by insulation. Infiltration loss or gain (drafts or air leakage) is controlled by caulking and weather stripping. Solar heat gain is controlled by the external shading of windows exposed to the sun or reflected sun.

The attic space in a property in Texas is the most important area for insulation. Attic floor insulation should be at least R-19, however for best energy efficiency R-30 is preferable

The inspection of the roof structure and attic is limited due to access, insulation, equipment, attic temperate, etc. Insulation is not moved, mobility may be limited. Vapor barriers may not be visible during the inspection.

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E. Walls (Interior and Exterior)

Method of Inspection:

Inspection of interior and exterior walls focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic

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of other problems. Areas enclosed within finished walls and concealed flashing details (e.g., doors, windows, brick ledges, etc.) are not accessible and beyond scope of the inspection. Property furnishings, artwork, personal items, heavy foliage, etc. can obscure damage, water stains, prior repairs etc., and preclude assessment of these conditions.

Limitations:

No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified or certified for such evaluations. The client should be aware that various fungi, molds and mildew can flourish in environments provided by water intrusion events and areas of excessively moist conditions. A growing concern for some clients includes the possible adverse effect on indoor air quality and the potential for related health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

☒ See Structural addendum pages for additional comments.

Type of Structure: Steel Framed
Type of Wall Cladding: Synthetic Stucco & Brick
Type of Columns: Framed

I= Inspected NI= Not Inspected NP= Not Present D= Deficiency

I	NI	NP	D	Inspection Item
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F. Ceilings and Floors

Method of Inspection:

Inspection of ceilings and floors focuses on structural performance and water penetration issues. The condition of surface finishes and cosmetic blemishes are not noted, except where they may contribute to or be symptomatic of other problems. Areas concealed within finished spaces are not accessible and beyond scope of the inspection. Property furnishings, artwork, personal items, etc. can obscure damage, water stains, prior repairs etc., and prevent assessment of these conditions.

☐ See Structural addendum pages for additional comments.

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G. Doors (Interior and Exterior)

Method of Inspection:

Interior and exterior doors are inspected for proper functioning, including latches and locking mechanisms. Garage doors are inspected for proper operation, including safety devices on automatic openers.

☐ See Structural addendum pages for additional comments.

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H. Windows

Method of Inspection:

Windows, where accessible, are inspected for proper functioning, including latches and locking mechanisms. Broken panes, broken thermal seals, missing or damaged screens and caulking deficiencies are noted. Safety issues including lack of safety glass in required locations and egress issues in sleeping areas are also noted.

☐ See Structural addendum pages for additional comments.

Window Type: Commerical Safety Glass

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I. Stairways (Interior & Exterior)

Comments - Stairs, rails, balusters, threads and risers are covered in this section.

☐ See Structural addendum pages for additional comments.

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J. Front Entry Covered Area

☐ See Structural addendum pages for additional comments.

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K. Loading Dock - Service Access

☐ See Structural addendum pages for additional comments.

☒ ☐ ☐ ☐

L. Other

Comments

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- ☐ See Structural addendum pages for additional comments.
- ☐ Cabinets & Countertops
- ☐ Walkways & Wheel Chair Ramps
- ☐ Driveways
- ☐ Parking Areas & Lighting
- ☐ Fences/Gates

Wood Destroying Insects:

Note: I recommend a semi-annual inspection of this property by a qualified and licensed pest control company for wood destroying insects. Having regular inspections can alert you to the presence of these insects before considerable damage can be done. Wood destroying insects can and do show up without warning. Many pest control company's will often perform these inspections for free. You can locate a pest control company in your phone book or by searching the internet.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments

If the property's power supply is shut-off, the inspector will be unable to fully inspect the electrical system or any appliances that are dependant upon electricity supply.

Overview:

A typical electrical system consists of two distinct components: (1) the electric service entrance, and (2) the branch circuits. The service entrance determines the capacity of the electric power available to the property. The electric circuits distribute the power throughout the building.

Electrical devices in a property typically use either 120 or 240 voltage electricity. The major appliances such as clothes dryers, kitchen ranges, water heaters, air conditioners, and electric heating units require 240 volts. General-purpose circuits (lighting, outlets, etc.) require 120 volts.

Limitations:

Inspection of the electrical service system is limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Auxiliary electrical systems such as generators are not inspected. No assessment as to the adequacy of the service capacity relative to current or future consumption is performed. No assertion as to the insurability of the property is made.

☐ See Electrical addendum pages for additional comments.

Amps: Various Sizes
Service and Voltage Type: Underground 120/240 volts
Service Conductor Type: Copper
Main Panel Location: Utility Room - Rear

I= Inspected NI= Not Inspected NP= Not Present D= Deficiency

I	NI	NP	D	Inspection Item
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B. Branch circuits - Connected devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Limitations:

Inspection of the electrical distribution system is limited to the visible and accessible components of the distribution wiring, outlets, switches and connected devices. The absence of GFCI and AFI protection devices in required locations is reported. A large portion of the electrical system is hidden behind walls and ceilings and not all the conditions relating to these inaccessible areas can be known. While some deficiencies in an electrical system are readily discernible, not all conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified though a visual inspection. Low voltage and ancillary electrical systems

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such as low voltage lighting systems, landscape lighting, generators, etc. are not inspected.

Smoke Detectors and Alarms:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

We suggest that buyers spend some time with the current owner or builder to further understand the operation of this system and, if possible, to obtain all manufacturer's literature. Also, keep in mind that most of these systems do require regular maintenance to assure proper and dependable operation.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in properties with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can

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result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSC/PUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

☐ See Electrical addendum pages for additional comments.

Distribution Wire Type: Copper

<input checked="" type="checkbox"/> Romex	<input type="checkbox"/> Knob and Tube	<input type="checkbox"/> Emt / Rigid Conduit Type
<input type="checkbox"/> Cloth Wrapped	<input type="checkbox"/> BX	<input type="checkbox"/> Flexible Conduit Type
<input type="checkbox"/> Other		

☐ Aluminum Branch Wiring Observed
☐ GFCI's not installed at current required locations

FYI: GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which is 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 in the Kitchen, Baths, Garage, at Spas, Hot Tubs, Fountains, Pools, crawl spaces and outdoors be upgraded to the ground fault circuit interrupter type. This should be done by a qualified, licensed electrician.

FYI: GFCI's should be tested monthly, as some are known to deteriorate and lock in the hot position. Faulty and/or malfunctioning GFCI breakers and receptacles should be replaced immediately. Appliances such as refrigerators should not be put on GFCI's, as a nuisance trip of the device will cause the loss of food.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Overview:

During the hot summer months, the compressor/condensing unit, in conjunction with the evaporator coil, extracts heat from the building and transfers it to the outside. During the cooler winter months, the furnace heats the inside air. For both the heating and cooling processes, the air handler circulates air through the building.

Type and Energy Source:

<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil
<input type="checkbox"/> Gas	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Hydronic
<input type="checkbox"/> Radiant	<input type="checkbox"/> Heat Pump
<input type="checkbox"/> Other	<input type="checkbox"/> Baseboard
	<input type="checkbox"/> Geo-thermo

☐ See Heating/Cooling addendum pages for additional comments.

<input checked="" type="checkbox"/> Roof Top	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations
<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations	<input type="checkbox"/> Additional Locations

☒ ☐ ☐ ☐

B. Cooling Equipment:

Comments - Exterior HVAC coils should be cleaned ever 2-3 months with a mild detergent and water solution and rinsed with clean water. The unit should be off when cleaned.

Overview:

The average life of an air conditioner compressor/condenser is approximately 12 to 15 years. It should be determined from the present owner if any compressor/condensing system components have been recently repaired or replaced.

This heating and cooling equipment should be cleaned, serviced and adjusted each year prior to the start of the heating and cooling seasons. This servicing should include the compressor, motor-blower units, filters, and any other component, included electrical controls and devices for starting and operating, etc.

We strongly recommend cleaning and/or changing of filters every 4 to 6 weeks in the heating

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and cooling seasons. This will help keep the units running efficiently. Filters are usually located at the return air vents or inside the air handlers.

Limitations:

Our visual inspection of the air conditioning system does not check for proper refrigerant charge or test for leaks in the system. The evaporator coil needs cleaning and maintenance periodically. The coil should be cleaned, serviced and inspected if the owner's records do not indicate that this service has been performed within the last year.

Type and Energy Source: ☒ Electric ☐ Other
☐ Gas

☒ Electric ☐ Heat Pump ☐ Geo-thermo
☐ Evaporative ☐ Window ☐ Other

☐ See Heating/Cooling addendum pages for additional comments.

☒ Exterior ☐ Additional Locations ☐ Additional Locations
☐ Additional Locations ☐ Additional Locations ☐ Additional Locations

☒ ☐ ☐ ☐

C. Ducts and Vents

Overview:

Ventilation is very important for all buildings. Attic ventilation will reduce the amount of moisture that can develop in insulated attics and can increase roof shingle life by reducing heat and condensation. Good ventilation yields a healthier living environment as well, as it reduces the accumulation of offensive and/or toxic fumes. Interior ventilation and circulation can be significantly improved by keeping interior doors open whenever possible.

Limitations:

Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions for some people. While we may comment on readily visible evidence of possible mold infestations this inspection and report should not be considered a mold investigation of any kind. Such an investigation, if desired, should be undertaken by individuals specifically trained and qualified for such work.

☐ See Heating/Cooling addendum pages for additional comments.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments - The inspector will be unable to turn on the property's water supply if the water supply is shut-off at the main meter or at the building's water shut-off valve. Therefore the inspector will be unable to fully inspect the water supply and distribution systems. Nor will the inspector be able to fully inspect fixtures or water related appliances during the inspection procedures.

Overview:

A plumbing system consists of three major components, the supply piping, the waste and vent piping, and the fixtures. The supply piping brings the water to the fixture from a private well or public water main. The supply piping is smaller diameter piping that operates under pressure. These pipes must be watertight. The waste piping carries the water from the fixture to a private septic system or to a public sewer line. The drain or waste piping does not operate under pressure, instead typically uses gravity to drain the water from the fixture to the septic tank or sewer. Thus, these pipes must slope in order to work properly.

Limitations:

While some water was run down the drains, this cannot simulate the waste flow characteristic of full occupancy. There may be partial blockage of the sanitary drain lines from debris, broken pipes or tree roots that cannot be detected at the time of the inspection. Examination of such partial blockage is beyond the scope of this inspection.

☐ See Plumbing addendum pages for additional comments.

Report Identification:

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I= Inspected NI= Not Inspected NP= Not Present D= Deficiency

I	NI	NP	D	Inspection Item
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The following describes the types of supply and distribution piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

Location of Water Meter Exterior
 Location of Main Water Supply Interior - Rear Utility Room
 Static Water Pressure Reading 55 PSI

☒ ☐ ☐ ☐

B. Drains, Wastes, Vents

Comments - The inspector will be unable to turn on the building's water supply if the water supply is shut-off at the main meter or at the property's water shut-off valve. Therefore the inspector will be unable to fully inspect the home's drain, waste and vent systems.

☐ See Plumbing addendum pages for additional comments.

The following describes the types of Drain/Waste/Vent piping observed during the inspection process. Other piping may exist that was not visible at the time of the inspection.

☒ ☐ ☐ ☐

C. Water Heating Equipment (Report as in deficient those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: Electric
 Capacity: Rear Utility Area

Comments - The inspector will be unable to turn on the building's water supply if the water supply is shut-off at the main meter or at the building's water shut-off valve. Therefore the inspector will be unable to fully inspect the property's water heater systems.

Overview:

Water heaters should be flushed every year or as recommended by the manufacturer to remove sediments that collect at the bottom of the tank. This is done by attaching a hose to the drain valve at the bottom of the heater, directing the discharge to a safe location and turning on the valve (be careful as the discharge water will be hot!). When the water coming out of the hose turns clear then the process is complete.

☐ See Plumbing addendum pages for additional comments.

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments

FYI: Environmental testing of the whirlpool equipment is not included as part of this inspection. Health problems have been directly linked to bacterial growth in the distribution lines of the tub equipment. I recommend that you consult the manufacture of the equipment for additional maintenance information and cleaning instructions prior to using the tub. More information can be found on the Internet at www.whirlpoolcouncil.com

☐ See Plumbing addendum pages for additional comments.

V. APPLIANCES

☐ ☐ ☒ ☐

A. Dishwasher

Comments

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

B. Food Waste Disposer

Comments

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

C. Range Exhaust Vent

Comments - Exhaust vents should be cleaned on a regular basis.

☐ See Appliances addendum pages for additional comments.

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☐ ☐ ☒ ☐

D. Ranges, Cook Tops and Ovens

Comments

☐ See Appliances addendum pages for additional comments.

☐ ☒ ☐ ☐

E. Microwave Oven

Comments - Microwave vent-hood filters should be cleaned to remove grease and debris as needed to prevent fire hazards.

☐ See Appliances addendum pages for additional comments.

I= Inspected	NI= Not Inspected	NP= Not Present	D= Deficiency	
I	NI	NP	D	Inspection Item

☐ ☐ ☒ ☐

F. Trash Compactor

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

G. Exhaust Vents and Bathroom Heaters

Comments - Exhaust fan vents should be cleaned on a regular basis.

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

H. Load Dock or Garage Door Operators

Comments - Safety reverse mechanism should be inspected on a regular basis.
Buyer should obtain all remote controls from seller before closing along with any special operating instructions these doors require.

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

I. Front Door Buzzer or Doorbell - Chimes

Comments

☐ See Appliances addendum pages for additional comments.

☒ ☐ ☐ ☐

J. Dryer Vents

Comments - Dryer vent hoses or flex tubing should be as short as possible.

☐ See Appliances addendum pages for additional comments.

☐ ☐ ☒ ☐

K. Other Built-In Appliances

Comments - Refrigerator that stay with the property will be inspected here.

☐ See Appliances addendum pages for additional comments.

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Lawn and Garden Sprinklers Systems

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

B. Swimming Pools, Spas and Equipment

Comments - Inspection includes structural aspects, equipment function, and water quality.

Type of Construction:

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

C. Outbuildings

Comments

☐ See Optional Systems addendum pages for additional comments.

Report Identification: 12042010322

I= Inspected NI= Not Inspected NP= Not Present D= Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

☐ ☐ ☒ ☐

D. Outdoor Cooking Equipment

Energy Source: None

Comments

☐ See Optional Systems addendum pages for additional comments.

☐ ☐ ☒ ☐

E. Gas Supply Systems

Comments

If the gas supply is off at the main meter during the inspection, the inspector will be unable to inspect any gas supplied appliances such as the hot water heater, furnace and gas ovens & range tops.

ADDENDUM: Maintenance Advice

The Scope of the Inspection

All components designated for inspection in accordance with the rules of the Texas Real Estate Commission (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" are inspected, for items not inspected may be included in the body of the text of this Report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put the buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Addendum: Foundation Maintenance

The following information is taken from the Post Tensioning Institute textbook describing the Design and Construction of Post Tensioned Slab-on-Ground foundation systems. The article refers to Post-Construction conditions. Slab on ground foundations with steel reinforcement will perform similarly to a post tensioned system. The information is also helpful in maintaining all residential foundations.

Planting flower beds or shrubs next to the foundation and keeping these areas flooded will generally cause a net increase in soil moisture content and result in soil expansion around the foundation perimeter in that vicinity. Planting shade trees closer to the structure than a distance equal to half the mature height of the tree will allow the tree roots to penetrate beneath the foundation and withdraw moisture from the soil; the result will be a soil shrinkage in the region of the roots. Redirecting surface runoff channels or swales by the owner can result in improper drainage as detailed above. To minimize movement in soils due to post construction factors that are not climate related, the following maintenance procedures are recommended.

Initial landscaping should be done on all sides adjacent to the foundation and drainage away from the foundation should be provided and maintained.

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Watering should be done in a uniform, systematic manner equally as possible on all sides of the foundation to keep the soil moist. Areas of soil that do not have ground cover may require more moisture, as they are more susceptible to evaporation.

Ponding or trapping of water in localized areas adjacent to the foundations can cause differential moisture levels in subsurface soils.

Studies have shown that trees within 20 feet of foundations have caused differential movements in foundations. These trees will require more water in periods of drought and in some cases a root injection system may be required to maintain moisture equilibrium.

During extreme hot and dry periods, close observations should be made around foundations to insure that adequate watering is being provided to keep soil from separating and pulling back from the foundations.

Before You Move In

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the property. Ensure that there is a smoke detector outside all sleeping areas. replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in the property. Ensure that there is an operable window or door in every room of the building. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the property for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your property inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the property inspection, these items would have been pointed out to you.

Regular Maintenance

Every Month

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the property has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

Spring and Fall

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the roof.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the property. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.

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- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the property.
- ☐ Test the overhead load dock or garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

Annually

- ☐ Replace smoke detector batteries or as required.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all Components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the property utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your property is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the property inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure."

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your property.

Enjoy your new commercial building or property!

REPORT SUMMARY

STRUCTURAL

Foundation

Foundation is determined to be functional and supporting the structure as intended. Minor settlement cracks are visible at the foundation surface of the rear storage room, but the property is overall free of significant visible defects at the time of the inspection.

There are visible foundation cracks in the rear storage area of the building - no significant effects from foundation settlement is found

Grading and Drainage

Property grading and drainage is determined to be properly sloped, graded and free of major obstructions and alterations. The gutters, if equipped and drainage are functioning as intended at the time of the inspection.

There are 6 sewage drains located along the front, rear and side parking lot areas

Roof Covering

Roof covering is found to be in adequate condition and functioning as intended. The roof has adequate vapor barrier, roof decking and is constructed of common roofing materials. Remaining lifespan of roof covering is undeterminable.

The roof is accessible through a access door located at the rear storage level on the 2nd floor

The roof covering is composed of rolled composite shingles that slope to the rear knee wall

The rolled shingle covering is in good condition with full granular attachment

Roof slopes toward the rear roof knee wall where gutter drain pits are installed

Roof Structure and Attic

Adequate structure framing, support, bracing, decking, ventilation & insulation is currently present in the attic space. The attic space ventilation and support is not currently compromised by excessive storage of personal or outdated building materials.

The main roof structure is constructed of steel re-inforced I beams with no signs of deterioration

Walls (Interior and Exterior)

INTERIOR WALLS

There are stress cracks along wall to the left and right of the front door header

EXTERIOR WALLS

All conduit exiting exterior walls should be properly sealed on the interior and exterior

Ceilings and Floors

FLOORS & FLOOR COVERING

Floors appear to be level, intact, free of significant discoloration, cracks or blemishes and are functioning as intended. Second level decking at the rear employee storage area is found to be properly fastened and supporting the 2nd floor loads as intended.

CEILINGS

Ceilings are level and without noticeable blemishes, cracks or discoloration. They are of standard building materials, installed under acceptable practices and found to be currently serving their intentional purpose.

No visible signs of past or current roof leaks

Doors (Interior and Exterior)

INTERIOR DOORS

The men's bathroom door rubs at the door frame and is in need of repairs

EXTERIOR DOORS & LOCKS

Exterior portions of the door, weather stripping, door closing/locking mechanisms, door finish, framing and door jam are found to be in good working condition and functioning as intended.

Windows

INTERIOR SIDE OF WINDOWS

Interior portions of the windows, panes, window beading, trim and framing are sealed and currently functioning as intended.

No evidence of water intrusion, surface water penetration or wind blow rain damage

EXTERIOR SIDE OF WINDOWS

Exterior portions of the windows, panes, window beading and framing are sealed and currently functioning as intended.

REPORT SUMMARY

STAIRWELLS, STEPS, RAILINGS, THREADS & RISERS

There is an installed stairwell in the rear employee access utility and storage area, this area is off-limits to customers. The stairs, handrail and safety netting is of steel construction and in good condition.

FRONT ENTRY COVERED AREA

The front entry covered area is intact and functioning as intended without visible flaws or defects

LOADING DOCK AND / OR REAR SERVICE ENTRY

The garage bins along the rear of the building are poorly kept with trash and items in the area

Excess trash and debris is cluttered around the rear trash receptacles

There is a service delivery door located at the rear right exterior portion of the building

OTHER FENCES & GATES

None Present

PARKING / DRIVEWAYS & WALKWAYS

No significant settlement cracks, deflection or otherwise flaws noted

There are two handicap parking spaces and handicap ramps at the front door of the building

CABINETS, CLOSETS, COUNTER TOPS & BACK SPLASHES

Cabinets and counter tops are correctly mounted, seams sealed, level and without significant visible errors or flaws. The base cabinets are free of major water or other damages.

ELECTRICAL

Service Entrance and Panels

Electrical Service Entrance

The service entrance, service entrance cables, the mast & weather head (if equipped) are in sound condition and functional.

Main Electrical Panel

The main panel, panel covers, breakers or fuses, grounding, wiring and electrical connections are in good order and functional.

The main electrical service panels are located along the rear interior wall of the building

The main electrical panels should be free of clutter 3 feet in front of the panel service doors

Electrical Sub-Panels

The property's sub-panels, panel covers, breakers or fuses, grounding, wiring and electrical connections are in good order and functional.

Electrical Grounding and Bonding

The grounding and bonding of panels, sub-panels and breakers are in good condition and found to be functional.

The main electrical service entrance panels are located along the rear exterior wall and are properly grounded at grade level of the rear wall exterior

Misc Electrical Systems

Miscellaneous and specialty electrical equipment was not inspected.

Branch Circuits - Connected Devices & Fixtures

Distribution Wiring

The property's electrical distribution system is intact, properly wired and in good working order and found to be functioning as intended.

Exterior Electrical Components

Repair loose electrical conduits along the front roof knee wall

There is functional and adequate parking lot and side building lighting present

The upper exterior light fixtures are damaged along the right side wall

Interior Electrical Components

The interior electrical system to include switches, plug-ins, ceiling fans, light fixtures & smoke detectors are in working order and sound condition.

There is adequate interior lighting throughout the building

Misc Equipment

Emergency exit signs are properly positioned and functioning as intended

A security system is installed but is not part of a routine commercial property inspection

REPORT SUMMARY

SMOKE DETECTORS

Detectors are located in the required areas, intact and appear in good condition. Smoke detectors, fire detectors and fire/smoke alarms are not tested during a routine commercial inspection - consult a fire & security system inspection company for proper testing.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

The heating system was inspected and found to be physically intact, without visible flaws or defects and functioning as intended.

Cooling Equipment

The HVAC primary drain line is loose at a 45 degree elbow near the rear roof knee wall

Unit 1 is a 10 ton Carrier unit - Model number 50HJ-D12-551 - Serial # 130G30376 - Unit is functional and in fair condition

Unit 2 is a Carrier 7.5 ton unit - Model # 50HJ-008-521 - Serial # 1300G30234 - Unit is functional and in fair condition

Unit 3 is a York Tandum unit Model # NOF537-6238 - Serial # DH180E36A2AAA2 - Unit is functional and in good Condition

Unit 4 is a Carrier 5 ton unit - Model # 50HJ-005-521 - Serial # 1500G24042 - the unit is functional and in fair condition

Unit 1, 2 & 4 appear to be original units installed in 2000 and are in fair condition with an expected remain lifespan of 6 - 10 years

Unit 3 appears to be a newer unit, actual installation date is unknown

Ducts and Vents

The ducts, plenums and vents are clean, and distributed to provide adequate air flow and conditioning. There are no signs of excessive bends, kinks or loose duct connections found.

Other Equipment

Thermostat

The HVAC thermostat(s) are securely mounted in the correct location(s), calibrated and functional.

Filters

The propertie's HVAC filters are clean and intact. Remember to change filters & clean vent covers as directed.

PLUMBING SYSTEM

Water Supply System and Fixtures

Main and Distribution System

The main and distribution are correctly installed and functional at the time of this inspection.

The main water shut off valve is located on the rear right wall of the storage area

Kitchen Fixtures

No formal kitchen installed, there is a general employee break room located along the rear property wall in the employee only storage area

Laundry Fixtures

No Laundry Systems Present

Bathroom Fixtures

The bathroom fixtures are in good condition, caulked, grouted or otherwise sealed as intended, and installed within normal building installation practices.

There are 2 functional bathrooms located at the rear of the building

Wet Bars, Other Sinks & Water Fixtures

NONE

Drains, Wastes, Vents

Main Wastes and Vents

Main waste and vents are in sound and functional condition.

Kitchen Drains

No formal kitchen installed, there is a general employee breakroom located along the rear property wall in the employee only storage area

Bathroom Drains

The bathroom drains are in sound condition, without visible leaks and functional at the time of the inspection.

Laundry Drains

No Laundry Systems Installed or Present

Bar / Other Drains

None Present or Installed

Other Equipment - Sumps / Ejectors / Etc.

NONE

Water Heating Equipment

The water heating system is in good visible condition, insulated where needed, drains intact & clean, grounded, bonded and functional.

Hydro-Therapy Equipment

None Present

APPLIANCES

Dishwasher

None Present

REPORT SUMMARY

Food Waste Disposer

None Present

Range Hood

None Present

Range / Ovens / Cook tops

None Present

Microwave Cooking Equipment

None Present or inspected

Trash Compactor

None Present

Bathroom Exhaust Fans and/or Heaters

The bathroom exhaust vent is intact and functions - located along the rear roof area

Loading Dock And/Or Garage Door Openers

The garage door openers and safety reversing mechanisms are properly installed, wired and in good working order.

Front Door Buzzer And/Or Door Bell Chimes

None Installed

Dryer Vents

None Installed

Other Built-In Appliances

No installed appliances found or inspected during this inspection

OPTIONAL SYSTEMS

Lawn Sprinklers

There are commercial lawn sprinklers installed and operated by a timer, sprinkler system was not inspected as part of the inspection performed.

Gas Supply Systems

No Gas Supply Systems Installed

I. STRUCTURAL SYSTEMS ADDENDUM PAGES

Report Identification 12042010322

The inspection is of visible portions of the structural systems at the time of the inspection. The inspection may be limited by vegetation, possessions, floor coverings, limited access, etc. Basement and crawlspace inspections are limited due to obstructions, clearances and installed equipment. Flood potential and soil stability determinations are not part of this inspection. The roof inspection depicts what was visible and accessible to the inspector. It is not a warranty or a guarantee of whether the roof system is water tight or how long it may remain water tight. Past or present leaks are not determined. If conditions are listed a qualified roofing contractor should correct conditions and evaluate the roof system. Ventilation fans, gutters/downspouts are not tested. Standard inspections cover only attached garages and carports. They are not considered habitable, and conditions reported accordingly. Fire separation refers to the walls, doors and ceilings separating the attached garage from the living area of the structure. Fire doors, walls and ceilings are inspected for their safety aspects only in this section. Insure sleeping area egress windows remain clear and perform evacuation drills regularly. A representative number of windows are operated, inspection may be limited by window treatments or accessibility. We always recommend re-keying doors for added security. We recommend all chimneys/flues be thoroughly inspected and cleaned by a qualified technician before use. Fireplaces or wood stoves are not ignited during the inspection. If any conditions / defects are noted it is always advisable to have a licensed qualified technician review and or correct the discrepancy.

A. - FOUNDATION:

1	Foundation is determined to be functional and supporting the structure as intended. Minor settlement cracks are visible at the foundation surface of the rear storage room, but the property is overall free of significant visible defects at the time of the inspection.	5	
2	There are visible foundation cracks in the rear storage area of the building - no significant effects from foundation settlement is found	6	
3		7	
4		8	

B. - GRADING, DRAINAGE & GUTTERS:

1	Property grading and drainage is determined to be properly sloped, graded and free of major obstructions and alterations. The gutters, if equipped and drainage are functioning as intended at the time of the inspection.	4	
2	There are 6 sewage drains located along the front, rear and side parking lot areas	5	
3		6	

C. - ROOF COVERING & MATERIALS:

1	Roof covering is found to be in adequate condition and functioning as intended. The roof has adequate vapor barrier, roof decking and is constructed of common roofing materials. Remaining lifespan of roof covering is undeterminable.	6	
2	Roof slopes toward the rear roof knee wall where gutter drain pits are installed	7	
3		8	
4		9	
5		10	

D. - ROOF STRUCTURE & ATTIC

1	Adequate structure framing, support, bracing, decking, ventilation & insulation is currently present in the attic space. The attic space ventilation and support is not currently compromised by excessive storage of personal or outdated building materials.	6	
2	The main roof structure is constructed of steel re-inforced I beams with no signs of deterioration	7	
3		8	
4		9	
5		10	

E. - WALLS (Interior and Exterior)			
	INTERIOR WALLS		EXTERIOR WALLS
1	There are stress cracks along wall to the left and right of the front door header	1	All conduit exiting exterior walls should be properly sealed on the interior and exterior
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	

F. - CEILINGS AND FLOORS			
	FLOORS & FLOOR COVERING		CEILINGS
1	Floors appear to be level, intact, free of significant discoloration, cracks or blemishes and are functioning as intended. Second level decking at the rear employee storage area is found to be properly fastened and supporting the 2nd floor loads as intended.	1	Ceilings are level and without noticeable blemishes, cracks or discoloration. They are of standard building materials, installed under acceptable practices and found to be currently serving their intentional purpose.
2		2	No visible signs of past or current roof leaks
3		3	
4		4	
5		5	
6		6	

G. - DOORS (Interior and Exterior)			
	INTERIOR DOORS		EXTERIOR DOORS & LOCKS
1	The men's bathroom door rubs at the door frame and is in need of repairs	1	Exterior portions of the door, weather stripping, door closing/locking mechanisms, door finish, framing and door jam are found to be in good working condition and functioning as intended.
2		2	
3		3	
4		4	
5		5	
6		6	

H. - WINDOWS			
	INTERIOR SIDE OF WINDOWS		EXTERIOR SIDE OF WINDOWS
1	Interior portions of the windows, panes, window beading, trim and framing are sealed and currently functioning as intended.	1	Exterior portions of the windows, panes, window beading and framing are sealed and currently functioning as intended.
2	No evidence of water intrusion, surface water penetration or wind blow rain damage	2	
3		3	
4		4	

I. STAIRWELLS, STEPS, RAILING, THREADS & RISERS			
1	There is an installed stairwell in the rear employee access utility and storage area, this area is off-limits to customers. The stairs, handrail and safety netting is of steel construction and in good condition.	6	
2		7	
3		8	
4		9	

J. - FRONT ENTRY COVERED AREA			
1	The front entry covered area is intact and functioning as intended without visible flaws or defects	4	
2		5	
3		6	

K - LOADING DOCK AND/OR REAR SERVICE ENTRY			
1	The garage bins along the rear of the building are poorly kept with trash and items in the area	4	
2	Excess trash and debris is cluttered around the rear trash receptacles	5	
3	There is a service delivery door located at the rear right exterior portion of the building	6	

L. - OTHER			
FENCING / GATES		PARKING / DRIVEWAYS / WALKWAYS	
1	No privacy fencing around the property installed	1	No significant settlement cracks, deflection or otherwise flaws noted
2		2	There are two handicap parking spaces and handicap ramps at the front door of the building
3		3	
CABINETS, CLOSETS, COUNTERTOPS & BACK SPLASHES			
1	Cabinets and counter tops are correctly mounted, seams sealed, level and without significant visible errors or flaws. The base cabinets are free of major water or other damages.	4	
2		5	
3		6	

REMARKS:

No significant settlement noted - foundation, framing and structure are functioning and supporting as intended. Corner cracks and parch coat flaking may occur, but are considered cosmetic in nature and do not affect the structure support. Unless otherwise noted above.

II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 12042010322

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them. System adequacy is not determined. SEC (Service Entrance Conductor) up to and including the meter may be the responsibility of the local power company. We do not inspect or evaluate load controllers, surge suppressors or other optional items that may be incorporated into the main service. Become familiar with the Main Panel location and study the circuit location markings if any exist. Recommend installing Arc Fault Circuit Interrupter (AFCI) breakers on all bedrooms branch wiring. Auxiliary or sub panels are used to extend the system or provide a protected power source near large appliances or equipment, use the same caution as with the main panel. Grounding and Bonding systems are critical items to insure a safe electrical system, visual inspection of the system is limited. The Branch Wiring makes up the majority of the electrical system and distributes the power from the panels to outlets, switches, appliances, etc. Most is hidden by walls, insulation, etc., only the visible portions are examined. Exterior electrical components add convenience, but can also contribute to additional hazards if devices/equipment are not maintain, Ground Fault Circuit Interrupter (GFCI) outlets are recommended The inspection covers a representative number of components. If you have any doubt about any electrical discrepancies noted in this report, have it thoroughly inspected by a qualified electrician. Misc Equipment identifies equipment installed in the property that maybe tied into the electrical system. Inspection of these systems are beyond the scope of the inspection unless agreed upon, any discrepancies noted are made as a courtesy to the client.

A. - SERVICE ENTRANCE AND PANELS:

Electrical Service Entrance:		Main Electrical Panel:	
1	The service entrance, service entrance cables, the mast & weather head (if equipped) are in sound condition and functional.	1	The main panel, panel covers, breakers or fuses, grounding, wiring and electrical connections are in good order and functional.
2		2	The main electrical service panels are located along the rear interior wall of the building
3		3	The main electrical panels should be free of clutter 3 feet in front of the panel service doors
4		4	
5		5	
6		6	
Electrical Sub-Panels:			
1	The property's sub-panels, panel covers, breakers or fuses, grounding, wiring and electrical connections are in good order and functional.	4	
2		5	
3		6	
Electrical Grounding and Bonding		Misc Electrical Equipment	
1	The grounding and bonding of panels, sub-panels and breakers are in good condition and found to be functional.	1	Miscellaneous and specialty electrical equipment was not inspected.
2		2	
3		3	
4		4	
5		5	

B. BRANCH CIRCUITS - Connected Devices and Fixtures

Distribution Wiring		Exterior Electrical Components	
1	The property's electrical distribution system is intact, properly wired and in good working order and found to be functioning as intended.	1	Repair loose electrical conduits along the front roof knee wall
2		2	There is functional and adequate parking lot and side building lighting present
3		3	The upper exterior light fixtures are damaged along the right side wall
4		4	
5		5	
6		6	
7		7	
8		8	

Interior Electrical Components		Misc. Equipment	
1	The interior electrical system to include switches, plug-ins, ceiling fans, light fixtures & smoke detectors are in working order and sound condition.	1	A security system is installed but is not part of a routine commercial property inspection
2	There is adequate interior lighting throughout the building	2	Emergency exit signs are properly positioned and functioning as intended
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

Smoke Detectors, Fire Detectors & Fire-Smoke Alarms:			
1	Detectors are located in the required areas, intact and appear in good condition. Smoke detectors, fire detectors and fire/smoke alarms are not tested during a routine commercial inspection - consult a fire & security system inspection company for proper testing.	3	
2		4	

REMARKS:

The property's entire electrical system and all of its sub-components as described above are intact and in good working condition. Unless noted above.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS ADDENDUM PAGES

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The heating system is an important piece to the operation and performance of the structure as a whole. Improper maintenance may cause improper operation resulting in uncomfortable heat and excessively high fuel bills. If any conditions are listed a qualified HVAC (Heating, Ventilation and Air Conditioning) technician. Heat exchanger integrity, adequacy of heat supply, airflow analysis are beyond the scope of this inspection. Filters are essential to remove particles from the air before it enters the heating and cooling system. Never operate the system without a filter and change or clean the filter on a regular interval. Electronic filter inspection is beyond the scope of the inspection. The inspector examines only permanently installed cooling systems. Window units are considered personal property and are normally not inspected. If any conditions are listed a qualified HVAC technician should correct them. Digital programmable thermostats are recommended, they help save energy and reduces operating costs when programmed correctly. All habitable rooms require supply ducts and this aspect of the inspection will be considered satisfactory unless otherwise noted

A. - HEATING EQUIPMENT:

1	The heating system was inspected and found to be physically intact, without visible flaws or defects and functioning as intended.	6	
2		7	
3		8	
4		9	
5		10	

B. - COOLING EQUIPMENT:

1	The HVAC primary drain line is loose at a 45 degree elbow near the rear roof knee wall	6	
2	Unit 1 is a 10 ton Carrier unit - Model number 50HJ-D12-551 - Serial # 130G30376 - Unit is functional and in fair condition	7	
3	Unit 2 is a Carrier 7.5 ton unit - Model # 50HJ-008-521 - Serial # 1300G30234 - Unit is functional and in fair condition	8	
4	Unit 3 is a York Tandum unit Model # NOF537-6238 - Serial # DH180E36A2AAA2 - Unit is functional and in good Condition	9	
5	Unit 4 is a Carrier 5 ton unit - Model # 50HJ-005-521 - Serial # 1500G24042 - the unit is functional and in fair condition	10	

C. - DUCTS AND VENTS:

1	The ducts, plenums and vents are clean, and distributed to provide adequate air flow and conditioning. There are no signs of excessive bends, kinks or loose duct connections found.	5	
2		6	
3		7	
4		8	

OTHER EQUIPMENT

Thermostat		Filters	
1	The HVAC thermostat(s) are securely mounted in the correct location(s), calibrated and functional.	1	The propertie's HVAC filters are clean and intact. Remember to change filters & clean vent covers as directed.
2		2	
3		3	
4		4	
5		5	

REMARKS:

The HVAC system to include interior and exterior components are installed as intended, distributed properly and determined to be functional. Recommend cleaning the exterior coils with mild soapy water at a minimum of every three months.

IV. PLUMBING SYSTEM

Report Identification 12042010322

The standard inspection report does not include the testing of water salinity, quality or volume of any well supply. Only visible supply and waste systems are inspected. If any conditions are listed a qualified plumber should repair them. If a well supplies the primary drinking water a water quality test is recommended. Galvanized piping has a 20 to 40 year service life. Main shutoff valve is used to shutoff the water supply to the structure. Learn where your shutoff valve is! If a supply line ruptures extensive water damage can occur rapidly. Valves are not operated. Other than documented piping may exist. Some types of plastic piping has been problematic. Waste water is the water that is disposed of from toilets, sinks and other plumbing fixtures. Older pipes like cast iron, galvanized and clay have been known to deteriorate, corrode and fail. If slow drains or backups are experienced further review by a licensed plumber is recommended. Sewer or Septic system identification and inspection is only inspected as an optional inspection service for an additional fee. The hot water supply system is inspected where visible. Interior heating elements (if any) are not examined. Recommend flushing tank of sediment periodically and changing the anodized rod every two to three year, some conditions may require every year.

A. WATER SUPPLY SYSTEM AND FIXTURES			
Main and Distribution System			
1	The main and distribution are correctly installed and functional at the time of this inspection.	6	
2	The main water shut off valve is located on the rear right wall of the storage area	7	
3		8	
4		9	
5		10	
Kitchen Fixtures		Laundry Fixtures	
1	The kitchen fixtures are in good condition, caulked, grouted or otherwise sealed and installed within normal building installation practices.	1	No laundry facilities or equipment installed at this commercial location
2		2	
3		3	
4		4	
5		5	
Bathroom Fixtures (Sinks/Toilets/Tubs)			
1	The bathroom fixtures are in good condition, caulked, grouted or otherwise sealed as intended, and installed within normal building installation practices.	10	
2	There are 2 functional bathrooms located at the rear of the building	11	
3		12	
4		13	
5		14	
6		15	
7		16	
8		17	
9		18	
Wet Bar, Other Sinks & Water Fixtures			
1	NONE	5	
2		6	
3		7	
4		8	

B. DRAINS, WASTES, VENTS			
Main Wastes and Vents			
1	Main waste and vents are in sound and functional condition.	6	
2		7	
3		8	
4		9	
5		10	
Kitchen Drains		Bathroom Drains	
1	No formal kitchen installed, there is a general employee breakroom located along the rear property wall in the employee only storage area	1	The bathroom drains are in sound condition, without visible leaks and functional at the time of the inspection.
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
Laundry Drains		Bar / Other Drains	
1	No laundry facilities or equipment installed at this commercial location	1	None Present or Installed
2		2	
3		3	
4		4	
5		5	
Other Equipment - Sumps / Ejectors / Etc.			
1	NONE	4	
2		5	
3		6	

C. - WATER HEATING EQUIPMENT:			
1	The water heating system is in good visible condition, insulated where needed, drains intact & clean, grounded, bonded and functional.	6	
2		7	
3		8	
4		9	
5		10	

D. HYDRO-MASSAGE THERAPY EQUIPMENT			
1	None Present	5	
2		6	
3		7	
4		8	

REMARKS:

The plumbing system is found to be correctly installed, in good working order and functional at the time of the inspection, unless otherwise noted above.

V. APPLIANCES

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Appliances inspected with respects to functionality only. Dishwasher cleaning effectiveness and timer are not evaluated. Temperature calibration, clock and timer, self cleaning features of oven are not determined. Refrigerators are not normally inspected, if included refrigerators are inspected for operation only.

A. DISHWASHER			
1	None Installed or Present	4	
2		5	
3		6	

B. FOOD WASTE DISPOSER			
1	None Installed or Present	4	
2		5	
3		6	

C. RANGE EXHAUST HOOD:			
1	None Installed or Present	4	
2		5	
3		6	

D. RANGES, COOK TOPS & OVENS			
1	None Installed or Present	5	
2		6	
3		7	
4		8	

E. MICROWAVE OVEN			
1	No installed microwaves found or inspected in the employee breakroom - temporary or non-built in microwaves are not inspected	4	
2		5	
3		6	

F. TRASH COMPACTOR			
1	None Present	4	
2		5	
3		6	

G. MECHANICAL EXHAUST VENTS & BATHROOM HEATERS			
1	The bathroom exhaust vent is intact and functions - located along the rear roof area	5	
2		6	
3		7	
4		8	

H. LOADING DOCK OR GARAGE DOOR OPERATORS			
1	The garage door openers and safety reversing mechanisms are properly installed, wired and in good working order.	4	
2		5	
3		6	

I. FRONT DOOR BUZZER OR DOOR BELL - CHIMES			
1	No front door or rear access door buzzer found during the inspection	4	
2		5	
3		6	

J. DRYER VENTS			
1	No laundry equipment or exhaust vents installed	4	
2		5	
3		6	

K. OTHER BUILT-IN APPLIANCES			
1	No installed appliances found or inspected during this inspection	5	
2		6	
3		7	
4		8	

REMARKS:

All built-in appliances are functional and in good working order at the time of the inspection, unless otherwise noted above. Any additional appliances that were indicated by the client prior to the inspection will be covered in this addendum.

VI. OPTIONAL SYSTEMS

Report Identification 12042010322

Evaluations of irrigation system and components may be limited. Limited to visual/accessible portions of the system. Due to the variety of timers/controls, operation procedures should be reviewed before closing. Pools and spas leak testing will not be assessed during this inspection. Underground piping leak and pressure tests are not performed during this inspection. Light refraction from the water in the pool or spa does limit a thorough visual inspection of the walls and bottom of the unit. Water clarity also restricts the overall view of the pool bottom. Pool heaters are inspected for general condition and functionality. Dismantling and/or extensive inspection of internal components is beyond the scope of this report. Heater size or adequacy are not determined during this inspection. GFCI protection is recommended for all pool / spa installations. Diving boards can be a liability & safety problem, recommend removing diving boards. If a well supplies the primary drinking water a water quality test is recommended. Fire Sprinklers and Septic Systems should be checked by a certified contractor.

A. LAWN & GARDEN SPRINKLER SYSTEMS

1	There are commercial lawn sprinklers installed and operated by a timer, sprinkler system was not inspected as part of the inspection performed.	4	
2		5	
3		6	

B. SWIMMING POOLS, SPAS AND EQUIPMENT

General		Interior Structure	
1	NONE	1	NONE
2		2	
3		3	
Filters & Skimmers		Deck Surfaces	
1	NONE	1	NONE
2		2	
Pipes & Valves		Pumps & Blowers	
1	NONE	1	NONE
2		2	

Electrical		Heater	
1	NONE	1	NONE
2		2	
3		3	

C. OUTBUILDINGS

1	NONE	4	
2		5	
3		6	

D. OUTDOOR COOKING EQUIPMENT

1	NONE	4	
2		5	
3		6	

E. GAS SUPPLY SYSTEMS	
1	None found - the building is total electric
2	

REMARKS:

Optional systems if identified prior to inspection will be cover under this section. All areas inspected are found to be in good working order and condition, unless otherwise noted above.

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PHOTO PAGE 1

There are visible foundation cracks in the rear storage area of the building



The main water shut off valve is located on the rear right wall of the storage area



The main roof structure is constructed of steel reinforced I beams with no signs of deterioration



Security and fire alarms are not inspected during a standard commercial inspection



Emergency exit signs are properly positioned and functioning as intended



A security system is installed but is not part of a routine commercial property inspection



1234 Fry Road, Katy TX

PHOTO PAGE 2

There is a functional stairwell properly installed and functional at the rear storage area



All conduit exiting exterior walls should be properly sealed on the interior and exterior



The main electrical service panels are located along the rear interior wall of the building



The main electrical panels should be free of clutter 3 feet in front of the panel service doors



The roof is accessible through a access door located at the rear storage level on the 2nd floor



The roof covering is composed of rolled composite shingles that slope to the rear knee wall



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Report Identification

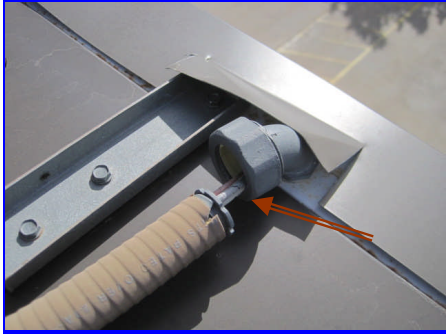
12042010322

PHOTO PAGE 3

The rolled shingle covering is in good condition with full granular attachment



Repair loose electrical conduits along the front roof knee wall



The bathroom exhaust vent is intact and functions - located along the rear roof area



The HVAC primary drain line is loose at a 45 degree elbow near the rear roof knee wall



Unit 1 is a 10 ton Carrier unit - Model number 50HJ-D12-551 - Serial # 130G30376



Unit 2 is a Carrier 7.5 ton unit - Model # 50HJ-008-521 - Serial # 1300G30234



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PHOTO PAGE 4

Unit 3 is a York Tandem unit Model # NOF537-6238 - Serial # DH180E36A2AAA2



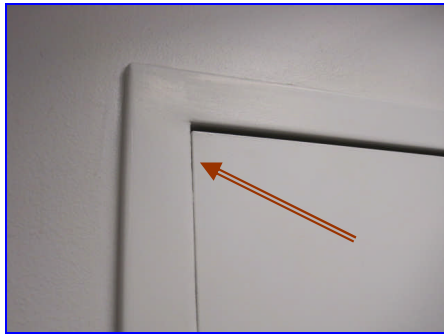
Roof slopes toward the rear roof knee wall where gutter drain pits are installed



There are 2 functional bathrooms located at the rear of the building



The men's bathroom door rubs at the door frame and is in need of repairs



There are stress cracks along wall to the left and right of the front door header



There is adequate interior lighting throughout the building



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PHOTO PAGE 5

There are two handicap parking spaces and handicap ramps at the front door of the building



There is functional and adequate parking lot and side building lighting present



The garage bins along the rear of the building are poorly kept with trash and items in the area



Excess trash and debris is cluttered around the rear trash receptacles



The main electrical service panels are located along the rear exterior walls



There is a service delivery door located at the rear right exterior portion of the building



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PHOTO PAGE 6

The upper exterior light fixtures are damaged along the right side wall



There are 6 sewage drains located along the front, rear and side parking lot areas

