ATEX INSPECTS

COMMERCIAL REAL ESTATE INSPECTIONS

ROBERT WELCH, PRI

YOUR PREFERRED HOUSTON PROPERTY INSPECTOR

281-216-1171 **TREC LICENSE # 9292**

robert@atexinspects.com www.atexinspects.com

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 Somewhere Dr, Houston, TX**
REPORT IDENTIFICATION	**11112010325**
BUILDING IDENTIFICATION	**One Story Brick Veneer Building**

A-TEX INSPECTS

INVOICE

YOUR HOUSTON COMMERCIAL FIRM
Robert Welch TREC # 9292
Phone 281-216-1171

Phone 281-216-1171 Fax 281-992-9246

DATE: **December 15, 2010**
INVOICE # **11112010325**
FOR: ***REAL ESTATE INSPECTION***

Bill To:
Commercial Buyer
1234 Somewhere Dr, Houston, TX

DESCRIPTION	AMOUNT
REAL ESTATE INSPECTION AT: 1234 Somewhere Dr, Houston, TX Balance Due Upon Receipt Thank You For Your Business	$ 500.00
TOTAL	$ 500.00

Make online payments at our website below
www.atexinspects.com
Or
Make all checks payable and mail to:
Robert Welch
3613 Pine Valley Drive
Pearland, TX 77581
If you have any questions concerning this invoice contact:
Robert Welch - 281-216-1171
robert@atexinspects.com

THE GREATEST COMPLIMENT A CLIENT CAN GIVE
IS THE REFERRAL OF OUR SERVICES
TO A FRIEND OR FAMILY MEMBER OR BUSINESS ASSOCIATE
THANK YOU FOR YOUR BUSINESS!

PROPERTY INSPECTION REPORT

Prepared For: **Commercial Buyer**
(Name of Client)

Concerning: **1234 Somewhere Dr, Houston, TX**
(Address or Other Identification of inspected Property)

By: **ROBERT WELCH TREC # 9292** | **12/15/2010 19:43**
(Name and License Number of Inspector) (Date)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Year Built -	1984	Property Type -	Commercial
Sq Footage -	5092	Design -	One Story
		Orientation -	North
Weather -	Partly Cloudy		
Temperature -	70 Degrees	Utilities -	All On
Attending -	Client(s)	Occupied -	Yes
	Seller		

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-I. 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.

Report Identification: ***11112010325***

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

[X] [ ] [ ] [X] **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 - Post Tension
Floor Structure: Concrete
Crawlspace 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 of more) drainage corrections will have to be made.

[X] **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.

[X] 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.

[X] [ ] [ ] [X] **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

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.

[X] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [ ] **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.

[X] **See Structural addendum pages for additional comments.**

Viewed From Walked
Type of Covering: Roll Roof Composition

[X] [ ] [ ] [ ] **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

Viewed From Viewed from Access

Approx. Insulation Depth: None Visible
Approx. Thickness of Vertical Insulation Average 3" to 5"

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.

[X] [ ] [ ] [X] **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

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.

[X] **See Structural addendum pages for additional comments.**

Type of Structure: Framed and Masonry
Type of Wall Cladding: Brick Veneer
Type of Columns: Framed & Steel Supports

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

I	NI	NP	D	Inspection Item

[X] [ ] [ ] [X] **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.

[X] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [X] **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.

[X] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [X] **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.

[X] **See Structural addendum pages for additional comments.**

Window Type: Commercial Shatter Resistant

[ ] [ ] [X] [ ] **I. Stairways (Interior & Exterior)**
Comments - Stairs, rails, balusters, threads and risers are covered in this section.

[ ] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [ ] **J. Front Entry Covered Area**

[X] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [ ] **K. Loading Dock - Service Access**

[X] **See Structural addendum pages for additional comments.**

[X] [ ] [ ] [X] **L. Other**
Comments

Report Identification: ***11112010325***

[X] **See Structural addendum pages for additional comments.**
[ ] *Cabinets & Countertops*
[ ] *Walkways & Wheel Chair Ramps*
[X] *Driveways*
[ ] *Parking Areas & Lighting*
[X] *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

[X] [ ] [ ] [X] **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.

[X] **See Electrical addendum pages for additional comments.**

Amps: 200 Amps
Service and Voltage Type: Overhead 120/240 volts
Service Conductor Type: Copper
Main Panel Location: Interior Closet

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I	NI	NP	D	Inspection Item
[X]	[ ]	[ ]	[ ]	**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

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

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/CPSCPUB/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

☒ Romex	☐ Knob and Tube	☐ Emt / Rigid Conduit Type
☐ Cloth Wrapped	☐ BX	☐ Flexible Conduit Type
☐ 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

☒ ☐ ☐ ☐ **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:

☒ Electric		☐ Oil
☐ Gas		☐ Other
☒ Forced Air	☐ Hydronic	☐ Baseboard
☐ Radiant	☐ Heat Pump	☐ Geo-thermo
☐ Other		

☐ **See Heating/Cooling addendum pages for additional comments.**

☒ Attic	☐ Additional Locations	☐ Additional Locations
☐ Additional Locations	☐ Additional Locations	☐ 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

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: [X] Electric [ ] Gas [ ] Other

[X] Electric [ ] Evaporative
[ ] Heat Pump [ ] Window
[ ] Geo-thermo [ ] Other

[X] **See Heating/Cooling addendum pages for additional comments.**

[X] Exterior Roof [ ] Additional Locations
[ ] Additional Locations [ ] Additional Locations
[ ] Additional Locations [ ] Additional Locations

[X] [ ] [ ] [X] **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.

[X] **See Heating/Cooling addendum pages for additional comments.**

IV. PLUMBING SYSTEM

[X] [ ] [ ] [X] **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.

[X] **See Plumbing addendum pages for additional comments.**

Report Identification: ***11112010325***

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

I	NI	NP	D	Inspection Item

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 Exterior
Static Water Pressure Readi 55 PSI

[X] [ ] [ ] [ ] **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 valv Therefore the inspector will be unable to fully inspect the home's drain, waste and ve 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.

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

Energy Source: Electric
Capacity: 40 GAL

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.

[X] **See Plumbing addendum pages for additional comments.**

[ ] [ ] [X] [ ] **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

[ ] [ ] [X] [ ] **A. Dishwasher**

Comments

[ ] **See Appliances addendum pages for additional comments.**

[ ] [ ] [X] [ ] **B. Food Waste Disposer**

Comments

[ ] **See Appliances addendum pages for additional comments.**

[ ] [ ] [X] [ ] **C. Range Exhaust Vent**

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

[ ] **See Appliances addendum pages for additional comments.**

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

I	NI	NP	D	Inspection Item
		X		**D. Ranges, Cook Tops and Ovens**
				Comments
				☐ **See Appliances addendum pages for additional comments.**
		X		**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.**
		X		**F. Trash Compactor**
				Comments
				☐ **See Appliances addendum pages for additional comments.**
X			X	**G. Exhaust Vents and Bathroom Heaters**
				Comments - Exhaust fan vents should be cleaned on a regular basis.
				☒ **See Appliances addendum pages for additional comments.**
		X		**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.**
		X		**I. Front Door Buzzer or Doorbell - Chimes**
				Comments
				☐ **See Appliances addendum pages for additional comments.**
		X		**J. Dryer Vents**
				Comments - Dryer vent hoses or flex tubing should be as short as possible.
				☐ **See Appliances addendum pages for additional comments.**
		X		**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

		X		**A. Lawn and Garden Sprinklers Systems**
				Comments
				☐ **See Optional Systems addendum pages for additional comments.**
		X		**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.**
		X		**C. Outbuildings**
				Comments
				☐ **See Optional Systems addendum pages for additional comments.**

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

I	NI	NP	D	Inspection Item
☐	☐	☒	☐	**D. Outdoor Cooking Equipment**

Energy Source: Select Energy Source

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!

STRUCTURAL

Foundation

Large portions of the foundation are not fully visible to allow a complete and thorough foundation inspection - there are interior and exterior signs that indicate a foundation stress crack exist along the center of the foundation running from left to right

Interior and exterior signs indicate there are foundation stress cracks across the foundation from left to right at the slab mid-section - there stress cracks in the foundation may require future foundation repairs by a licensed foundation repair company

Grading and Drainage

There are sewer drains along the rear of the property and street drains in the front

The front and rear gutter drains are filled with leaves and should be cleaned

Roof Covering

The roof is raised in the center and sloped towards the front and rear

Seal all cracked or open seams at the lap joints of the rolled roof covering

All seals on the upper cap of the knee walls around the roof should be coated with tar sealant

The corners of the knee walls (4 total) should be sealed with additional roof tar to prevent roof leaks

There are 4 roof vents in the center of the roof - each should be resealed with roofer's tar

Items 2-5 should be repaired by a licensed roofer to prevent future water penetration through the roof covering

Roof Structure and Attic

Adequate structure framing, support, bracing, ventilation 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.

Walls (Interior and Exterior)

INTERIOR WALLS

There are signs of past water penetration at the left wall inside the front lobby

There is stress cracks present above the rear right hallway door

There are settlement stress cracks above the right side middle office door at the header

There is also settlement above the door header of the middle conference room

There are signs of settlement through the center of the building in the doors and walls above the doors at the door header framing

EXTERIOR WALLS

There are open seams in the sealant at the front wall - left of front door

There is a significant settlement crack in the left side wall at the mid-section

Settlement cracks at the left side wall are greater as the settlement travels up the wall

There are also stress cracks at the rear left corner of the building

Seal around the exterior wall at the concrete pad that circles the building to prevent water penetration

Ceilings and Floors

FLOORS & FLOOR COVERING

The floor covers vary throughout the building - the coverings are damaged or missing in some areas

Some portions of the floor covering were not visible due to storage of items within the building

CEILINGS

There are signs of condensation or roof leaks in hallway ceiling outside break room

There are three leaks in the ceiling of the rear left office - two are noted in this photo

3rd Water stains in rear left room ceiling near left exterior wall

Water stain in rear left room ceiling - possible HVAC condensation or old roof leak

There has been a recent sheet rock repair in the ceiling of the rear center office

Doors (Interior and Exterior)

INTERIOR DOORS

Left hallway door midway down hallway rubs at the door framing

Some of the interior doors were blocked and I was unable to fully inspect functionality

See notes above in the interior wall section in reference to settlement stress cracks above interior doors at the wall - door headers

The women's rest room door rubs at the frame as does other doors in the center of the building

The break room door does not latch which is adjacent to the women's rest room door

EXTERIOR DOORS & LOCKS

There is a crack in the front entry door pane - upper corner

Windows

INTERIOR SIDE OF WINDOWS

There are signs of water penetration at the rear right office windows which indicates faulty window beading and sealant failure

There are signs of water penetration around the window framing of room left of employee break room

There is also a visible settlement crack in the room left of the break room at window header

Due to the number of water penetration stains around several of the interior window frames - all exterior windows should be sealed where frame meets building exterior walls

EXTERIOR SIDE OF WINDOWS

Seal around openings at the base of the windows along the rear wall

Replace all bridle and cracked window sealant around all exterior window framing

STAIRWELLS, STEPS, RAILINGS, THREADS & RISERS

No Stairwells, steps or railing installed

FRONT ENTRY COVERED AREA

The front entry is lit from the street and manual front flood lights - there is minor settlement in the front driveway

LOADING DOCK ANS/OR REAR SERVICE ENTRY

There is covered parking at the rear entrance, but no loading dock or service entrance mechanical doors

There is one trash bin in the rear of the building which is overfilled with trash

OTHER

FENCES & GATES

The right side gate is damaged and does not open fully

PARKING / DRIVEWAYS & WALKWAYS

Minor settlement cracks may be noted, but structures are functioning as intended and no current hazards appear to exist.

There is a covered rear parking area which is in good condition

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

Serice Entrance and Panels

Electrical Service Entrance

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

The electrical conduit clamps & anchors are loose along the rear wall - repairs needed

Main Electrical Panel

There are no covers over missing breakers in the electrical main and sub-panel

The right 60 amp breaker in the main electrical panel is overheating - per thermal imaging

Electrical Sub-Panels

The 30 and 40 amp breakers in the sub-panel are overheating per thermal imaging

Electrical Grounding and Bonding

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

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 conduit at the rear wall and seal around the openings

The electrical conduit clamps & anchors are loose along the rear wall - repairs needed

Interior Electrical Components

The outlet in the break area should be GFCI protected and did not test as a GFCI outlet

The men's rest room light does not have a deflection cover

There are service lights located along the front and rear of the property

Misc Equipment

Security systems are not part of the inspection, but it was noticed that several glass sensors are loose

There are lit and functional exit lights located at both exit doors

SMOKE DETECTORS

Smoke detectors should be installed throughout the building and periodically inspected along with fire extinguishers by a licensed fire system inspection company

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

The heating system is functional and without any visible significant defects.

The high side of the heat output was measured at 98 degrees

Cooling Equipment

The complete cooling system to include the condenser, evaporator, coils, vents and fans are functional within standards.

There was an average cooling temperature differential of 12-15 degrees measured throughout the building and an external superheat measured at the rooftop units of 108 degrees which is acceptable with an exterior temperature of 70 degrees

There are 4 exterior AC units located on the roof - ranging from 5 to 3.5 ton and three are newer units and one is an older unit - average age is 3-5 years with the oldest unit appearing to be about 10 years old

The expected lifespan is 15-18 years for commercial roof mounted AC units - the older unit has an average 5-8 year lifespan remaining

Repair loose electrical conduit at unit 2 in the center of the roof - left center unit

Unit 2 electrical conduit is loose or missing and the HVAC insulation tubing should be replaced

Unit 3 is a Bryant AC that is functional and in good condition

Because the roof has a slope from the center towards the front and rear, the HVAC pads are not level - All AC's should be leveled on the roof surface regardless of roof slope to allow proper function and flow of compressor oil and lubrication

Reseal HVAC cover of unit 3 where HVAC coolant lines enter the roof cover

Unit 4 is sitting directly on top of the roof surface and should be on a roof AC pad

Ducts and Vents

The interior vent and return air filter covers are dirty and should be thoroughly cleaned

Other Equipment

Thermostat

The thermostat in the right hallway does not have the proper read out - it is in Celsius and does not show degree Fahrenheit read out - thermostat should be reset

Filters

Air filters have been replaced, but the vent covers are dirty and should be thoroughly cleaned

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.

Kitchen Fixtures

There is an employee break room present, but no formal kitchen within the property

Bathroom Fixtures

There are three bathrooms present - two are for customer use with functional toilets and sinks and the third bathroom is furnished with a functional toilet, sink and shower which is at the rear of the employee break room and is intended for employee use only

Some of the faucet strainers at the faucet head are partially clogged with sentiment and should be removed and cleaned

Replace missing drain stoppers in rest rooms

Drains, Wastes, Vents

Main Wastes and Vents

Main waste and vents are in sound and functional condition.

There is a main drain cleanout located on the exterior of the property

Kitchen Drains

There is an employee break room present, but no formal kitchen within the property

Bathroom Drains

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

Water Heating Equipment

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

The remaining lifespan of the hot water is unknown and future failure or leaks cannot be determined

Bathroom Exhaust Fans and/or Heaters

Replace missing employee bathroom exhaust fan cover and clean fan

Also the bathroom exhaust vent on the left side wall is missing an exterior cover

Loading Dock And/Or Garage Door Openers

There is a rear unloading or service entrance with rear covered parking, but there are no loading doors or door operators installed

I. STRUCTURAL SYSTEMS ADDENDUM PAGES

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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	Large portions of the foundation are not fully visible to allow a complete and thorough foundation inspection - there are interior and exterior signs that indicate a foundation stress crack exist along the center of the foundation running from left to right	5	
2	Interior and exterior signs indicate there are foundation stress cracks across the foundation from left to right at the slab mid-section - there stress cracks in the foundation may require future foundation repairs by a licensed foundation repair company	6	
3		7	
4		8	

B. - GRADING, DRAINAGE & GUTTERS:			
1	There are sewer drains along the rear of the property and street drains in the front	4	
2	The front and rear gutter drains are filled with leaves and should be cleaned	5	
3		6	

C. - ROOF COVERING & MATERIALS:			
1	The roof is raised in the center and sloped towards the front and rear	6	Items 2-5 should be repaired by a licensed roofer to prevent future water penetration through the roof covering
2	Seal all cracked or open seams at the lap joints of the rolled roof covering	7	
3	All seals on the upper cap of the knee walls around the roof should be coated with tar sealant	8	
4	The corners of the knee walls (4 total) should be sealed with additional roof tar to prevent roof leaks	9	
5	There are 4 roof vents in the center of the roof - each should be resealed with roofer's tar	10	

D. - ROOF STRUCTURE & ATTIC			
1	Adequate structure framing, support, bracing, ventilation 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		7	
3		8	
4		9	
5		10	

E. - WALLS (Interior and Exterior)			
	INTERIOR WALLS		EXTERIOR WALLS
1	There are signs of past water penetration at the left wall inside the front lobby	1	There are open seams in the sealant at the front wall - left of front door
2	There is stress cracks present above the rear right hallway door	2	There is a significant settlement crack in the left side wall at the mid-section
3	There are settlement stress cracks above the right side middle office door at the header	3	Settlement cracks at the left side wall are greater as the settlement travels up the wall
4	There is also settlement above the door header of the middle conference room	4	There are also stress cracks at the rear left corner of the building
5	There are signs of settlement through the center of the building in the doors and walls above the doors at the door header framing	5	Seal around the exterior wall at the concrete pad that circles the building to prevent water penetration
6	There are signs of water penetration at the base of the rear center office windows	6	Seal around all electrical and other conduits that enter the rear wall
7	There are signs of water leaks along the upper right wall of the rear right office at the ceiling	7	There are horizontal cracks along the right side wall at the mid-section
8		8	

F. - CEILINGS AND FLOORS			
	FLOORS & FLOOR COVERING		CEILINGS
1	The floor covers vary throughout the building - the coverings are damaged or missing in some areas	1	There are signs of condensation or roof leaks in hallway ceiling outside break room
2	Some portions of the floor covering were not visible due to storage of items within the building	2	There are three leaks in the ceiling of the rear left office - two are noted in this photo
3		3	3rd Water stains in rear left room ceiling near left exterior wall
4		4	Water stain in rear left room ceiling - possible HVAC condensation or old roof leak
5		5	There has been a recent sheet rock repair in the ceiling of the rear center office
6		6	All cracked or damaged ceiling tiles should be replaced
7		7	

G. - DOORS (Interior and Exterior)			
	INTERIOR DOORS		EXTERIOR DOORS & LOCKS
1	Left hallway door midway down hallway rubs at the door framing	1	There is a crack in the front entry door pane - upper corner
2	Some of the interior doors were blocked and I was unable to fully inspect functionality	2	
3	See notes above in the interior wall section in reference to settlement stress cracks above interior doors at the wall - door headers	3	
4	The women's rest room door rubs at the frame as does other doors in the center of the building	4	
5	The break room door does not latch which is adjacent to the women's rest room door	5	
6		6	

H. - WINDOWS			
	INTERIOR SIDE OF WINDOWS		EXTERIOR SIDE OF WINDOWS
1	There are signs of water penetration at the rear right office windows which indicates faulty window beading and sealant failure	1	Seal around openings at the base of the windows along the rear wall
2	There are signs of water penetration around the window framing of room left of employee break room	2	Replace all bridle and cracked window sealant around all exterior window framing
3	There is also a visible settlement crack in the room left of the break room at window header	3	
4	Some of the window treatments are damaged in some of the rooms	4	
5	Due to the number of water penetration stains around several of the interior window frames - all exterior windows should be sealed where frame meets building exterior walls	5	

I. STAIRWELLS, STEPS, RAILING, THREADS & RISERS			
1	No Stairwells, steps or railing installed	6	
2		7	
3		8	
4		9	

J. - FRONT ENTRY COVERED AREA			
1	The front entry is lit from the street and manual front flood lights - there is minor settlement in the front driveway	4	
2		5	
3		6	

K - LOADING DOCK AND/OR REAR SERVICE ENTRY			
1	There is covered parking at the rear entrance, but no loading dock or service entrance mechanical doors	4	
2	There is one trash bin in the rear of the building which is overfilled with trash	5	
3		6	

L. - OTHER			
	FENCING / GATES		PARKING / DRIVEWAYS / WALKWAYS
1	The right side gate is damaged and does not open fully	1	Minor settlement cracks may be noted, but structures are functioning as intended and no current hazards appear to exist.
2		2	There is a covered rear parking area which is in good condition
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:

Large areas of the floors, walls and windows were not visible for full inspection due to the storage of building materials, office supplies and office furniture. There are significant settlement cracks along the interior center portion of the building at the door and window headers and there are numerous doors in these areas that do not latch properly, are mis-aligned or that rub at the door framing. There are also significant settlement cracks along the left and minor cracks along the right exterior walls which indicate that the foundation has cracked or otherwise shifted in this area resulting in stress across the center of the foundation running from left to right at the mid-section of the foundation.

II. ELECTRICAL SYSTEMS ADDENDUM PAGES

Report Identification 11112010325

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	There are no covers over missing breakers in the electrical main and sub-panel
2	The electrical conduit clamps & anchors are loose along the rear wall - repairs needed	2	The right 60 amp breaker in the main electrical panel is overheating - per thermal imaging
3		3	
4		4	
5		5	
6		6	

	Electrical Sub-Panels:		
1	The 30 and 40 amp breakers in the sub-panel are overheating per thermal imaging	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	None
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 conduit at the rear wall and seal around the openings
2		2	The electrical conduit clamps & anchors are loose along the rear wall - repairs needed
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	

	Interior Electrical Components		Misc. Equipment
1	The outlet in the break area should be GFCI protected and did not test as a GFCI outlet	1	Security systems are not part of the inspection, but it was noticed that several glass sensors are loose
2	The men's rest room light does not have a deflection cover	2	There are lit and functional exit lights located at both exit doors
3	There are service lights located along the front and rear of the property	3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

	Smoke Detectors:		
1	Smoke detectors should be installed throughout the building and periodically inspected along with fire extinguishers by a licensed fire system inspection company	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

Report Identification 11112010325

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 is functional and without any visible significant defects.	6	
2	The high side of the heat output was measured at 98 degrees	7	
3		8	
4		9	
5		10	

B. - COOLING EQUIPMENT:			
1	The complete cooling system to include the condenser, evaporator, coils, vents and fans are functional within standards.	10	Unit 2 electrical conduit is loose or missing and the HVAC insulation tubing should be replaced
2	There was an average cooling temperature differential of 12-15 degrees measured throughout the building and an external superheat measured at the rooftop units of 108 degrees which is acceptable with an exterior temperature of 70 degrees	11	Unit 3 is a Bryant AC that is functional and in good condition
3	There are 4 exterior AC units located on the roof - ranging from 5 to 3.5 ton and three are newer units and one is an older unit - average age is 3-5 years with the oldest unit appearing to be about 10 years old	12	Because the roof has a slope from the center towards the front and rear, the HVAC pads are not level - All AC's should be leveled on the roof surface regardless of roof slope to allow proper function and flow of compressor oil and lubrication
4	The expected lifespan is 15-18 years for commercial roof mounted AC units - the older unit has an average 5-8 year lifespan remaining	13	Reseal HVAC cover of unit 3 where HVAC coolant lines enter the roof cover
5	AC unit at the front left is functional an in fair condition	14	Unit 3 is a 5 ton unit and is one of the newer units which is in good condition
6	Reseal all covers where HVAC lines enter roof surface	15	Unit 4 is a Comfort-Aire unit and is in fair condition
7	Unit # 2 is a Carrier brand that is functional and in good condition	16	Reseal open seams in the tar seal of unit 4 where the HVAC lines enter the roof covering
8	Seal cracks on the center two units where the HVAC lines enter the roof surface	17	Unit 4 data plate is missing and no data is available for this unit
9	Repair loose electrical conduit at unit 2 in the center of the roof - left center unit	18	Unit 4 is sitting directly on top of the roof surface and should be on a roof AC pad

C. - DUCTS AND VENTS:			
1	The interior vent and return air filter covers are dirty and should be thoroughly cleaned	5	
2		6	
3		7	
4		8	

OTHER EQUIPMENT			
Thermostat			**Filters**
1	The thermostat in the right hallway does not have the proper read out - it is in Celsius and does not show degree Fahrenheit read out - thermostat should be reset	1	Air filters have been replaced, but the vent covers are dirty and should be thoroughly cleaned
2		2	

3		3	
4		4	
5		5	

REMARKS:

The roof AC units are in fair to good condition and are functional at the time of the inspection, however, the units are of different ages and have different remaining life spans and all have repair needs. It is recommended to have a licensed HVAC company thoroughly inspect the entire HVAC system to complete needed repairs as noted above and to verify that the units are fully functional and are not in need of additional repairs such as system recharging or parts replacement.

IV. PLUMBING SYSTEM

Report Identification 11112010325

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		7	
3		8	
4		9	
5		10	

Kitchen Fixtures

1	There is an employee break room present, but no formal kitchen within the property		
2			
3			
4			
5			

Laundry Fixtures

1	There are no laundry fixtures or drains installed in the property		
2			
3			
4			
5			

Bathroom Fixtures (Sinks/Toilets/Tubs)

1	There are three bathrooms present - two are for customer use with functional toilets and sinks and the third bathroom is furnished with a functional toilet, sink and shower which is at the rear of the employee break room and is intended for employee use only	10	
2	Some of the faucet strainers at the faucet head are partially clogged with sentiment and should be removed and cleaned	11	
3	Replace missing drain stoppers in rest rooms	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	There is a main drain cleanout located on the exterior of the property	7	
3		8	
4		9	
5		10	
Kitchen Drains			**Bathroom Drains**
1	There is an employee break room present, but no formal kitchen within the property	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	There are no laundry fixtures or drains installed in the property	1	NONE
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 fair visible condition, insulated where needed, drains intact & clean and functional.	6	
2	The remaining lifespan of the hot water is unknown and future failure or leaks cannot be determined	7	
3		8	
4		9	
5		10	

D. HYDRO-MASSAGE THERAPY EQUIPMENT			
1	None Present or installed in this commercial building	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

Report Identification 11112010325

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	There are no commercial appliances or other built-in appliances installed within this commercial property	4	
2		5	
3		6	

B. FOOD WASTE DISPOSER			
1	There are no commercial appliances or other built-in appliances installed within this commercial property	4	
2		5	
3		6	

C. RANGE EXHAUST HOOD:			
1	There are no commercial appliances or other built-in appliances installed within this commercial property	4	
2		5	
3		6	

D. RANGES, COOK TOPS & OVENS			
1	There are no commercial appliances or other built-in appliances installed within this commercial property	5	
2		6	
3		7	
4		8	

E. MICROWAVE OVEN			
1	There are no commercial built-in microwave present - there is a portable microwave oven which belongs to the current property owner	4	
2		5	
3		6	

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

G. MECHANICAL EXHAUST VENTS & BATHROOM HEATERS			
1	Replace missing employee bathroom exhaust fan cover and clean fan	5	
2	Also the bathroom exhaust vent on the left side wall is missing an exterior cover	6	
3		7	
4		8	

H. LOADING DOCK OR GARAGE DOOR OPERATORS			
1	There is a rear unloading or service entrance with rear covered parking, but there are no loading doors or door operators installed	4	
2		5	
3		6	

I. FRONT DOOR BUZZER OR DOOR BELL - CHIMES			
1	There are no front door buzzers or bells installed	4	
2		5	
3		6	

J. DRYER VENTS			
1	There are no dryer units, dryer vents or other laundry fixtures installed	4	
2		5	
3		6	

K. OTHER BUILT-IN APPLIANCES			
1	No other built-in or permanent appliances are installed or present during the 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 11112010325

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	None present or found during the inspection process	4	
2		5	
3		6	

B. SWIMMING POOLS, SPAS AND EQUIPMENT			
General			**Interior Structure**
1	NONE	1	NONE
Filters & Skimmers			**Deck Surfaces**
1	NONE	1	NONE
Pipes & Valves			**Pumps & Blowers**
1	NONE	1	NONE

Electrical			**Heater**
1	NONE	1	NONE

C. OUTBUILDINGS			
1	NONE	4	

D. OUTDOOR COOKING EQUIPMENT			
1	NONE	4	

E. GAS SUPPLY SYSTEMS			
1	No Gas supply to the building, the building is total electric	5	

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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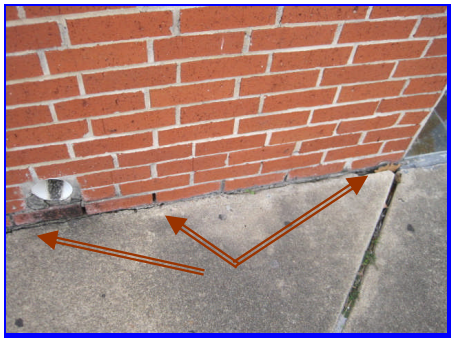
Report Identification 11112010325

PHOTO PAGE 1

There are signs of past water penetration at the left wall inside the front lobby

There are open seams in the sealant at the front wall - left of front door



The outlet in the break area should be GFCI protected and did not test as a GFCI outlet

Replace missing employee bathroom exhaust fan cover and clean fan

There are signs of water penetration around the window framing of room left of employee break room

There are signs of condensation or roof leaks in hallway ceiling outside break room

1234 Somewhere Dr, Houston, TX

PHOTO PAGE 2

Left hallway door midway down hallway rubs at the door framing

Large areas of the floors, walls and windows were not visible for full inspection

Some of the interior doors were blocked and I was unable to fully inspect functionality

There are three leaks in the ceiling of the rear left office - two are noted in this photo

3rd Water stains in rear left room ceiling near left exterior wall

Water stain in rear left room ceiling - possible HVAC condensation or old roof leak

1234 Somewhere Dr, Houston, TX

Report Identification 11112010325

PHOTO PAGE 3

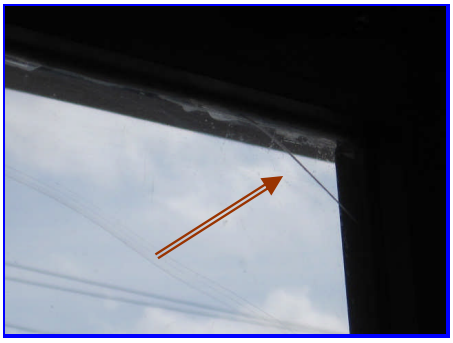
Some of the window treatments are damaged in some of the rooms

There has been a recent sheet rock repair in the ceiling of the rear center office

The floor covers vary throughout the building - the coverings are damaged or missing in some areas

Security systems are not part of the inspection, but it was noticed that several glass sensors are loose

There is a crack in the front entry door pane - upper corner



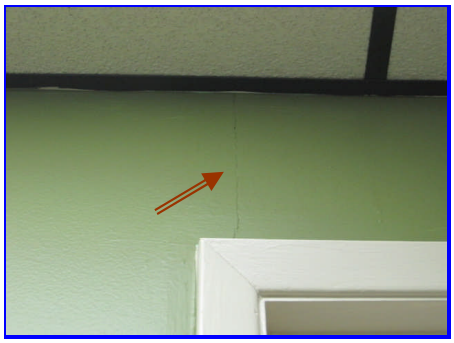
There are no covers over missing breakers in the electrical main and sub-panel

1234 Somewhere Dr, Houston, TX

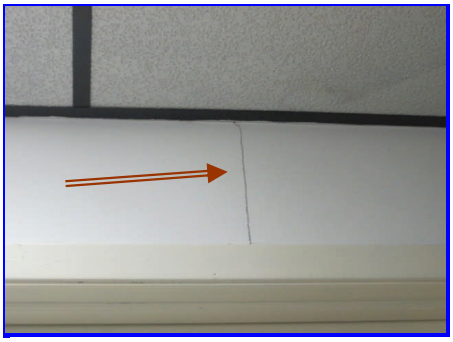
PHOTO PAGE 4

All cracked or damaged ceiling tiles should be replaced

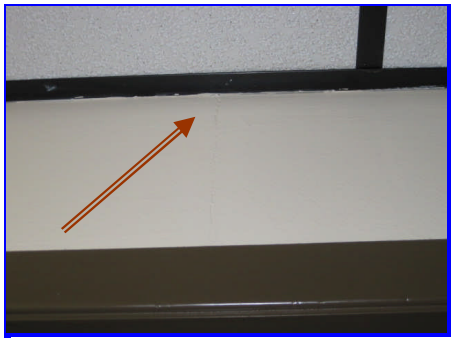
There is stress cracks present above the rear right hallway door



There are settlement stress cracks above the right side middle office door at the header



There is also settlement above the door header of the middle conference room



Replace missing drain stoppers in rest rooms

The men's rest room light does not have a deflection cover

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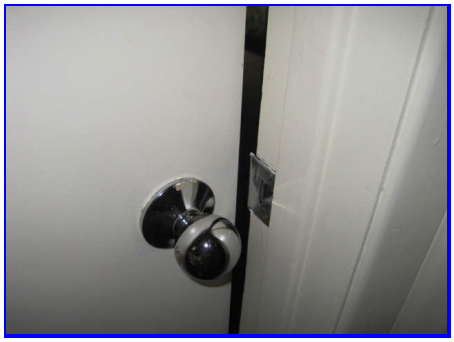
Report Identification 11112010325

PHOTO PAGE 5

The women's rest room door rubs at the frame as does other doors in the center of the building

The break room door does not latch which is adjacent to the women's rest room door



Most of the air vents and return air filter covers are dirty and should be thoroughly cleaned

There is also a visible settlement crack in the room left of the break room at window header

There are lit and functional exit lights located at both exit doors

There are signs of water penetration at the base of the rear center office windows

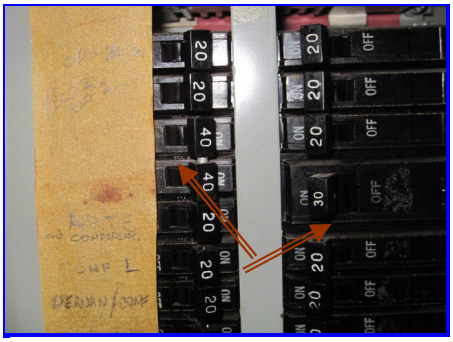
1234 Somewhere Dr, Houston, TX

PHOTO PAGE 6

There are signs of water leaks along the upper right wall of the rear right office at the ceiling

The right 60 amp breaker in the main electrical panel is overheating - per thermal imaging

The 30 and 40 amp breakers in the sub-panel are overheating per thermal imaging



There is a significant settlement crack in the left side wall at the mid-section

Also the bathroom exhaust vent on the left side wall is missing an exterior cover

Settlement cracks at the left side wall are greater as the settlement travels up the wall

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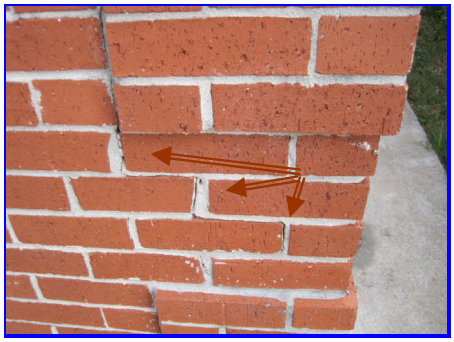
Report Identification 11112010325

PHOTO PAGE 7

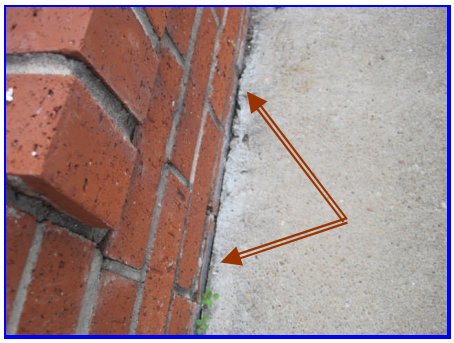
There are also stress cracks at the rear left corner of the building

Stress cracks at the lower wall portion - rear left corner



Repair loose brick mortar along the rear wall exterior corners on both sides of the rear door

Seal around the exterior wall at the concrete pad that circles the building to prevent water penetration



Seal around all electrical and other conduits that enter the rear wall

Repair loose conduit at the rear wall and seal around the openings

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PHOTO PAGE 8

The electrical conduit clamps & anchors are loose along the rear wall - repairs needed

Seal around openings at the base of the windows along the rear wall

Replace all bridle and cracked window sealant around all exterior window framing

There are horizontal cracks along the right side wall at the mid-section

There are sewer drains along the rear of the property and street drains in the front

There are service lights located along the front and rear of the property

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Report Identification 11112010325

PHOTO PAGE 9

There is a covered rear parking area which is in good condition

There is one trash bin in the rear of the building which is overfilled with trash

The right side gate is damaged and does not open fully

The roof is raised in the center and sloped towards the front and rear

The front and rear gutter drains are filled with leaves and should be cleaned

AC unit at the front left is functional an in fair condition

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PHOTO PAGE 10

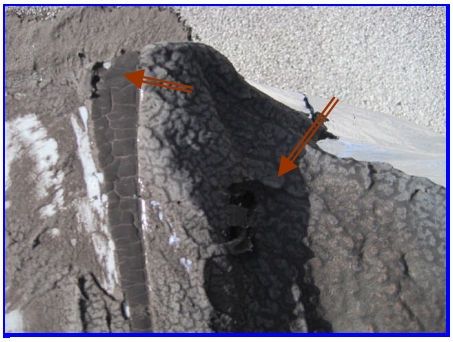
Reseal around all covers where HVAC lines enter roof surface

Some of the roof AC unit's data plates were unreadable

Seal all cracked or open seams at the lap joints of the rolled roof covering

Unit # 2 is a Carrier brand that is functional and in good condition

Seal cracks on the center two units where the HVAC lines enter the roof surface



Repair loose electrical conduit at unit 2 in the center of the roof - left center unit

1234 Somewhere Dr, Houston, TX

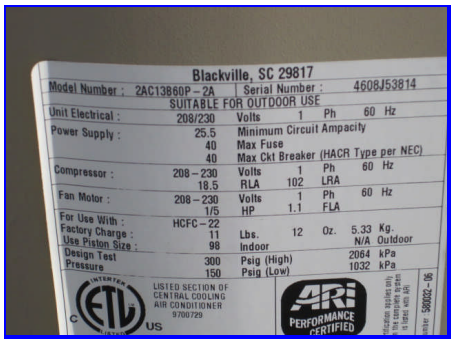
Report Identification 11112010325

Unit 2 electrical conduit is loose or missing and the HVAC insulation tubing should be replaced

Unit 3 is a Bryant AC that is functional and in good condition

Reseal HVAC cover of unit 3 where HVAC coolant lines enter the roof cover

Unit 3 is a 5 ton unit and is one of the newer units which is in good condition



Unit 4 is a Comfort-Aire unit and is in fair condition

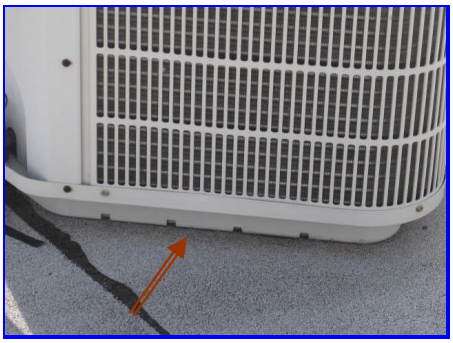
Reseal open seams in the tar seal of unit 4 where the HVAC lines enter the roof covering

1234 Somewhere Dr, Houston, TX

PHOTO PAGE 12

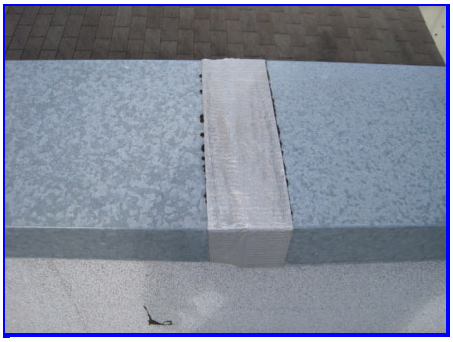
Unit 4 data plate is missing and no data is available for this unit

Unit 4 is sitting directly on top of the roof surface and should be on a roof AC pad

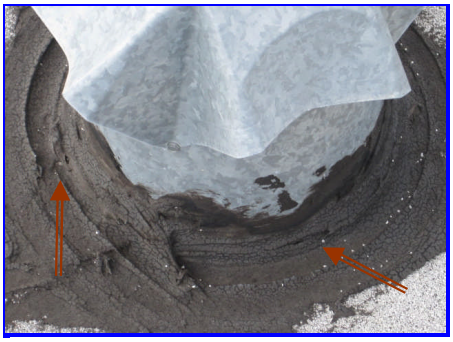


There is leaves and other clutter in all the front and rear roof gutter drains

All seals on the upper cap of the knee walls around the roof should be coated with tar sealant



There are 4 roof vents in the center of the roof - each should be resealed with roofer's tar



The corners of the knee walls (4 total) should be sealed with additional roof tar to prevent roof leaks