Select Inspect

9607 Custer Rd Suite 523- Plano, TX 75025
214-770-6954

PROPERTY CONDITION ASSESSMENT

Street Address:	**2828 xxxx**				
City:	**Dallas**	State:	**TX**	Zip:	**75215**
Client:	xxxxx	Phone:	201-xxxxxxx		

Inspected by:	Bruce W. Carr	Inspector's Phone #:	214-770-6954
Inspection Date:	01-02-2007	Report Date:	01-03-2007

Property Contact:	Marvin Love	Function:	Seller's agent

Property Description: Multifamily

No. of Bldgs:	3	No. of Units present:	15	No. of units inspected	9		Est. Yr Built:	1964

EXTERIOR		STRUCTURE		ROOF TYPE		ROOF MATERIAL		FOUNDATION	
x	Brick / Stone	x	Wood		Pitched	x	Shingle		Rein. Conc.
x	Wood		Conc. Blk.	x	Flat	x	Gravel	x	Pier/Beam
x	Stucco		Steel	x	Mansard		Tile		Other
	Concrete		CTU	x	Mixed	x	Membrane		
	Steel		Other				Other		
	Glass								

DISCOVERIES		
Foundation	Cracks, unlevel floors, sub floor; multiple interior and exterior cracks. Not uncommon for this period and area. History of deferred maintenance. Crawl space access not found. Conditions of sub framing and crawl space components remain undetermined.	
Exterior Comments	**Building or General Area discovered**	N/A
Structural	Cracks, unlevel floors / sub floor; deferred maintenance	
Flatwork & Drives	Sidewalk concrete areas are leaning, cracked, and separated, creating trip hazards Immediate repair needs are subjective.	
Soil Grading/Drainage	Poor drainage conditions noted at the north.	
Roof Surfaces	Deferred maintenance – multiple areas of pooling water; blistered, cracked, and worn surfaces. Various patches indicate repair attempts (chasing leaks). Recommend an experienced roofing contractor examine the structure and provide estimates for improvement, repair, or replacement of deficient components.	
Gutter	System is in disrepair; and not functioning as intended	
Flashing	Marginal; lifted edges, leak history at multiple locations. Roof drains show history of leakage into eaves	
Exterior Walls	Aged, loosely secured, and rotten shingle veneer- recommend planning on replacement Damaged wall at electric service area amiss wood and large opening at northwest window loosely secured trim at multiple locations cracked and loosely secured stucco high soil at perimeter bottom edge of stucco below soil and such is conducive to wood destroying insects and moisture intrusion.	
Parapets	not present	x
Eaves	sags. moisture deflection at various locations	
Windows	3 damaged / cracked windows noted. Security bars on most/all windows; such is a common necessity in this neighborhood, though is considered restrictive to emergency / fire escape.	
Balconies	rotten support framing at north and central stair areas debris, storage, and other items obstruct balconies. This is considered restrictive to emergency / fire escape.	

Interior Comments	**Units inspected**: 201 204 206 207 106 208 101 105-studio 103 studio	N/A
Moisture intrusion	204 206 106 208 105 103	
Fungus discovered	Various kitchen and bathroom locations	
Plumbing- Sink, Tub, Shower, etc.	Most showers appear to have been recently renovated. Grout/caulk touch-up is needed at general areas. 201 kitchen sink head amiss 206 loose toilet 208 chipped sink; loose toilet 105 leak under kitchen sink.	
Cabinetry	Generally in below average or poor condition in observed units	
Windows	1 east 2 west broken , multiple interior sills show staining evidence of moisture intrusion.	
Flooring	general wear at most carpet 208 unlevel @ family room & bathroom 101 damage at bathroom with upheaval to the point of stress on the door, carpet worn 105 uneven upstairs flooring 103 feces; excessive damage; carpet pulled @ upstairs, undetermined sub floor damage likely from animal urine.	
Ceilings	Moisture intrusion evidence and history of drywall patching-204 206 106 208 105 103	
Walls	101 moisture intrusion damage adjacent toilet	
Other	Abandoned unit with animals in # 103- unsanitary and malodorous. Excessive feces, urine, damage and debris throughout. Animals were removed during the inspection.	

Other On-Site Facilities		N/A
Laundry Facilities	Used for storage	
Maintenance/Storage	Common area, balconies, and rear parking used for storage.	
Lobby / Office	Not present	x
Clubhouse	Not present	x

		Mechanical Systems- General							
Heating		**Cooling**		**Ducting**		**Water Heat**		**Gallons / location**	
x	Electric	**x**	Electric	**x**	Inaccessible	**x**	Indiv. tanks	40	Apts
	Gas		Indiv. condensers		Flexible	**x**	Electric	50	Laundry room
	Boiler		Chiller(s)		Metal		Gas		
	4 pipe		4 pipe				Boilers		

	Mechanical Systems / HVAC	N/A
Heating equipment	Mixed ages of equipment & various degrees of maintenance needed in individual units Most appeared generally operable.	
Cooling equipment	roof-top condensers; Some were not raised and were sitting in water pools, conducive to corrosion; Unit at the central area was icing – too cold for recommended operation at the time of inspection, this is likely the cause for icing of the refrigerant line. Hail damage noted at various units- coils. Mixed ages of equipment & various degrees of maintenance needed in individual units	
Ducting equipment	Inaccessible / concealed; Most visible ducting and filters were dirty.	Not inspected
	Multiple thermostats were damaged or missing components	

	Mechanical Systems / Water Heating system(s) & other Plumbing	N/A
Water Heating	amiss electrical connections at multiple units including laundry room; The systems appeared otherwise serviceable at the time of inspection.	
Plumbing		
Drain, Waste, Vent	cleanout cap missing at north with sewage spilling from drain	

		Mechanical Systems / Electrical Service						N/A
100	**Amps** / unit		Phase		**Service**- overhead			
Electrical Service		Repair needs were not discovered at the time of inspection- exterior service and main exterior disconnect panels were modern.						
Electrical Panels		Federal Pacific Electric (FPE) panel boxes present in the units. This type of panel is considered inherently unsafe by design. The CPSC investigated in the early 1980s and did not issue a recall. Some electricians suggest that if a problem has not yet occurred, the panel is okay; However, other electricians and electrical engineers believe that there is a (latent) looming potential of failure without tell-tale signs, and if a problem arises it could be sudden and serious. As with any electro-mechanical device, these become less reliable with age. If you are concerned, it is recommended you consult with a licensed, master electrician for their opinion on the subject, and for options and pricing of repair / replacement. The CPSC article is at: www.cpsc.gov/CPSCPUB/PREREL/prhtml83/83008.html. An article by Douglas Hansen is at: http://www.codecheck.com/pdf/electrical/240overcurrent/FPE Article from DH - Nov2003.pdf.						

	Mechanical Systems / Electrical Branch							N/A
GFCI	Current		Not updated / Not present		Partially updated	**x**		
Receptacle(s)	208, 101 bathroom GFCI not operating at the time of inspection. GFCI located in some bathrooms. Not present in kitchens multiple loosely secured receptacle(s). various receptacle(s) covers missing / damaged							
Fixtures	Damaged shade at the exterior south. Missing and damaged bulbs interior and exterior locations.							
Smoke detection	not current. Some detectors disassembled. Not present in bedrooms and adjacent halls. It is recommended to test batteries monthly, change batteries annually, and to change the detector itself at least once every ten years.							
Other	Appliances: Multiple damaged and potentially unsafe oven/range systems. Oven/range at unit 103 was in disrepair due to abuse and suspected animal damage.							

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EXTERIOR PROPERTY CONDITION- OVERVIEW							
	Above Average	Average	Below Average	Poor	Est. per unit cost	Est. # units- (ea, ft, etc)	Est. Total Repair Cost
Roof			X		$ 8	1500 sf	$ 12000
Walls				x	$ 2.5	5000 sf	$ 12500
Windows		x			$ 33	3	$ 100
Decking		x			$		$
Stairways		x			$		$
Walkways		x			$		$ 6000
Rails		x			$		$
Fire Escape			x		$ 500 min	Remove debris	$ 500
Balcony/walk		x			$ 500 min	20 sf	$ 500
Garages		Na			$		$
Open Parking		x			$		$
Driveways		x			$		$
Landscaping			x		$		$
Pool		Na			$		$
Graffiti Observed	x	Yes		No	$ 50	N/A	$ 50
Est. Repair Cost- Exterior							$ 31,650

INTERIOR PROPERTY CONDITION- OVERVIEW							
	Above Average	Average	Below Average	Poor	Est. per unit cost	Est. # units- (ea, ft, etc)	Est. Total Repair Cost
Walls		x			$		$ 250
Flooring		x			$		$ 2500
Ceilings			x		$		$ 2500
Cabinets			x		$		$
Office / Lobby		Na			$		$
Appliances			X		$ 150	7.5	$ 1125
Est. Repair Cost- Interior							$ 6375

MECHANICAL RELATED EQUIPMENT- OVERVIEW							
	Above Average	Average	Below Average	Poor	Est. per unit cost	Est. # units- (ea, ft, etc)	Est. Total Repair Cost
Basement		Na			$		$
Boiler Room(s)		Na			$		$
Heating		x			$ 100	7.5	$ 750
Air Conditioning		x			$ 200	7.5	$ 1500
Plumbing		x			$ 100	7.5	$ 750
Electrical		x			$ 100	7.5	$ 750
Elevators		Na			$		$
Misc / Other	Duct cleaning, air filters, gen. maintenance						$ 2000
Est. Repair Cost- Mechanical & Other							$ 5750
Crawl space inaccessible- potential $1000 +							
Est. Total Repair Cost- Summary							$ 43,775

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Select Inspect makes no representation except what is specifically contained within the documents prepared by Select Inspect and the Select Inspect Contract. The report and Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein. The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. The service attempts to reduce risk, but cannot and will not eliminate all risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. Protection regarding errors and omissions are not stated nor implied. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for history of repair and similar activity at this property.

Notice of Claim: If Client has issues regarding this inspection arising out of an alleged intentional act or omission by Select Inspect, Client must notify Select Inspect in writing within 10 business days of discovery and allow us and any subcontracted specialist or authorized representative from that specialist's company to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern otherwise, all claims for damage arising out of such complaints are waived by Client.

Client agrees that any failure to timely notify Select Inspect and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in Client's waiving of any and all rights Client may have against Select Inspect related to the alleged act or omission. If Select Inspect fails to perform the services as agreed or is careless and/or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the services and there will be no recovery for consequential damages.

Mediation and Arbitration: If claim cannot be settled between direct correspondence with SI and Client, both parties agree to attempt to settle claim through mediation in accordance with the rules of the American Arbitration Association under the Construction Industry Mediation Rules. If a settlement cannot be reached through mediation, the controversy or claim shall be settled through arbitration using an appointed arbitrator who shall be a citizen of the United States, and the place of arbitration shall be in Collin County, Texas.

Limitations Period: Any legal action arising from this Agreement must be commenced within one year from the date of services. Since conditions change and component operation and efficiency decrease through time, failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon, unless such limitation is otherwise regulated by Texas State law or regulation.

By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service. By acceptance of and or reliance upon information in the report, the client agrees to the conditions of the contract, even if the client fails to sign the contract.

Digital Photographs- Supplementary to the Inspection

Photographs within this document are of random components and or conditions that may have been noted as "in need of repair". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "repair / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

Thank you for your business. The greatest compliment I can receive is a referral from you to a family member, associate, or friend. When you meet someone buying a property in North Texas, please remember to mention Select Inspect. Please call our office anytime if we may be of further service. 214-770-6954

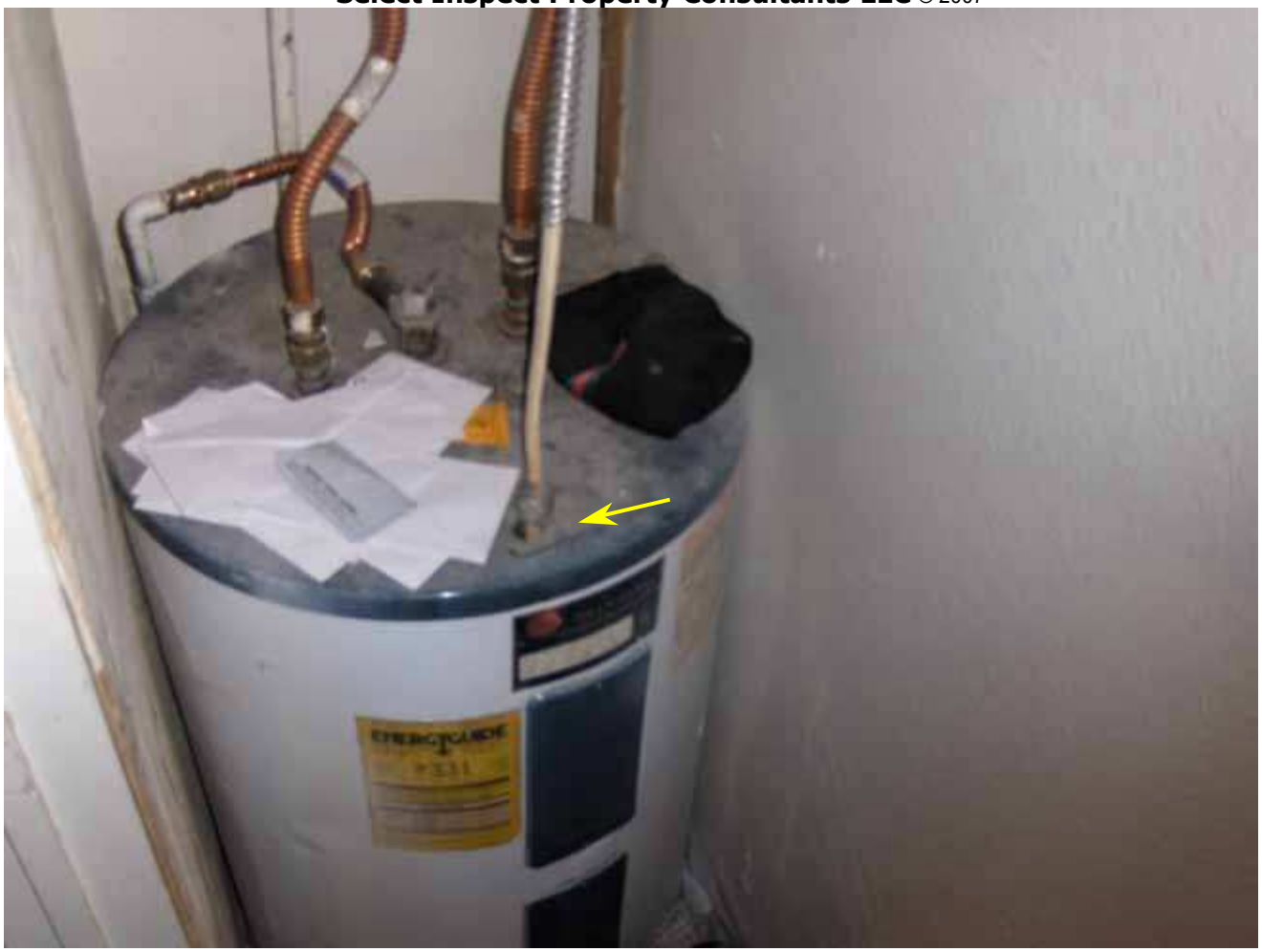
unit 201-amiss / deficient kitchen faucet

Typical bathroom

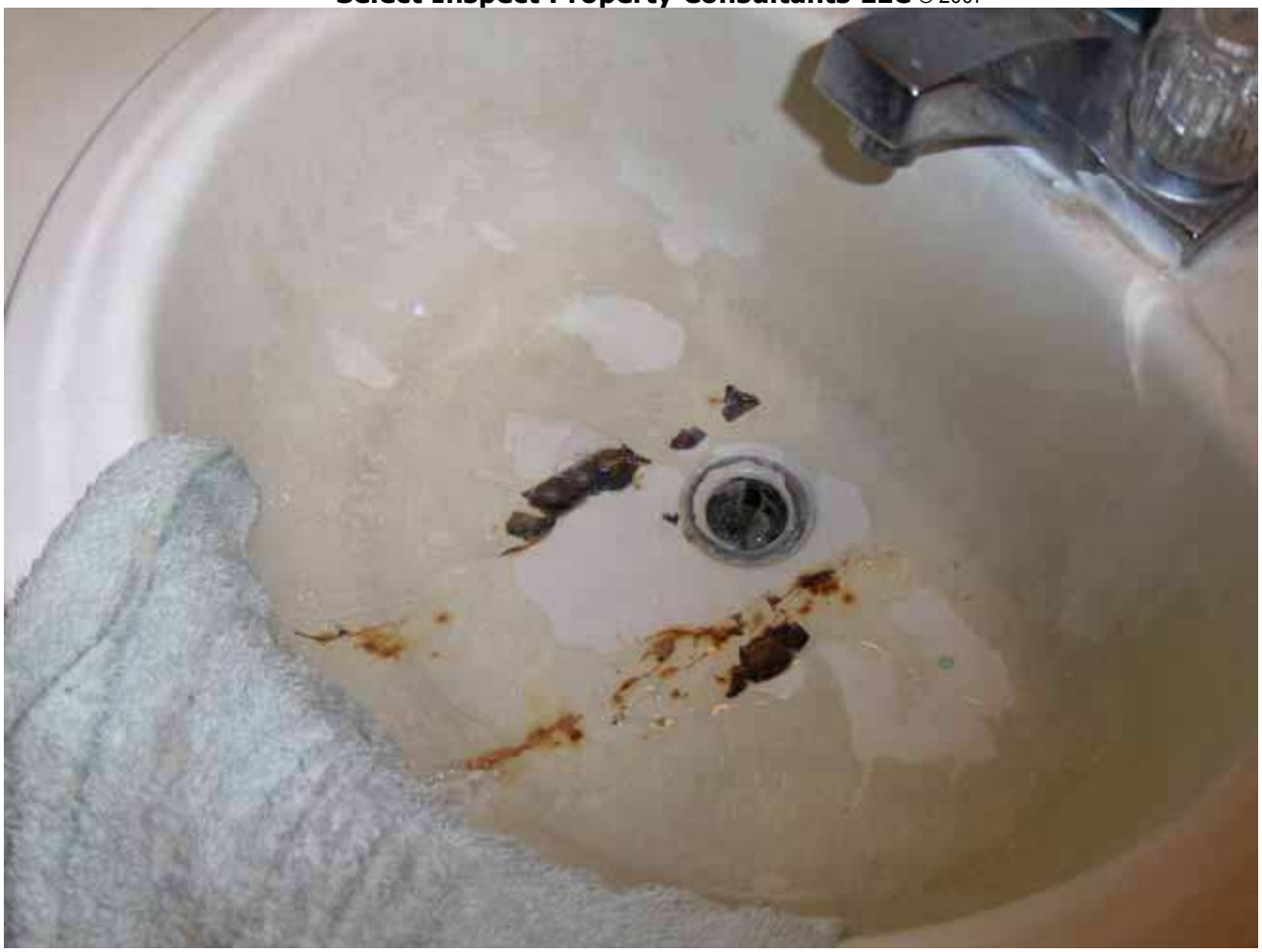
moisture intrusion unit 204

moisture intrusion unit 206

moisture intrusion unit 106

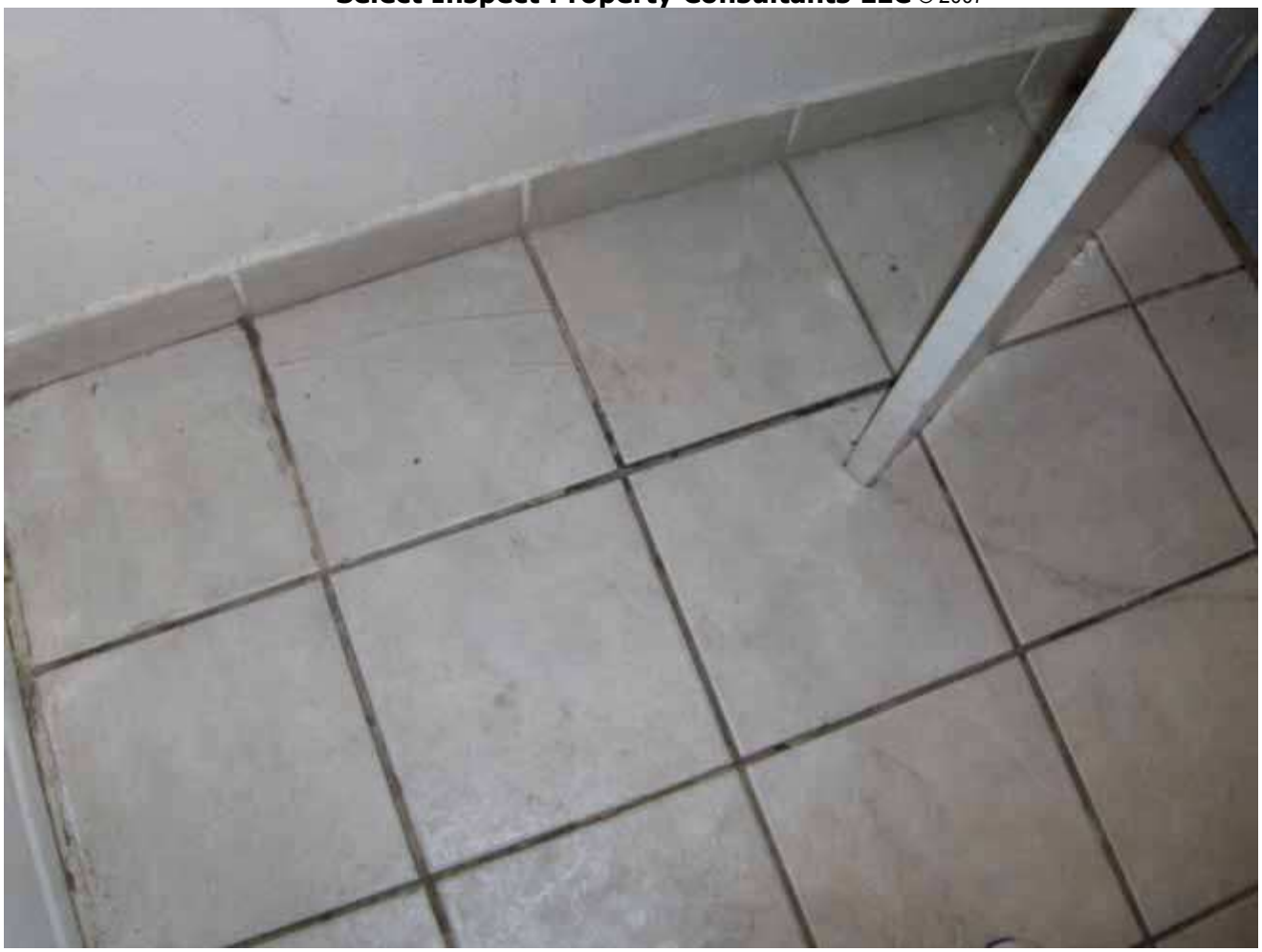


amiss / deficient water heater electrical connection



chipped sink unit 208

moisture intrusion unit 208



damaged bathroom floor- upheaval causing door to stick- unit 101

moisture intrusion / fungus and wall damage at unit 101 bathroom

leak below kitchen sink- unit 105

moisture intrusion unit 105

damaged oven- unit 103

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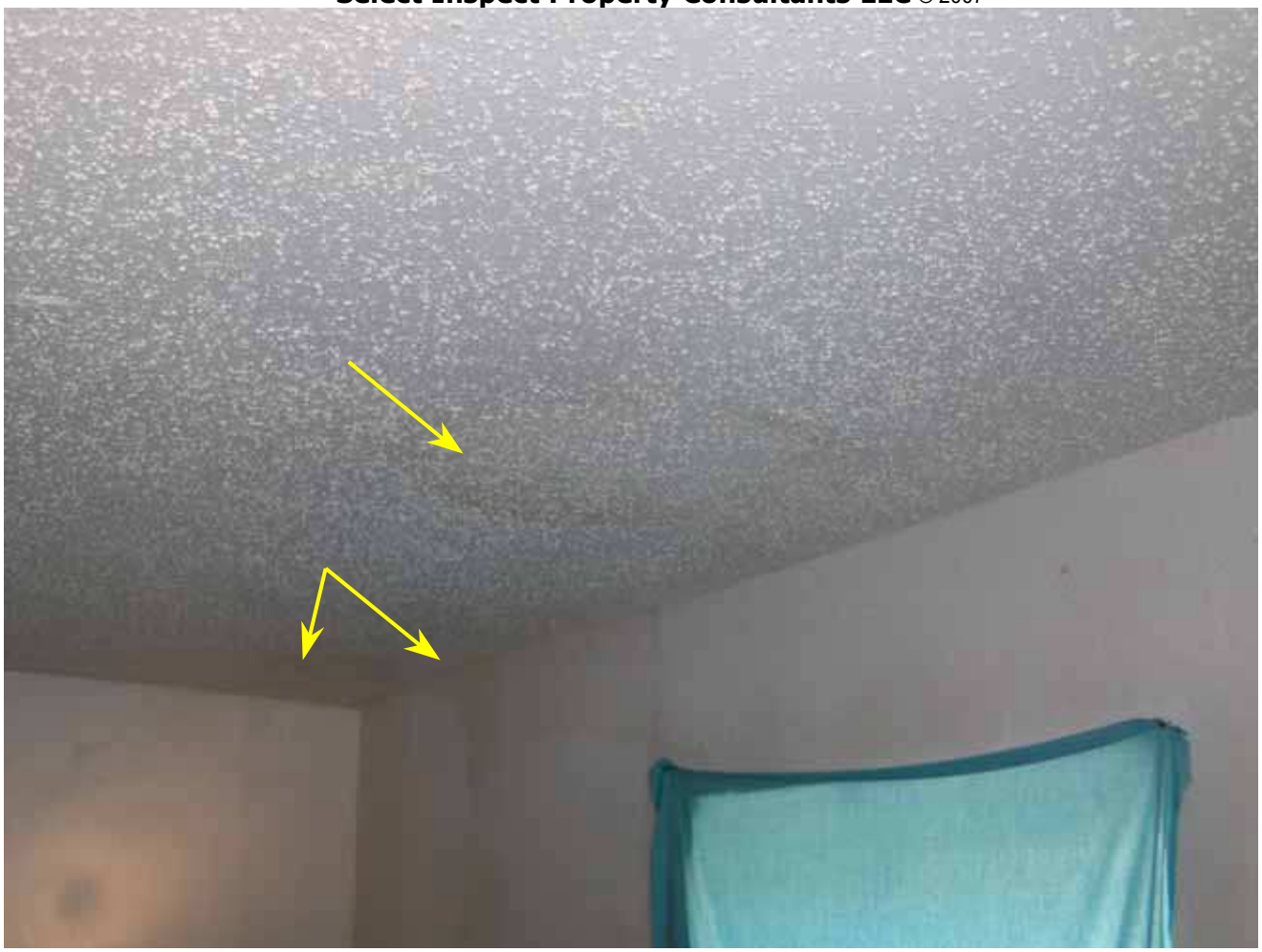
animal damage- unit 103

animal damage- unit 103

animal damage- unit 103



moisture intrusion- unit 103

moisture intrusion at window; animal damage- unit 103

worn veneer; loosely secured trim- example

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pulling / loosely secured trim- example

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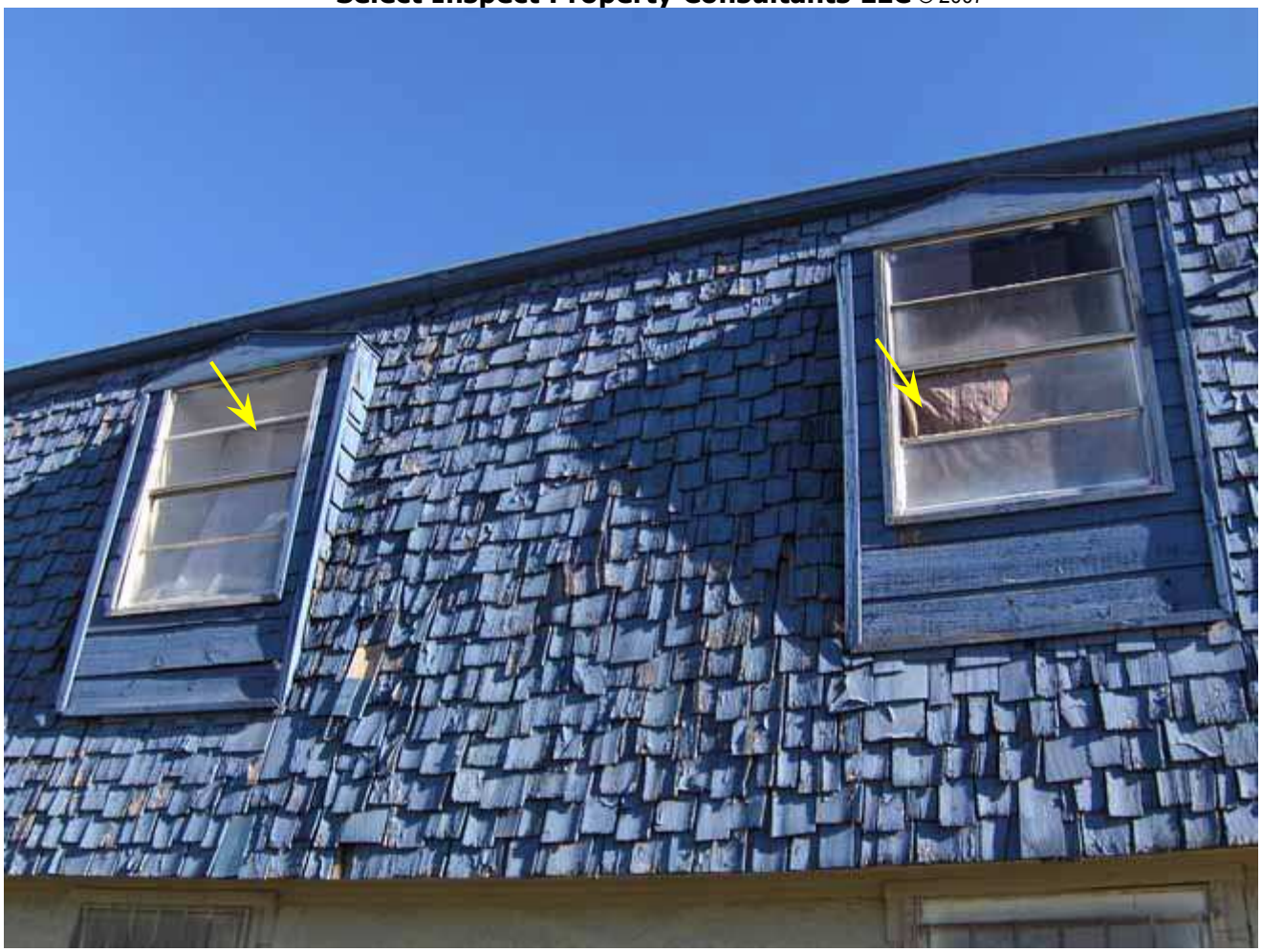
failing stucco; missing shingles, openings- example southwest

deficient veneer- example west



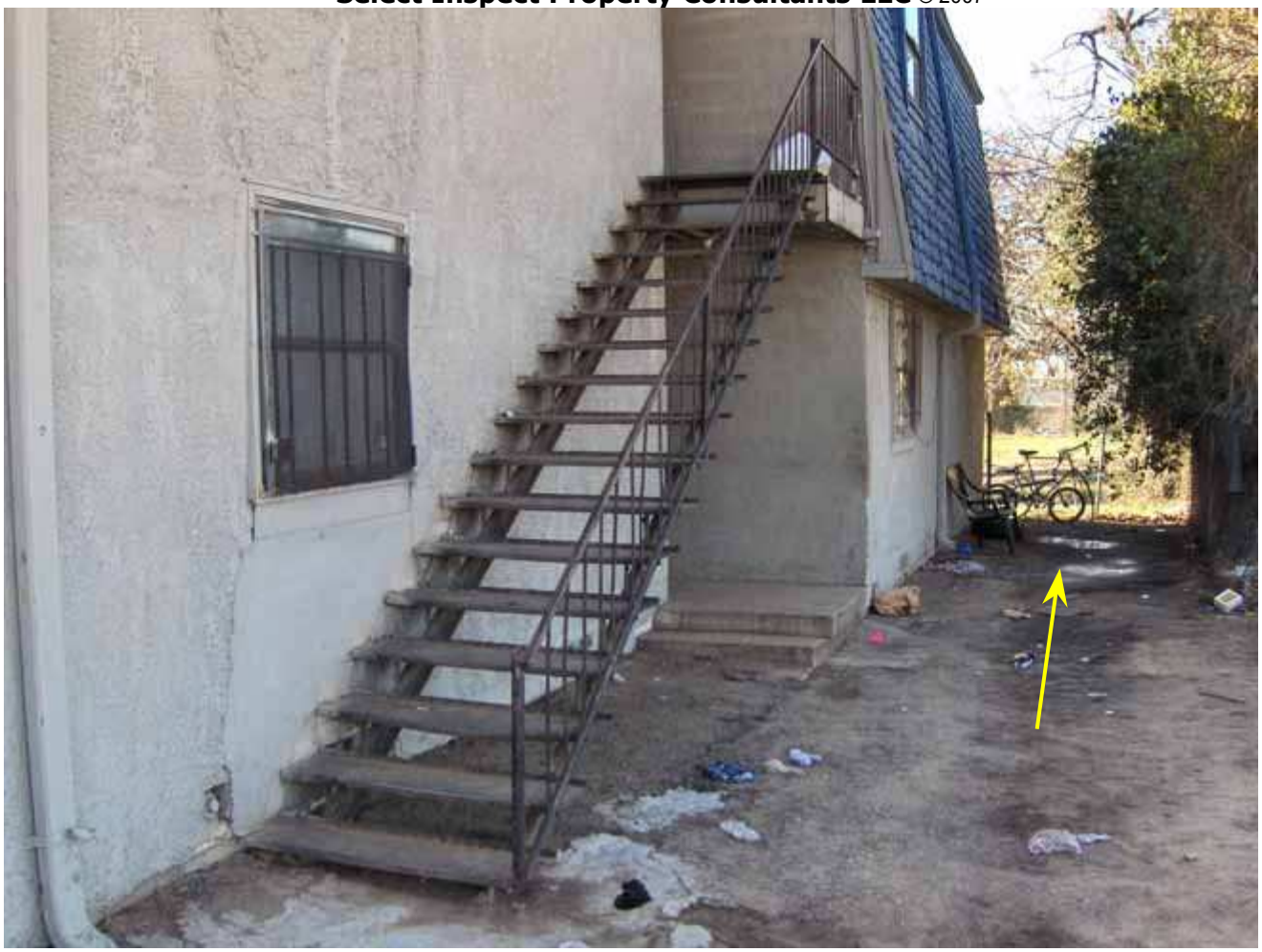
broken windows- west

amiss / deficient window bay with significant opening in exterior wall- west

high soil and deficient gutter-downspout – example west

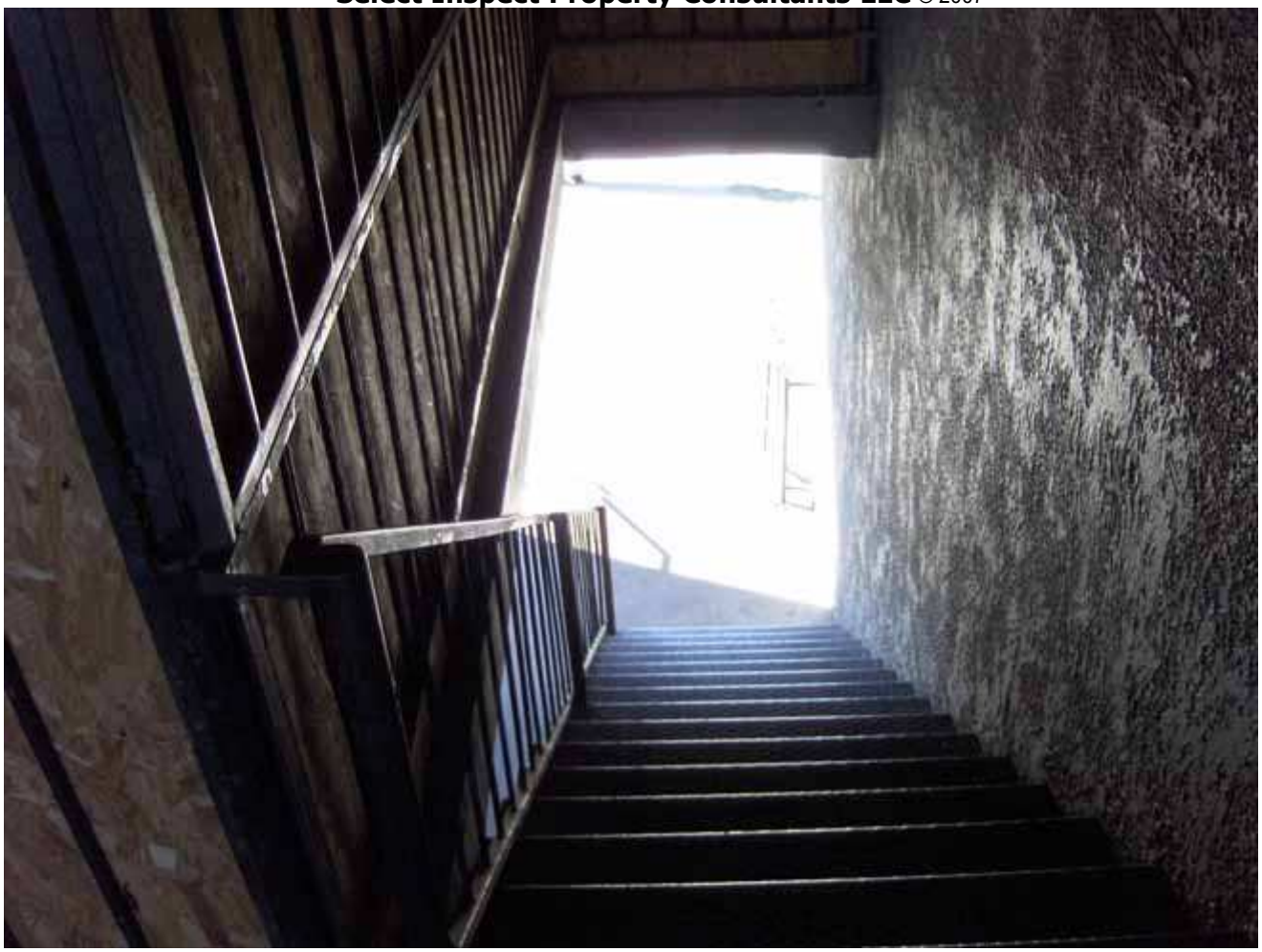
damaged wall adjacent electrical service area

graffiti example at east



Typical stairway- north;

pooling water/ poor drainage at northwest



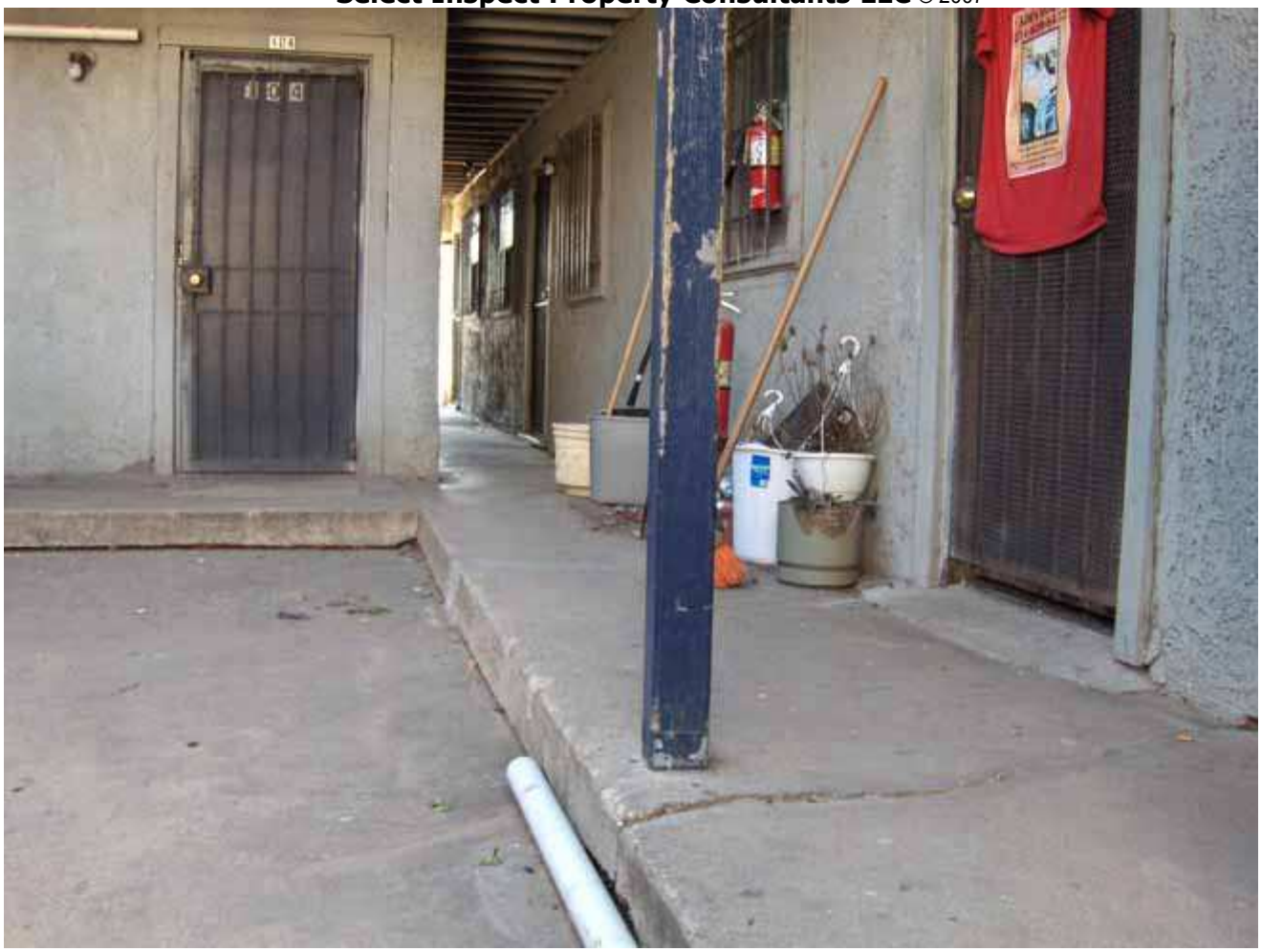
stairway- central

deficient plumbing drain/cleanout & sewage discharge- northwest

rot at north stair support framing

amiss / deficient electrical at laundry room water heater

common area



sloping walkway in common area may pose a trip hazard

rot at balcony framing- southwest common area

common area and observed balconies

moisture intrusion at eave- southern central balcony

north side of structure; pooling water.

amiss / deficient roof drainage- example northeast

amiss / deficient roof drainage- example west-southwest

example air-conditioner condensers

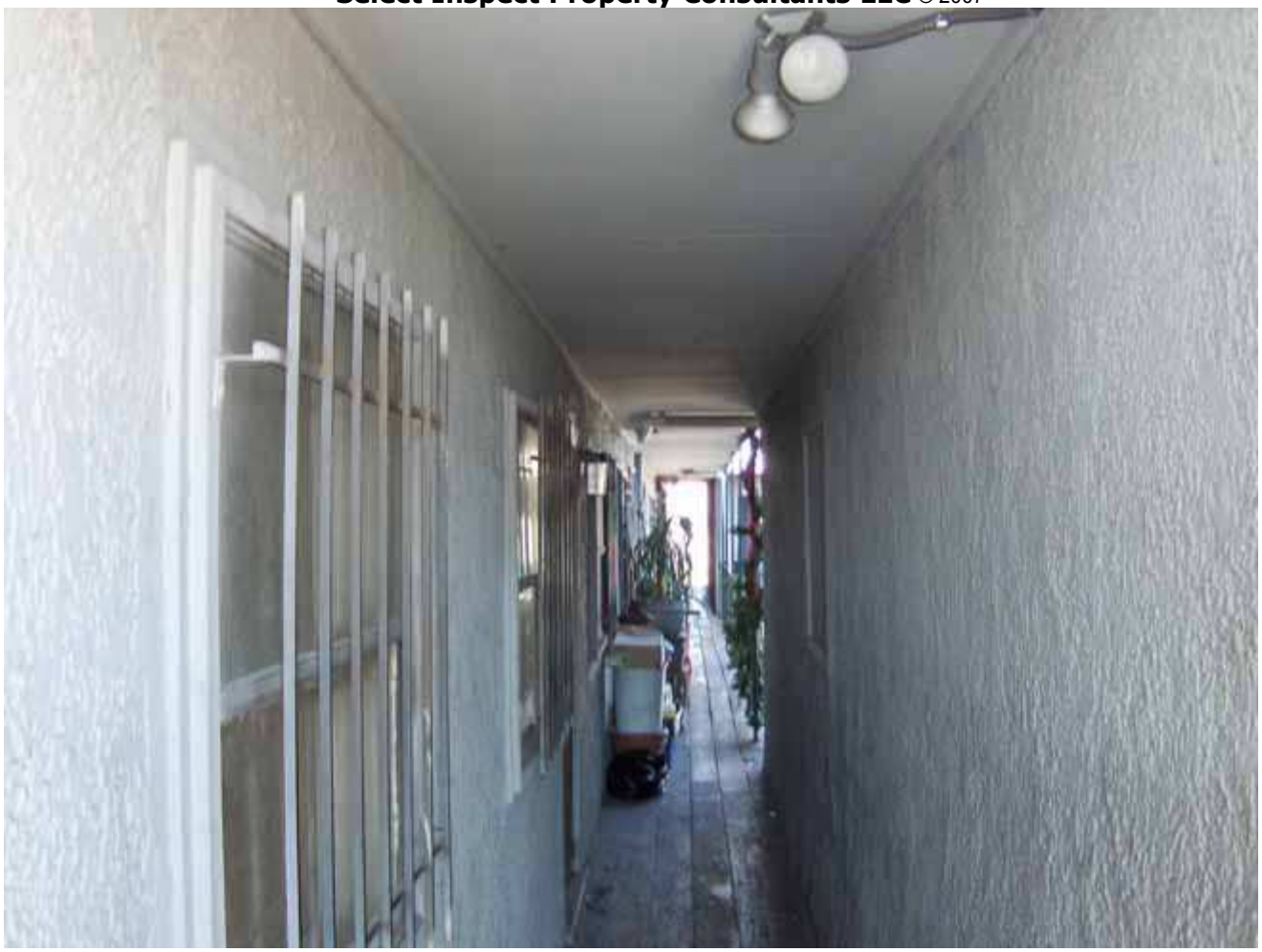
amiss / deficient roof drainage- example east-southeast

blistering roof material

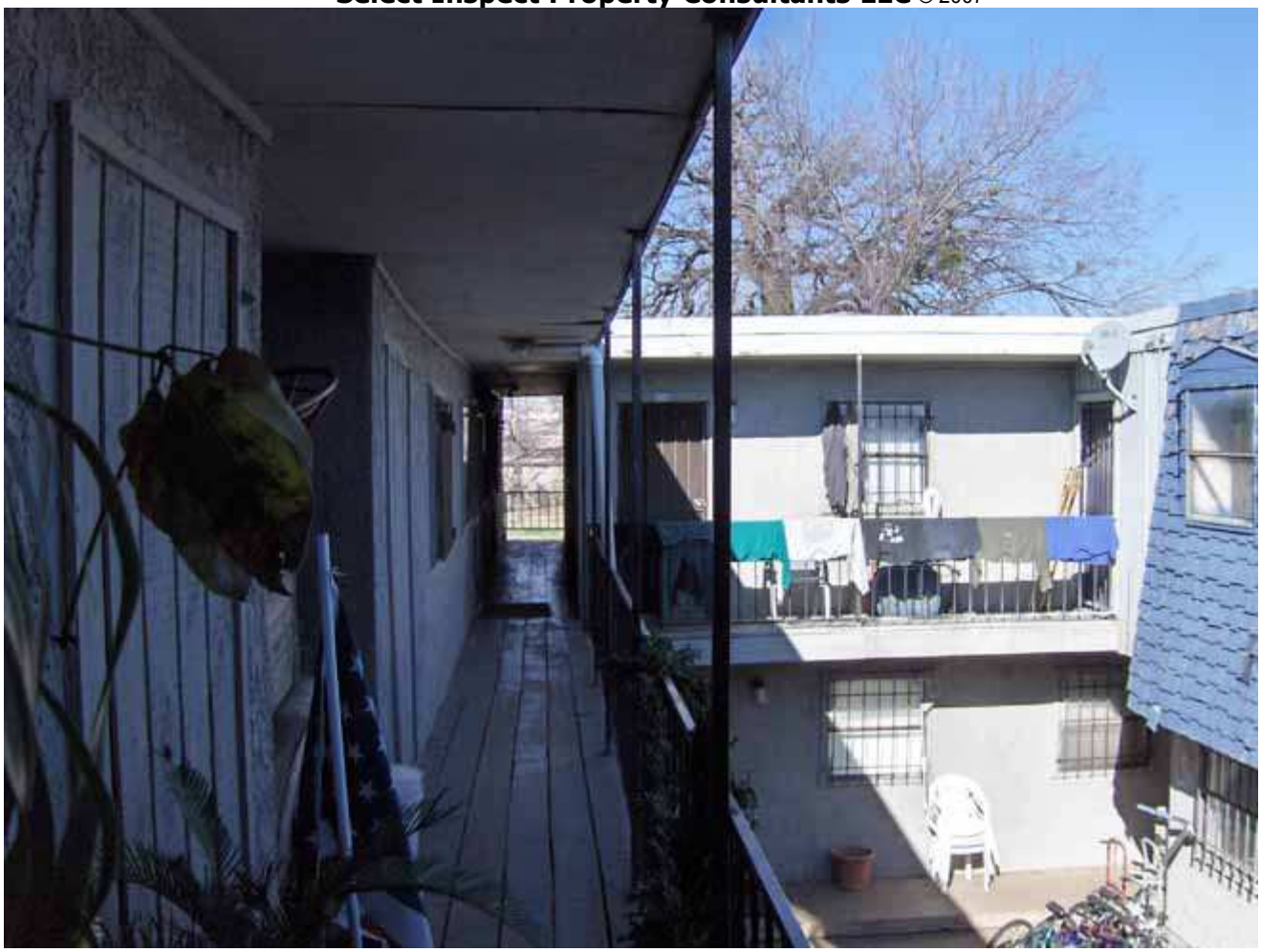
roof material cracking and blistered & exposed fiber mat.

roof material cracked and worn

damage exterior light shade- south



Typical balcony hall



Typical balcony hall and common

close view of aged / deficient shingle veneer and openings.

Typical bathroom

Typical electrical panel

Typical electrical panel interior unit 103; cover should be secured when apartment is turned over.

Typical water heater in interior closet

Typical air-conditioner condensers

Right unit not elevated. Prone to premature corrosion.

Left unit has hail evidence (speckling)