Select Inspect
Property Consultants, llc
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214-770-6954
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PROPERTY CONDITION INSPECTION

Street Address:	3808 xxxx			Tracker #:	55-2818
City:	Euless (Fort Worth)	State:	TX	Zip:	76040

Inspected by:	Bruce W. Carr	Inspector's Phone #:	972-678-1014

Inspection Date:	01-18-2006	Report Date:	01-19-2006

Property Contact:	xxxx	Function:	Property Manager

PROPERTY DESCRIPTION

Property Type:	Multifamily	# of Bldgs:	26	# of Units:	382	Year Built:	1983

ASTM E2018-01 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process

1. Scope

1.1 ***Purpose***—The purpose of this guide is to define good commercial and customary practice in the United States of America for conducting a baseline *property condition assessment* (PCA) of the improvements located on a parcel of commercial real estate by performing a walk-through survey and conducting research as outlined within this guide.

1.1.1 ***Physical Deficiencies***—In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term *physical deficiencies* means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.

1.1.2 ***Walk-Through Survey***—This guide outlines procedures for conducting a walk-through survey to identify the subject property's material physical deficiencies, and recommends various systems, components, and equipment that should be observed by the field observer and reported in the *property condition report* (PCR).

1.1.3 ***Document Reviews and Interviews***—The scope of this guide includes document reviews, research, and interviews to augment the walk-through survey so as to assist the consultant's understanding of the subject property and identification of physical deficiencies.

1.1.4 ***Property Condition Report***—The work product resulting from completing a PCA in accordance with this guide is a PCR. The PCR incorporates the information obtained during the Walk-Through Survey, the Document Review and Interviews sections of this guide, and includes opinions of probable costs for suggested remedies of the physical deficiencies identified.

1.2 ***Objectives***—Objectives in the development of this guide are: *(1)* define good commercial and customary practice for the PCA of primary commercial real estate improvements; *(2)* facilitate consistent and pertinent content in PCRs; *(3)* develop practical and reasonable recommendations and expectations for site observations, document reviews and research associated with conducting PCAs and preparing PCRs; *(4)* establish reasonable expectations for PCRs; *(5)* assist in developing an industry baseline standard of care for appropriate observations and research; and *(6)* recommend protocols for consultants for communicating observations, opinions, and recommendations in a manner meaningful to the user.

1.3 ***Considerations Beyond Scope***—The use of this guide is strictly limited to the scope set forth in this section. Section and of this guide identify, for informational purposes, certain physical conditions that may exist on the subject property, and certain activities or procedures (not an all inclusive list) that are beyond the scope of this guide but may warrant consideration by parties to a commercial real estate transaction.

1.4 ***Organization of This Guide***—This guide consists of several sections, an Annex and two Appendixes. Section 1 is the Scope. Section 2 on Terminology contains definitions of terms both unique to this guide and not unique to this guide, and acronyms. Section 3 sets out the Significance and Use of this guide, and Section 4 describes the User's Responsibilities. Sections 5 through 10 provide guidelines for the main body of the PCA, including the scope of the Walk-Through Survey, preparation of the Opinions of Probable Costs to Remedy Physical Deficiencies, and preparation of the PCR. Section 11 provides additional information regarding out of scope considerations (see 1.3). Annex A1 provides requirements relating to specific asset types, and where applicable, such requirements are to be considered as if integral to this guide. Appendix X1 provides the user with additional PCA scope considerations, whereby a user may increase this guide's baseline scope of due diligence to be exercised by the consultant. Appendix X2 outlines the ADA Accessibility Survey.

1.5 ***Multiple Buildings***—Should the subject property consist of multiple buildings, it is the intent of this guide that only a single PCR be produced by the consultant to report on all of the buildings on the subject property.

1.6 ***Safety Concerns***—This guide does not purport to address all of the safety concerns, if any, associated with the walk-through survey. It is the responsibility of the consultant using this guide to establish appropriate safety and health practices when conducting a PCA.

Limitations, Exclusions, & Legal
As indicated in our proposal, the property condition assessment-PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The assessment is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but we can arrange the service of specialists for a revised fee.

Termite & Pest Assessment
Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility. Select Inspect is licensed by the Texas Structural Pest Control Board (CA#43624T) for inspection of wood destroying insects. Let us know if you require a Wood destroying insect report with your PCA/PCR

Code Compliance Assessment
Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

Seismic Vulnerability Assessment
Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at www.fema.org but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Hurricane Vulnerability Assessment
Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at www.fema.org but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

Environmental Assessment
There are different types or levels of environmental inspections. Phase One Site Inspections are the most common, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminates that have been described by the Environmental Protection Agency. You can learn more about these on the web at www.epa.gov .
This Inspection has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the Inspection Company.

Americans with Disabilities Act Assessment
The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

Fire Suppression Assessment
Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public, and require an evaluation by specialists

Tele-communications Assessment
Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

Elevator Assessment
Whereas we attempt to provide relevant information regarding the age, type, and capacity of elevators, we recommend that they be evaluated by the current service contractor, who is likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment Assessment
We will describe the overall condition of recreational equipment. However, we may not have the knowledge of a specialist and cannot apprise you as to its relative value, etc.

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 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.

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

OVERALL PROPERTY CONDITION									
	Excellent	X	Good		Average		Fair		Poor

EXTERIOR PROPERTY CONDITION							
	Excellent	Good	Average	Fair	Poor	Def Maint.	N/A
Roof			X			X	
Walls			X			X	
Windows			X			X	
Decking			X				
Stairways		X				X	
Walkways		X				X	
Rails		X				X	
Fire Escape		X					
Carports							X
Garages							X
Open Parking		X					
Driveways		X					

Landscaping			**X**				
Pool		**X**				**X**	
Graffiti Observed		Yes	**X**	No			
Deferred Maint.	**X**	Yes		No			
Health & Safety	**X**	Yes		No			

Exterior Comments (describe all deferred maintenance and health & safety issues):

- Bldg 17- stucco at the southeast is bulged and amiss / deficient (9/2)
- Bldg 3- shingle tab is amiss / deficient at the roof (5/2)
- Bldg 3- window is damaged (6/1)
- Bldg 2- southwest roof exposure is somewhat "wavy" this building was not entered (5/1)
- Bldg 25- metal stair tread supports are corroded – **H&S** maintenance personnel were onsite tending to this (17/1)
- Bldg 22- ½" mortar/brick crack was noted at the eastern area near unit 2206 (10/1)
- Bldg 16- high soil and rot/moisture damage were noted at the porch/balcony surround of unit 1603 (9/1)
- Bldg 16- rot/moisture damage noted at lower patio surround – unit 1603 (8/2)
- Bldg 15- rot/moisture damage noted at the northeast upstairs window trim (8/1)
- Bldg 14- gutter-downspout is disconnected at the upper section (7/2)

INTERIOR PROPERTY CONDITION							
	Excellent	Good	Average	Fair	Poor	Def Maint.	N/A
Walls				**X**		**X**	
Flooring				**X**		**X**	
Ceilings				**X**		**X**	
Cabinets		**X**					
Heating		**X**					
Air Conditioning			**X**			**X**	
Plumbing		**X**					
Electrical			**X**			**X**	
Elevators							**X**
Office		**X**					
Lobby		**X**					
Recreation Rm.		**X**					
Basement							**X**
Boiler Room			**X**			**X**	
Other			**X**				
Deferred Maint.	**X**	Yes		No			
Health & Safety	**X**	Yes		No			

Select Inspect™ Residential & Commercial Property Inspection

Interior Comments (For each unit inspected, note the unit number and state whether its condition is OK or note the problems, deferred maintenance or health & safety issues observed):

30 units were entered for inspection; units with no issues include: 2317, 2417, 2510, 1707, 1709, 1606, 1201, 1216, 1110, 1112, 804, 702, 401, 2207, 1107, 1710

- Units & noted deficiencies:
- 308- damaged handle at balcony door (17/2); fungus at balcony closet **H&S** (18/1)
- 507- fungus noted at the bedroom closet (18/2)- **H&S**
- 902- bathroom GFCI amiss / deficient; remains powered when tripped -**H&S**
- 1215- fungus noted at the bedroom closet (19/1)- **H&S**
- 1406- bathroom GFCI amiss / deficient **H&S**
- 1501- fungus noted at western bathroom and western hall (19/2)- **H&S**
- 1801- entry door is damaged (20/2)
- 2201- leakage history and corrosion noted at air-conditioner unit over bathroom shower (21/1)
- 2208- fungus noted at the ceiling left of the fireplace and at the above bedroom window (21/2) **H&S**
- 2309- balcony closet door is damaged (22/1)& electrical outlet cover is damaged (22/2) **H&S**
- 2331- patio door is unsquare and would not close (23/1) (appears foundation related **H&S** (intrusion concern)
- 2606- balcony door glass is damaged (23/2) **H&S** (intrusion concern)
- 2701- fungus noted at utility room & at the air-conditioner area above shower in the bathroom (24/2) **H&S**
- GFCI protection was not present/discovered in kitchens. **H&S**
- GFCI protection was present and operable in entered unit bathrooms (other than 902 & 1406 as noted above)

Additional Comments:

Swimming Pool: (30/1) (30/2)

- electrical controls did not have appropriate covers; the area was not locked to prevent unauthorized access (should be locked so children cannot enter pool equipment area) (13/1) **H&S**
- pump or piping leakage was noted (14/1)
- channel drain has debris and vegetation growing within and is likely congested/will not drain adequately (15/1)
- moderate sized crack was noted at the northwestern deck some coping caulk is separated - recommend sealing before spring/summer (14/2)
- a drain cover at the western deck area is damaged- poses a cut injury hazard to barefoot tenants/guests (15/2)

Sport court (31/1)

- A ½ size basketball/volleyball court was present near the office.
- Generally in average condition. Some cracks in the play surface should be sealed. (31/2)

Other:

- General maintenance needed at multiple buildings includes caulking/painting window, beam, and trim areas; replacement/repair of rotten woods, stair maintenance and routine upkeep. (6/2)
- Typical foundation settlement was noted at multiple buildings. Some buildings have history of foundation repair (piers/pilings) (7/1) (10/2) (12/2)
- Bldg 25 laundry has recent leakage repair ((25/2)
- Bldg 25 mechanical room has fungus on wall/ceiling (11/2) (12/1)
- Hand/guard rail is amiss / deficient in front of Bldg 15 (16/1) (16/2)

There are approximately 780 parking spaces (29/1) (29/2)

Digital Photographs- Supplementary to the Inspection

Photographs within this document are of some components and or conditions that may have been noted as “deficient”. 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

Comments: elevation example 1

Property Inspection

Comments: elevation example 2

Comments: elevation example 3

Residential & Commercial
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Comments: clubhouse

Comments: Bldg 2 wavy rafter/roofline

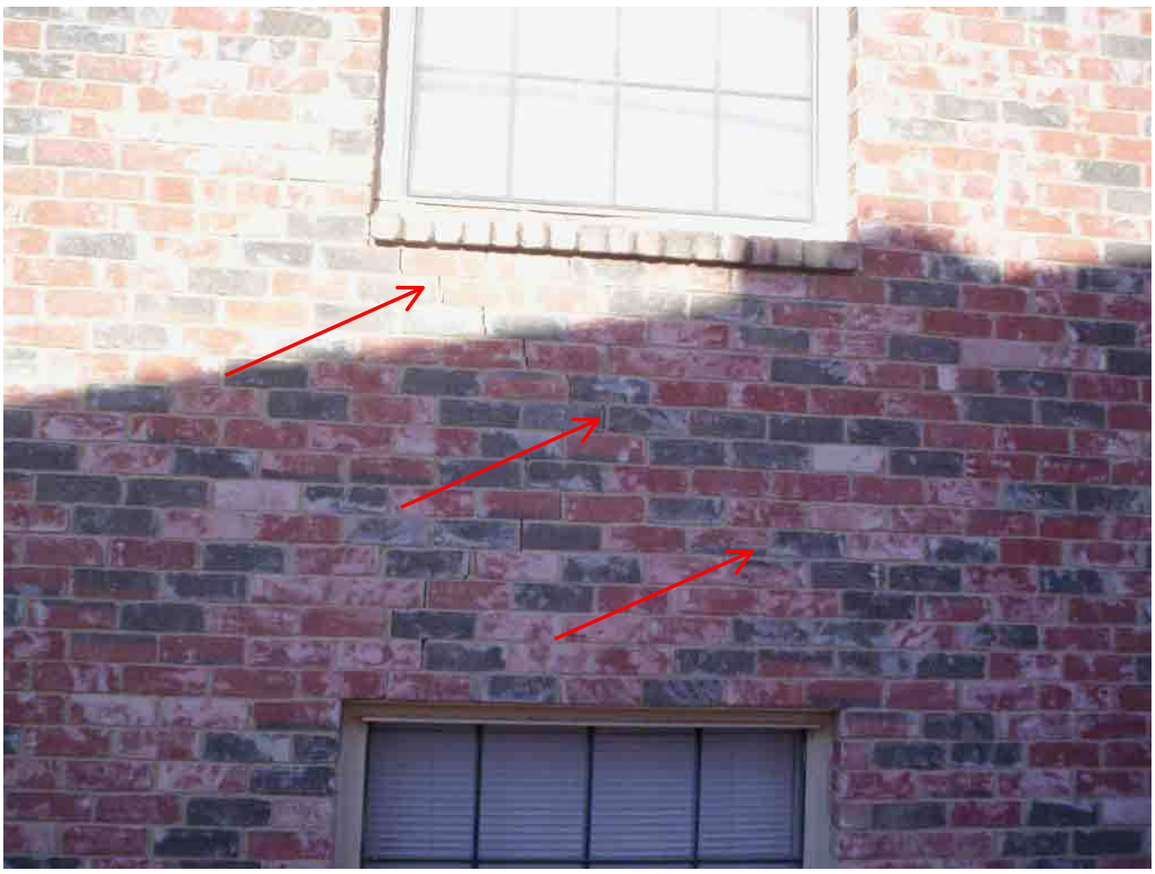
Property Inspection

Comments: Bldg 3 amiss shingle tab at roof

Comments: Bldg 3 damaged window

Residential & Commercial
Property Inspection

Comments: Bldg 9 example of rot/moisture damage, caulk/paint maintenance needs



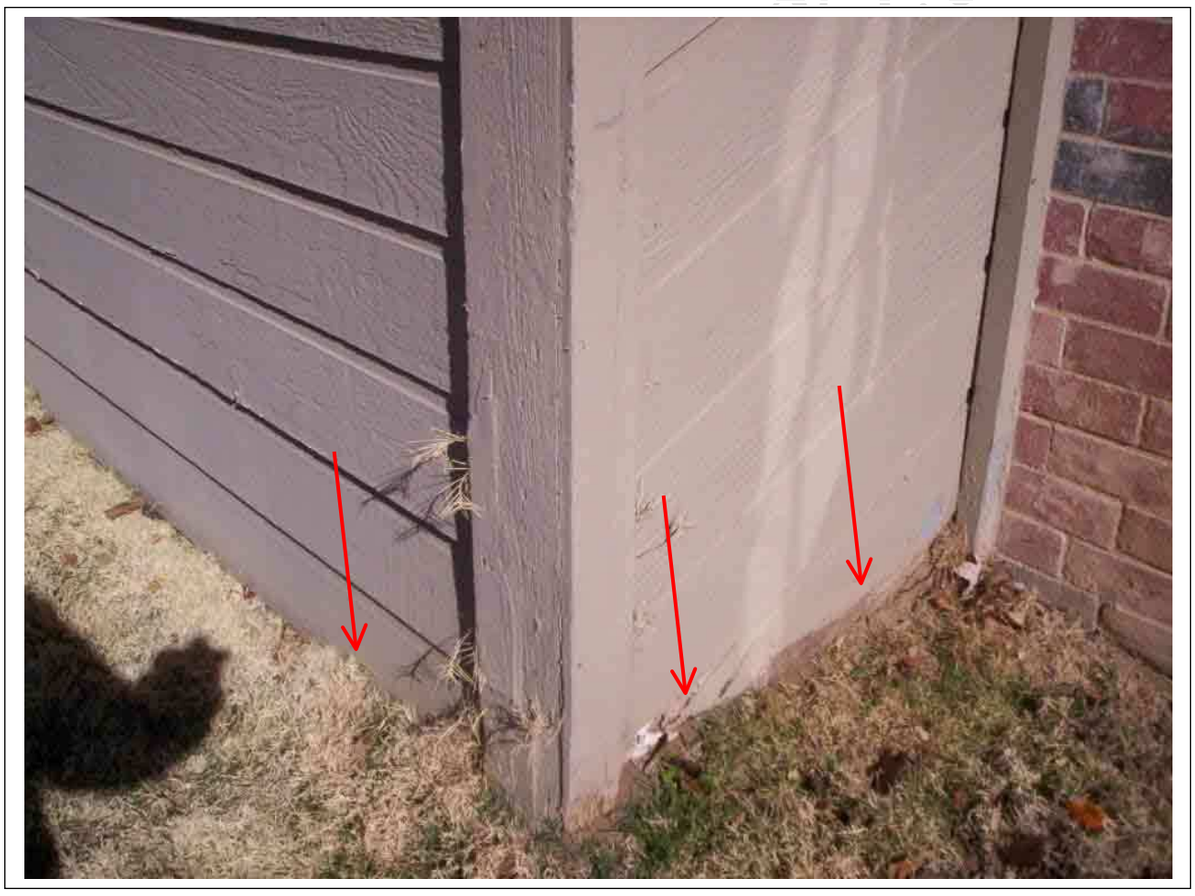
Comments: Bldg 13 step crack- example of foundation settlement

Residential & Commercial
Property Inspection

Comments: Bldg 14 disconnected gutter-downspout

Comments: Bldg 15 rot/moisture damage at window area

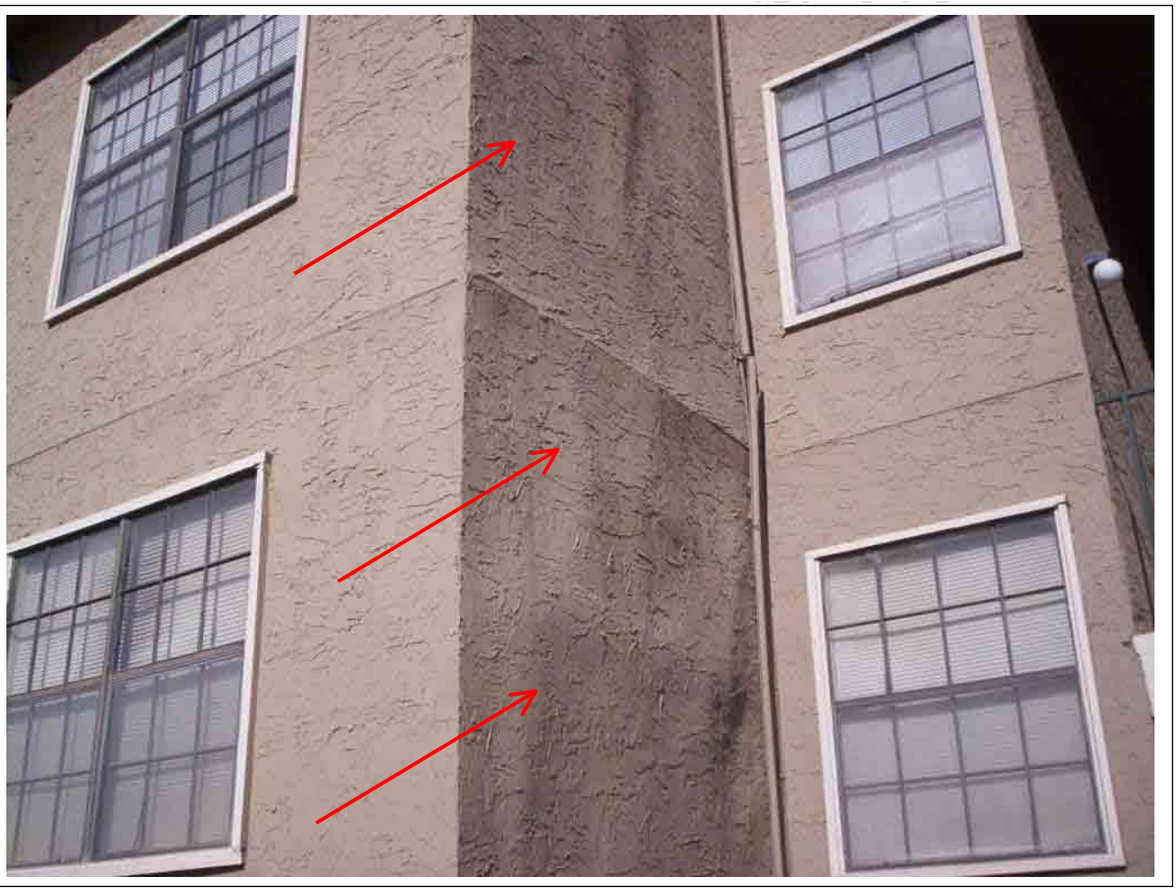
Residential & Commercial
Property Inspection



Comments: Bldg 16 unit 1603 rot/moisture damage at lower patio surround & contributing high soil

Comments: Bldg 16 unit 1606 rot/moisture damage at front porch area

Residential & Commercial
Property Inspection



Comments: Bldg 17 amiss / deficient stucco- potential moisture intrusion damage at substrate

Comments: Bldg 22 settlement cracks

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Property Inspection

Comments: Bldg 22 unit 2206 approximately ½" crack(s) at upper wall

Comments: Bldg 22 air-conditioner condensers were of mixed ages- most Appeared generally serviceable at the time of inspection.

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Property Inspection

Comments: Bldg 25 mechanical room fungus present at walls- example

Comments: Bldg 25 mechanical room – leakage at boiler piping

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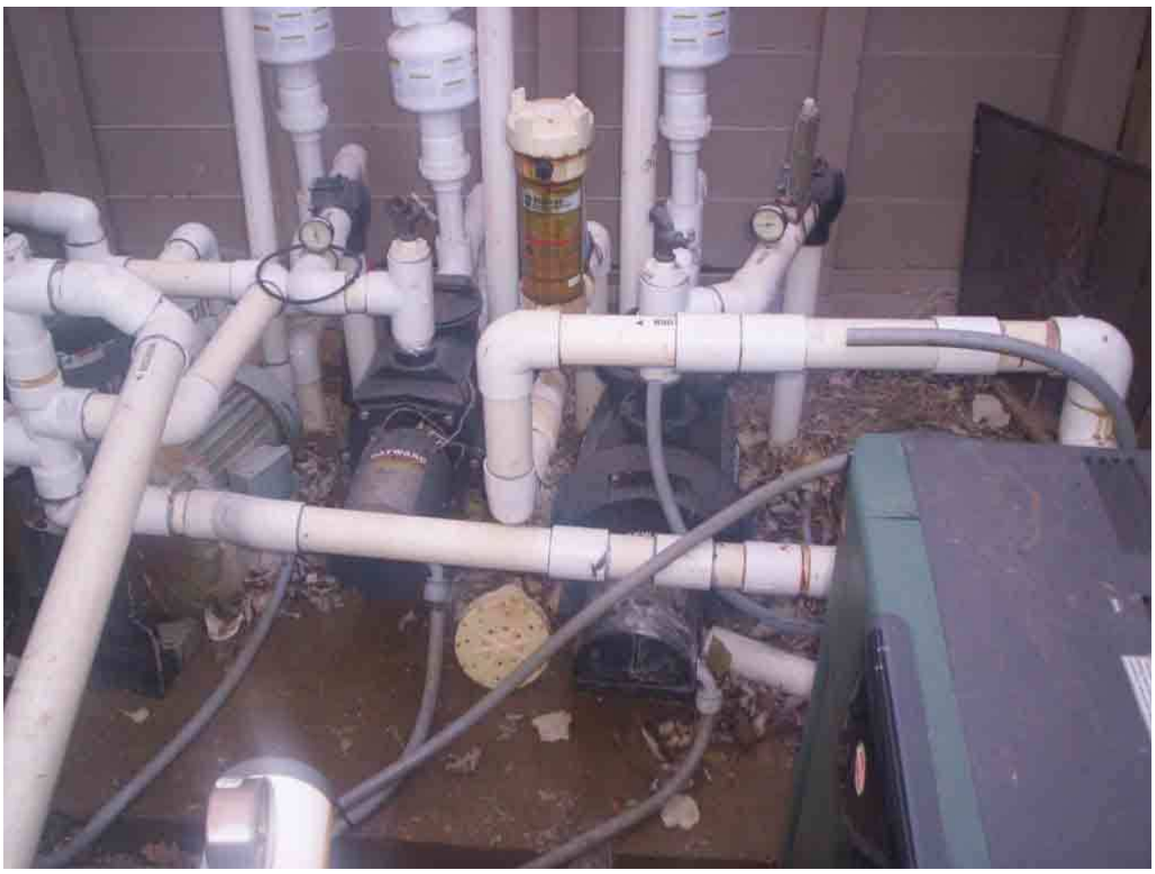
Property Inspection

Comments: example of foundation repair (variant shading at concrete)

Comments: amiss / deficient pool electrical control panels

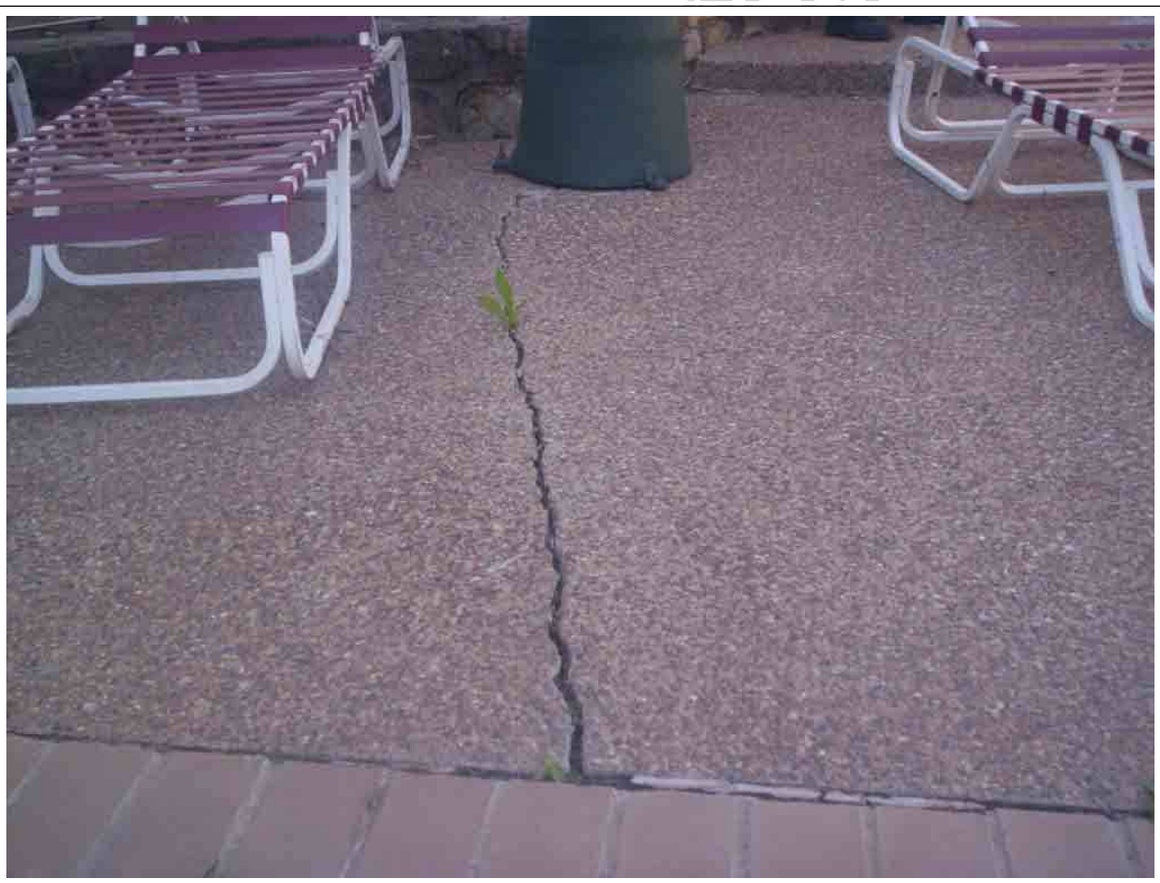
Residential & Commercial
Property Inspection

Comments: there were three filter systems for the pool(s)



Comments: moisture below pool pumps indicates leakage condition(s)

Property Inspection

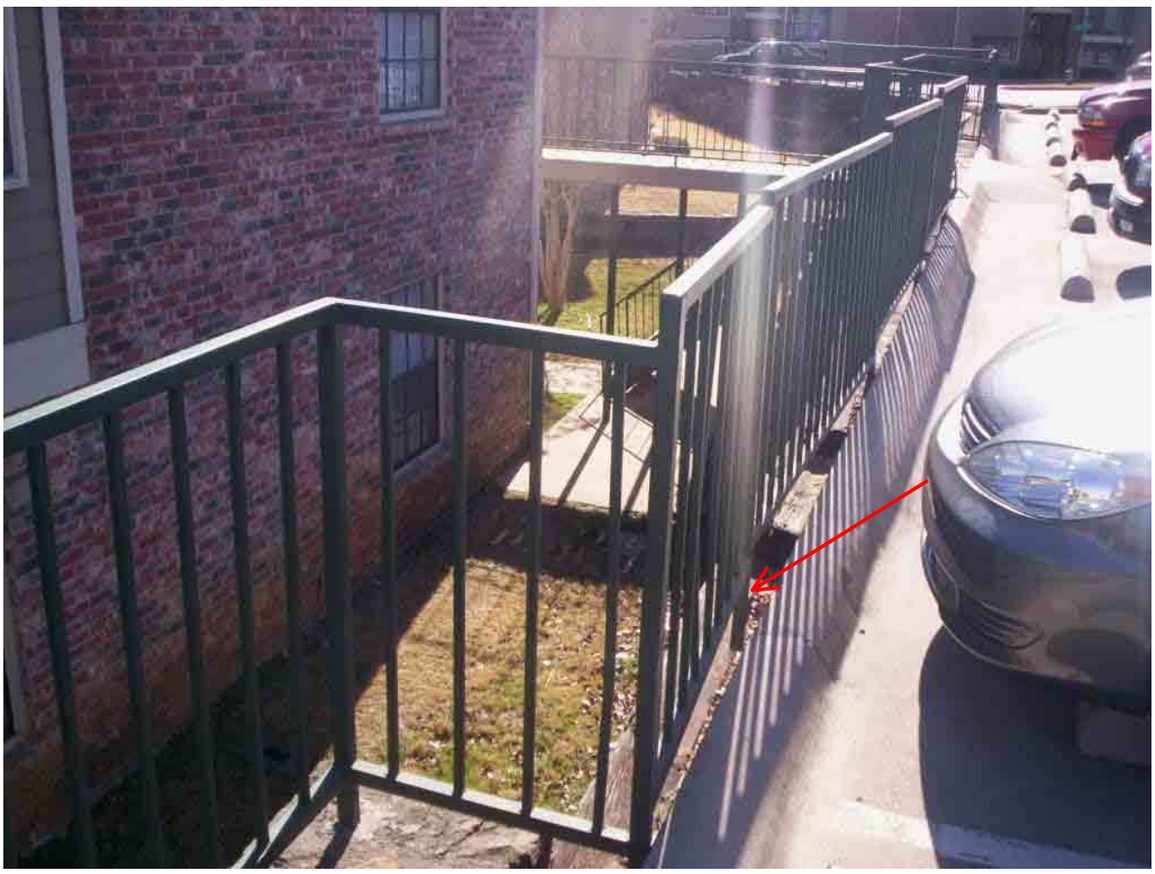


Comments: cracked decking at pool area

Comments: congested channel drain at north end of pool

Property Inspection

Comments: damaged drain cover at west side of pool



Comments: amiss / deficient railing location – approximate 10 foot or greater drop off to the grade below

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Comments: amiss / deficient railing- closer view- amiss support connection

Comments: Bldg 25 corrosion at metal stair supports

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Property Inspection

Comments: unit 308 damaged patio door handle

Comments: unit 308 moisture intrusion at balcony closet

Property Inspection

Comments: unit 507 moisture intrusion evidence

Comments: unit 1215 moisture intrusion evidence

Property Inspection

Comments: unit 1501 moisture intrusion evidence

Comments: unit 1501 moisture intrusion evidence

Property Inspection

Comments: unit 1801 damaged entry door

Comments: unit 2201 air-conditioner leakage evidence and corrosion

Property Inspection

Comments: unit 2208 moisture intrusion evidence

Comments: unit 2309 moisture damaged patio closet door

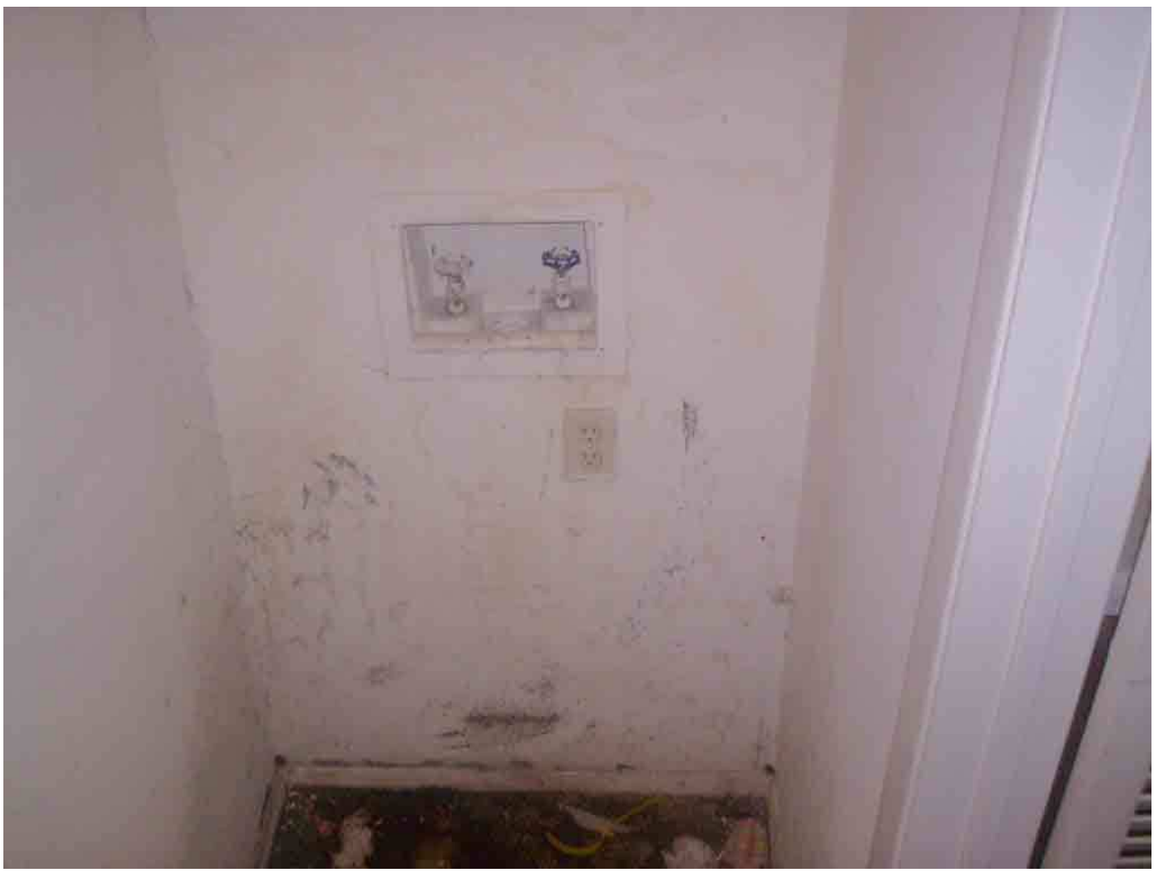
Property Inspection

Comments: unit 2309 amiss / deficient outlet cover- at refrigerator location

Comments: unit 2331 unsquare inoperable sliding door

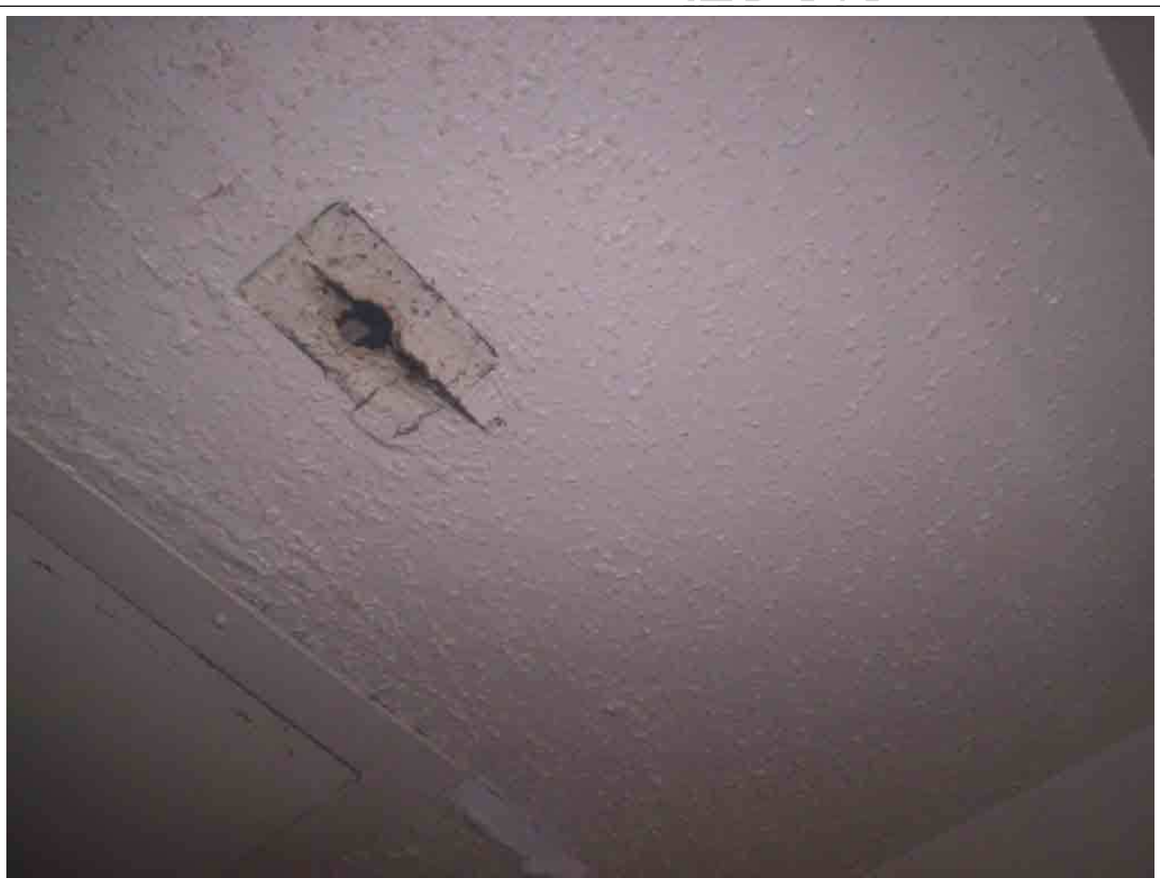
Property Inspection

Comments: unit 2606 damaged glass at balcony door

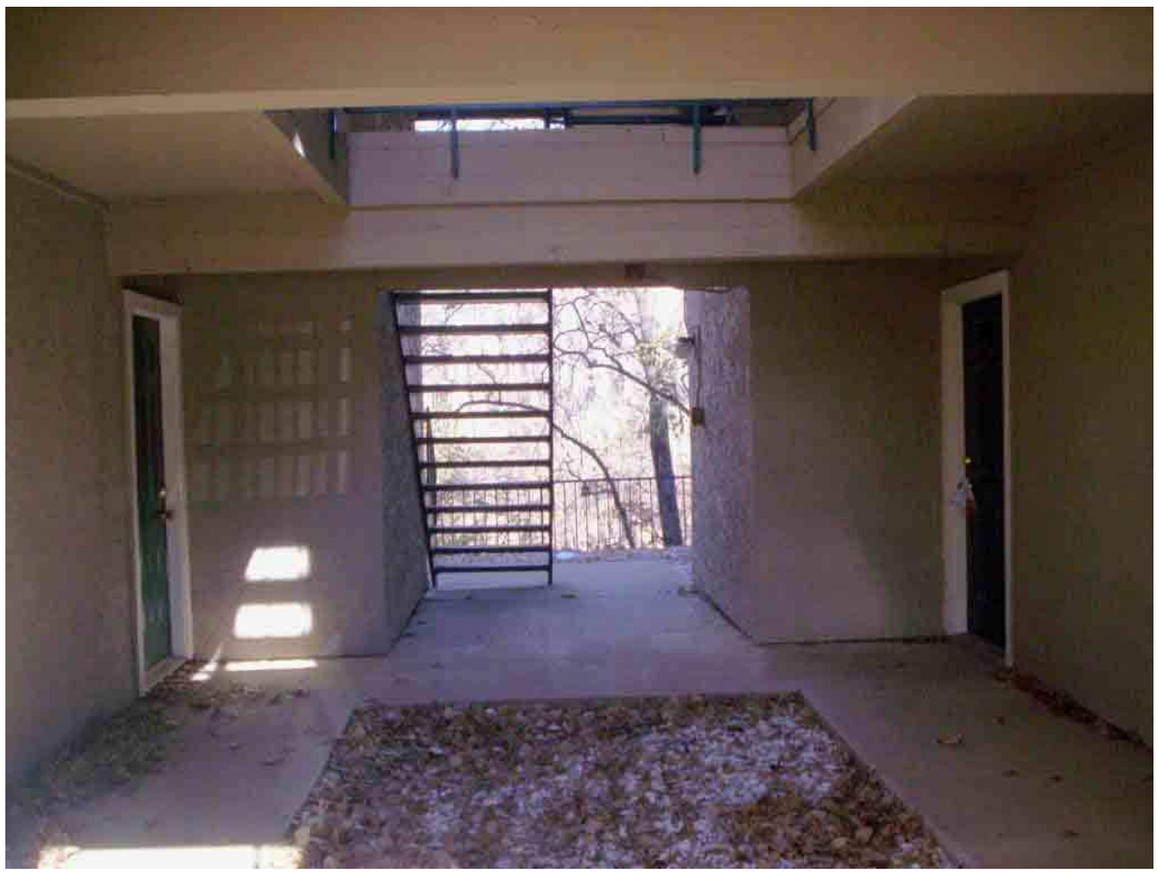


Comments: unit 2701 moisture intrusion evidence at utility room

Property Inspection



Comments: unit 2701 fungal evidence at air-conditioner primary condensate line termination



Comments: common stair area

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Comments: common exterior area

Comments: typical kitchen- style 1 example

Property Inspection

Comments: typical kitchen- style 2 example

Comments: typical bathroom

Property Inspection

Comments: typical laundry center exterior (1 of 3)

Comments: typical laundry center interior (1 of 3)

Property Inspection

Comments: laundry @ Bldg 25 recent repair history at plumbing connections- ongoing leakage not discovered

Comments: Parking view 1

Property Inspection

Comments: Parking view 2

Comments: pool view toward clubhouse

Property Inspection

Comments: pool view from clubhouse

Comments: Sport court

Residential & Commercial
Property Inspection

Comments: Cracking pavement at sport court