Select Inspect

Property Consultants, LLC

2001 Reston; McKinney, TX 75070
214-770-6954

PROPERTY CONDITION ASSESSMENT

Street Address:	Xxxx Dividend				
City:	Garland	State:	**TX**	Zip:	75042
Client:	xxxx	Phone:	469-xxxxxxx		

Inspected by:	Bruce W. Carr	Inspector's Phone #:	214-770-6954
Inspection Date:	07-29-07	Report Date:	07-29-07

Property Contact:	xxxx	Function:	Client Agent

Property Description: Light Industrial

No. of Bldgs:	single-divided	No. of Units present:	4	No. of units inspected	4		Est. Yr Built:	1971

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

DISCOVERIES

Exterior Comments	**Building or General Area discovered**	N/A
Foundation	Stress cracks noted at the foundation below the loading dock and general slab cracks discovered at interior locations. Exterior and interior veneer stress cracks discovered at various locations. Significant issues were not found or observed concerning the foundation at the time of inspection.	
Structural	Exterior and interior veneer stress cracks discovered at various locations. Northeast corner had more cracks visible than other locations, such appeared to be related to moisture seepage from the roof at this area. Covered entry porch at the right unit (3719) has visible differential movement from the primary structure. ceiling/roof of this feature has active leakage conditions and appeared to have compromised structural integrity and rot is suspected within the void between the ceiling and roof of this feature. If preventative maintenance is not performed failure may be imminent; such could possibly result in collapse of the porch ceiling and may pose injury risk to clients or employees.	
Flatwork & Drives	Serviceable condition; various cracks, low areas and small pot-holes were discovered	
Soil Grading/Drainage	Repair needs were not discovered at the time of inspection	
Roof Surfaces	Air pockets, blistering, exposed fiberglass mat was noted at low sloped / "flat" roof section(s) materials at various locations. The majority of the roof surface appeared serviceable. Recommend a roofing specialist examine and correct. Inadequate drainage conditions were discovered or indicated by pooling water at the northeast. This area is above the upstairs office/storage room location where the client reported prior leakage during a previous visit to the property. Recommend a roofing specialist examine and correct. Front porch roof of the right unit (3719) was soft, unsteady, and appeared unstable when walked upon. Leakage evidence was discovered, including openings at tar seams along the front flashing edge and amiss / deficient flashing. Vent cover was amiss / deficient at the central north (rear) area. Condition may allow moisture intrusion. Have the vent cap re-secured appropriately when other roof repairs are arranged.	
Gutter	Significant repair needs were not discovered at the time of inspection; appeared generally serviceable	
Flashing	Flashing was amiss / deficient at the front porch roof of unit 3719	
Exterior Walls	Appeared to be a brick-like veneer. Significant issues were not found or observed concerning this item at the time of inspection.	
Parapets		X
Eaves		X
Windows	Significant issues were not found or observed concerning this item at the time of inspection	
Balconies		X
Interior Comments	**Units inspected**: all; multiple locations obstructed by storage and machinery/equipment	N/A
Moisture intrusion	Discovered at the south wall of unit 3719 left, ceiling at the back room near the south door, upstairs at the left ceiling area of the right side office, and at the downstairs hall below the HVAC system.	
Fungus discovered	Discovered at all bathrooms, and at lower south wall of the breakroom, and at the central clean room on the north wall.	
Plumbing- Sink, Tub, Shower, etc.	Water was unavailable at all sinks and toilets except the back bathroom sink at 3719 left. This sink had excessive leakage below in the cabinet when operating the cold (right) side control.	
Cabinetry	Bathroom cabinets were mostly in disrepair; excess rot was discovered below the front bathroom left side at unit 3719	
Windows	Repair needs were not discovered at the time of inspection	
Flooring		X
Ceilings	Serviceable; refer to the moisture intrusion comments above on this page and related photos	
Walls	Except for the block wall between units 3717 and 3719 interior walls were non structural and non load bearing. Joist hangers were incorrectly fastened at the downstairs mechanical closet Hangars should be fit to the related framing; and <u>all</u> nail openings should be filled with appropriate fasteners.- fasteners were missing at joist connections.	
Wood destroying insect	Prior subterranean termite activity evidence discovered in the south wall and framing below the stairway. Active insects were not discovered.	
Stairway	Stair railing is unsteady. Repair is recommended.	

Other On-Site Facilities		N/A
Laundry Facilities		X
Maintenance/Storage	NOT INSPECTED	
Lobby / Office	Related information is contained in other sections of this report	

		Mechanical Systems- General							
Heating		**Cooling**		**Ducting**		**Water Heat**		**Gallons / location**	
	Electric	**X**	Electric		Inaccessible	**X**	Indiv. tanks	40	Closet 3719
X	Gas	**X**	Individ. condensers		Flexible		Electric		
	Boiler		Chiller(s)	**X**	Metal	**X**	Gas		
	4 pipe		4 pipe				Boilers		

	Mechanical Systems / HVAC	N/A
Heating equipment	The systems were visibly inspected, but were not operated. Heating systems were not operated, as the outdoor temperature was above 80 degrees. Operation of heat units when exterior temperature is above 80 degrees may damage components. The unit should be examined when other HVAC items are addressed. Returning to the property for inspection during cooler weather is not included in the price of the inspection. Devices were briefly observed; minor corrosion and age conditions discovered. appeared generally serviceable.	
Cooling equipment	Missing filters, plenums, blowers and evaporators were dirty and needing cleaning/general maintenance. Roof located condensers were somewhat aged, but appeared generally serviceable.	
Ducting equipment	Minor tears noted and slight air leakage at various duct joints. Immediate repair needs were not discovered.	

	Mechanical Systems / Water Heating system(s) & other Plumbing	N/A
Water Heating	Device had excess corrosion at the base of the unit and temperature-pressure-relief pipe was not present. device appeared nearing the end of useful lifespan and replacement of the unit is necessary.	
Plumbing		
Drain, Waste, Vent	Briefly observed; Significant issues were not found or observed concerning this item at the time of inspection	
	Overhead fire sprinkler piping joint at the east location in the warehouse (3717) appeared to have a leakage condition, implied by what appeared to be moisture at the joint and small puddle of moisture on the floor below. Have this examined when the fire system is evaluated annually. (see one or more related photos)	

		Mechanical Systems / Electrical Service				**Conductor**- copper			N/A
200+	**Amps** / unit	3	Phase		**Service**- overhead				
Electrical Service		Appeared updated; Repair needs were not discovered at the time of inspection							
Electrical Panels		Appeared updated; Repair needs were not discovered at the time of inspection							

	Mechanical Systems / Electrical				**Branch Conductor**- copper			N/A
GFCI	Current		Not updated / Not present		Partially updated	x		
Receptacle(s)	Various receptacle(s) were loosely secured; receptacle(s) at the southeast room adjacent the darkroom (east wall) did not have power / inoperable							
Fixtures	Various lights were inoperable; may be related to bulbs or defective fixtures.							
Smoke detection	Not present							

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Limitations, Exclusions, & Legal

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

↑ porch feature at unit xxxx leaning from structure, amiss / deficient roofing and flashing.

↑ foundation stress at loading dock- Monitor this item periodically and maintain as needed.

↑ southeast corner of xxxx porch – sunken and amiss flashing, deflection, suspected rot of supporting framing

↑ southwest corner of xxx porch – sunken and amiss flashing, deflection, suspected rot of supporting framing

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↑ northeast roof- pooling water and poor drainage conditions

↑ example roof surface- bulges, and exposed fiberglass mat

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↑ example roof surface- bulges, and exposed fiberglass mat

↑ amiss / deficient roof vent cap- may allow moisture intrusion

↑ example roof surface- bulges, and exposed fiberglass mat

↑ example- air-conditioner condensers and related equipment

↑ HVAC interior system- typical corrosion and aged components- Reinstall heat shield (was next to the unit at the time of inspection) and monitor this item periodically; maintain as needed

↑ moisture intrusion, fungus, and decay (rot) below men's bathroom sink

↑ moisture intrusion / fungus discovered at central right clean room- north wall and adjacent wall in the room to the north of this location

↑ moisture intrusion / fungus at men's sink right side bathroom unit xxx

↑ evidence of Prior subterranean termite activity under stairway

↑ Joist hangers were incorrectly fastened at the downstairs mechanical closet Hangars should be fit to the related framing; and <u>all</u> nail openings should be filled with appropriate fasteners.- fasteners were missing at joist connections

↑ moisture intrusion discovered at ceiling- right front office

↑ excess corrosion at water heater

↑ temperature-pressure-relief missing a drain pipe extension to an appropriate exterior termination point

↑ suspected leakage evidence at fire sprinkler piping at the warehouse.