



972-572-4500 * 817-467-0213
www.a-action.com / office@a-action.com



INSPECTED FOR
Client Name Here
Address City, TX
00000
Date Here

PROPERTY INSPECTION REPORT

Prepared For: Client Name Here
(Name of Client)

Concerning: Address, City, TX 00000
(Address or Other Identification of Inspected Property)

By: Brian Murphy, Lic #3948 Date Here
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition 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.

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.

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 some of the risk involved in purchasing a home, but it cannot eliminate these 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 ACTIONS, 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.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed building improvements to real property. A property condition inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the real property at the time of inspection. The inspector may provide a higher level of inspection performance than required by these ASTM standards and may inspect components and systems in addition to those described by the ASTM standards.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, or ice makers; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

This confidential report is prepared exclusively for Client Name Here on Date Here.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

Inspection Time In: **9 am** Time Out: **2 pm** Property was: **Vacant & Occupied Units**

Building Orientation (For Purpose Of This Report Front Faces): **East**

Weather Conditions During Inspection: **Cloudy Overcast & Raining**

Outside temperature during inspection: **60 ° to 70 ° Degrees**

Parties present at inspection: **Seller Representative and Tenant(s) / Renter(s), Jim Reinartz #24528, Scott Lewis #10539 and Doug Manhart #4266**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Client Name Here. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground / Steel Rar Reinforced.

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

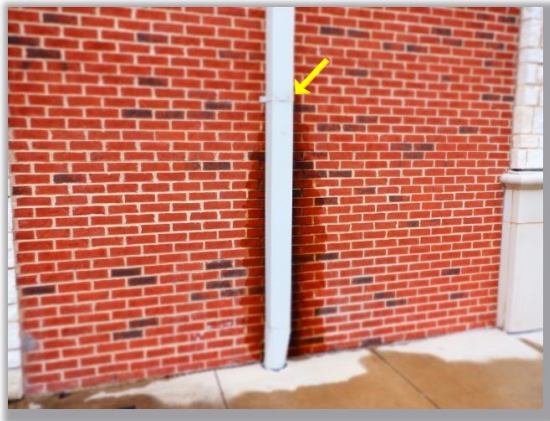
Comments:

Grading & Drainage

The grading and drainage around the foundation appears to be performing adequately on the day of this inspection. The grade around the foundation appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices.

Gutter & Downspout System

- Minor leaks in the gutter joints and seams should be repaired.



C. Roof Covering Materials

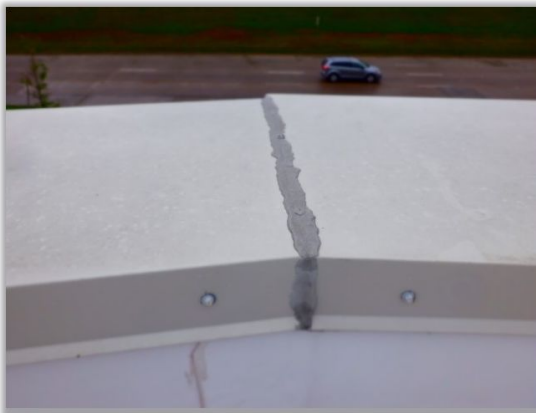
Type(s) of Roof Covering: Single-ply Polymer-coated Fabric Core Roof Membrane with Welded Seams

Viewed From: Walked on roof

Comments:

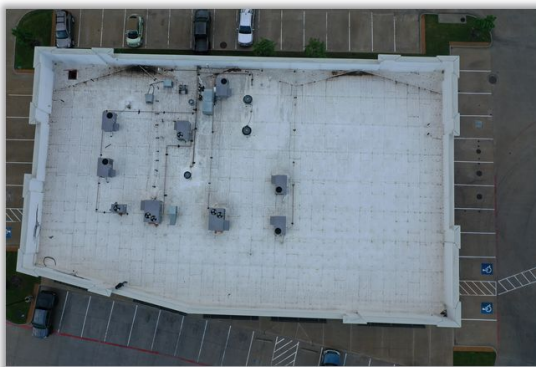
Flashing Details

- The parapet cap seams need to be properly sealed to help prevent water intrusion.



Roof Covering

All components appear to be performing adequately on the day of this inspection. The roofing material components appear to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.





Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: From the interior of the warehouse areas. and Lifted drop ceiling tiles to view roof structure.

Approximate Average Depth of Insulation: 0 to 3"

Insulation Type: Batt or Blanket

Description of Roof Structure: Truss Assembly and Steel I-Beams

Attic Accessibility: Partial

Comments:

Roof Structure

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

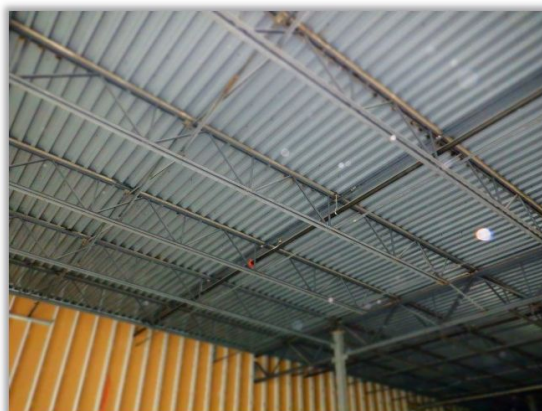
Attic Ventilation

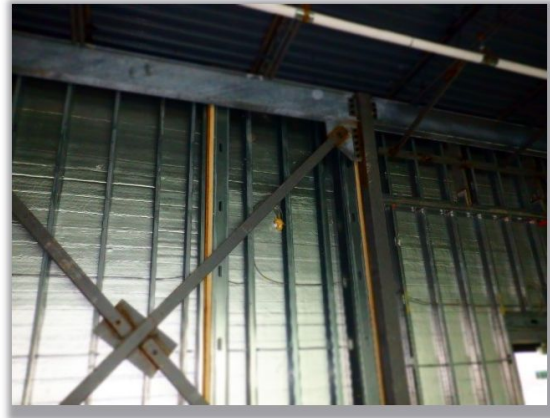
All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Attic Insulation

All components appear to be performing adequately at the time of this inspection.





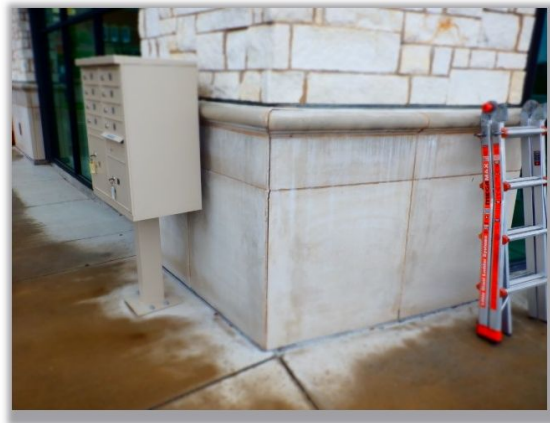
E. Walls (Interior and Exterior)

Description of Exterior Cladding: Brick Veneer, Cast Stone and Hard Coat Stucco

Comments:

Exterior Walls & Surfaces

- Mortar improvements are recommended for the exterior masonry veneer on the east and south sides of the structure. The cast stone mortar needs to be improved in several locations.
- The large corner cast stone has settled downward and has caused a large gap in the seam on the southeast corner of the structure.





F. Windows

Comments:

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Location: West Exterior Wall

Phase of Service: 3-Phase (125V / 250V / 208V)

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



Grounding / Bonding

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Panel Box A

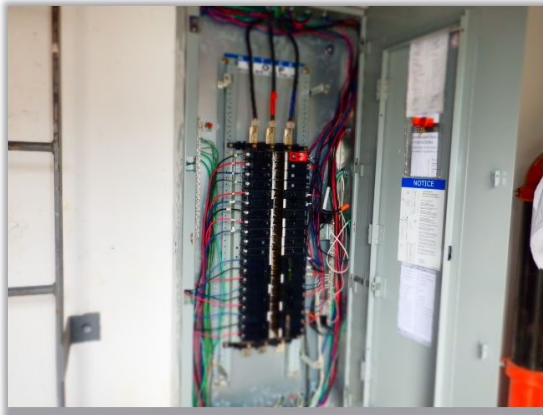
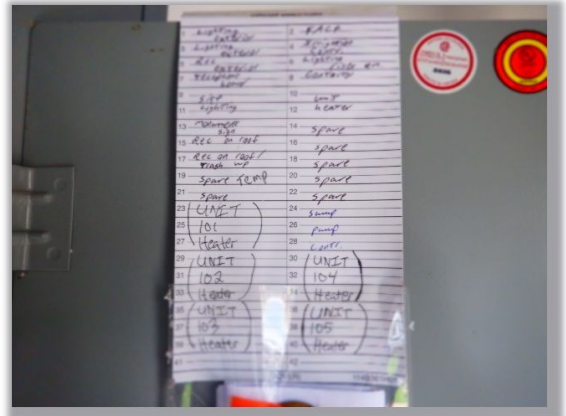
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Riser Room

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- All openings (missing knockouts) in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- The front cover set lock is missing the screw that secures it in place.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Switches

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Fixtures

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Receptacle Outlets

- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located on the roof level perimeter walls.



III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Static water pressure reading: 70 to 80 psi

Comments:



Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

B. Drains, Wastes, and Vents

Comments:

Main Double Clean-out Location: Within 5-feet of north Parking Area

All components were found to be performing and in satisfactory condition on the day of the inspection.



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, Date Here, between Client Name Here (herein known as the Client) and A-Action Realty Inspection Services, LLC (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning Address (herein known as the property).

I. Scope of Services

- I. In exchange for the Inspection Fee (**\$FEE HERE**) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the recommended ASTM Standards of Practice. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- II. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- III. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 1. The item is performing its intended function at the time of the inspection;
 2. The item is in need of replacement or repair; or
 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection;
and
4. That any of the items inspected are merchantable or fit for any particular purpose.

This confidential report is prepared exclusively for Client Name Here on Date Here.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$FEE HERE

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

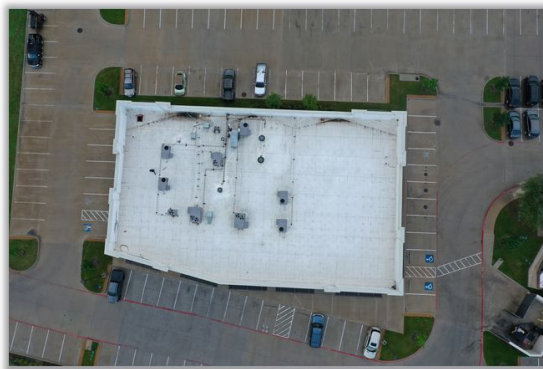
VI. Attorney's Fees

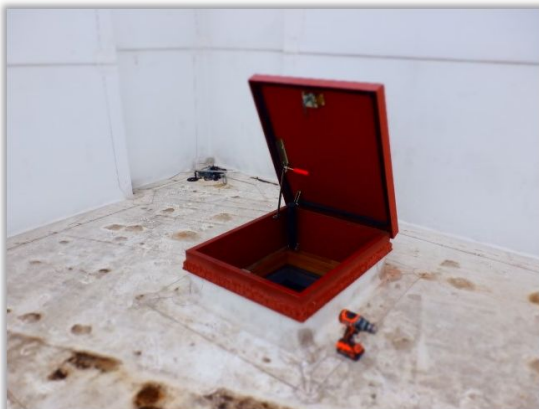
The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

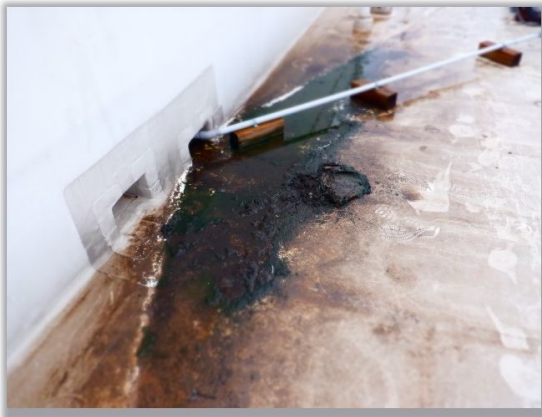
VII. Exclusivity

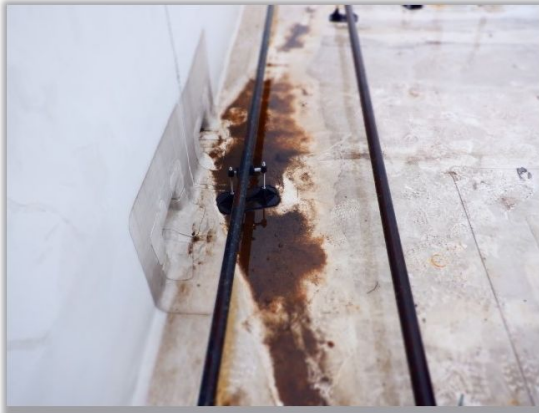
The Inspection Report is to be prepared exclusively for the Client Name Here and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

ADDITIONAL PHOTO SUMMARY









Unit #110



INSPECTED FOR

Client Name Here

Address

City, TX 00000

Date Here

I. STRUCTURAL SYSTEMS

A. Roof Structures and Attics

Viewed From: Lifted drop ceiling tiles to view roof structure.

Approximate Average Depth of Insulation: 7" to 9"

Insulation Type: Batt or Blanket

Description of Roof Structure: Steel I-Beams

Attic Accessibility: Partial

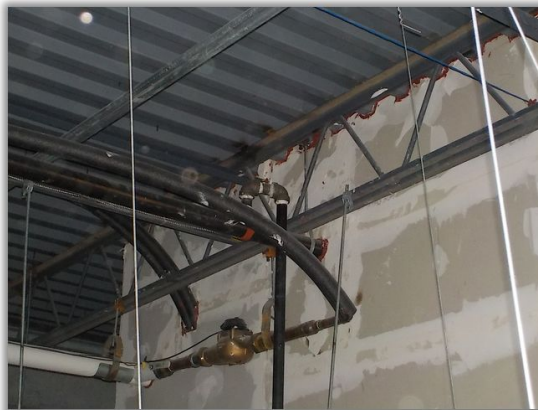
Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.



B. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

D. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

E. Windows

Comments:

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Box Location: West Exterior Wall

All components appear to be performing adequately at the time of this inspection.



Sub Panel #LB

Box Location: Break Room Area

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.





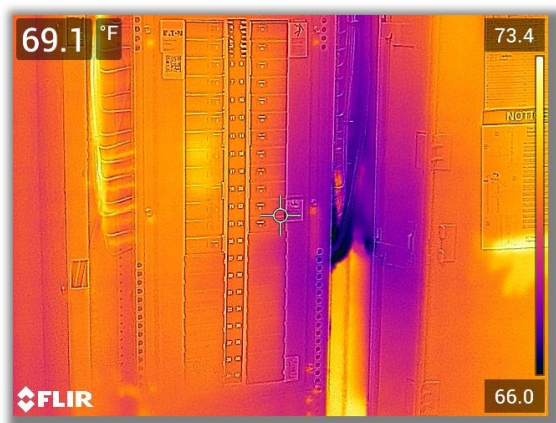
Sub Panel #LA

Box Location: Break Room Area

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- The receptacles within 6-feet of the break room sink do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all receptacles within 6-feet of a sink should have GFCI protection.



Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Break Room Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.



Back Restroom

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.



Front Restroom

Lavatory / Sink

- The hot side faucet is not functioning properly at this time.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

C. Water Heating Equipment

Comments:

Water Heater – *Energy Source:* **Electric**

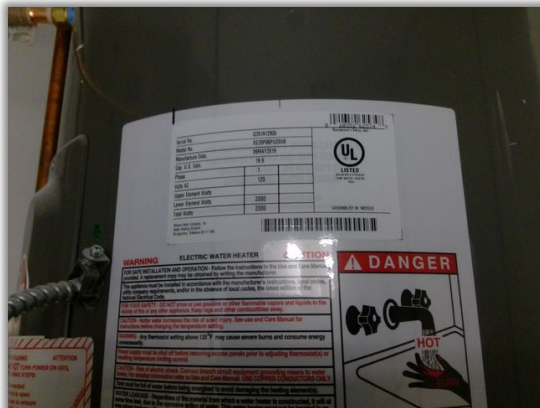
Location: **Interior Closet**

Approximate Capacity: **20 Gallons**

Approximate Age: **2019**

Brand Name: **Rheem**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



D. Gas Distribution System

Comments:

This component appears to be performing adequately at the time of this inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

IV. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

Comments:

Unit #1 / Lobby

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **2019**

Approximate System SEER: **14**

Approximate System Size: **4 ton**

Listed Refrigeration Type: **410A**

Filter Size: **16 x 25** Location: **At Roof Top Unit**

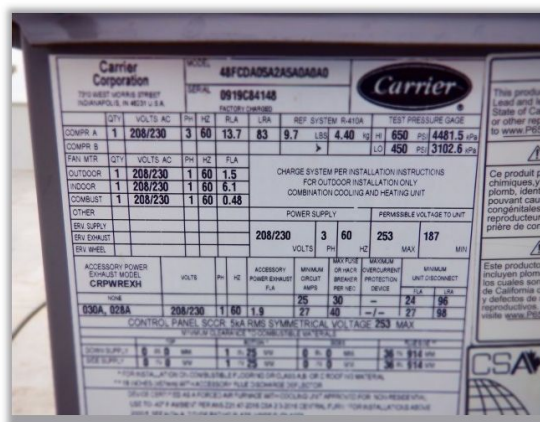
Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems.

Additional Observations and/or Comments:

- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- There is no primary condensate drain line installed for this unit. This condition does not meet current mechanical installation standards. It is recommended to install a primary condensate drain line that terminates to an approved waste receptor.



This confidential report is prepared exclusively for Client Name Here on Date Here.



Unit #2 / Rooms

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Approximate System Age: 2019

Cooling System Equipment

Today's Temperature Differential (Delta-T): 17

Approximate System Age: 2019

Approximate System SEER: 14

Approximate System Size: 4 ton

Listed Refrigeration Type: 410A

Filter Size: 16 x 25 Location: At Roof Top Unit

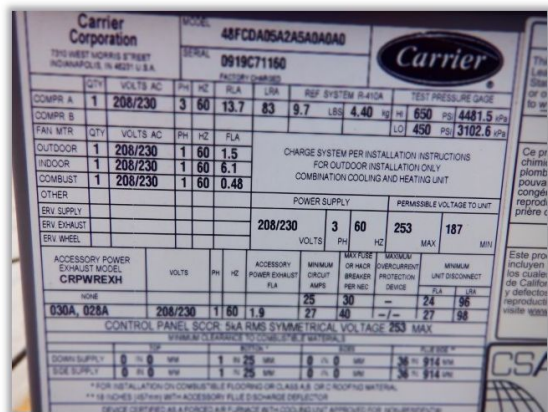
Brand Name: Carrier

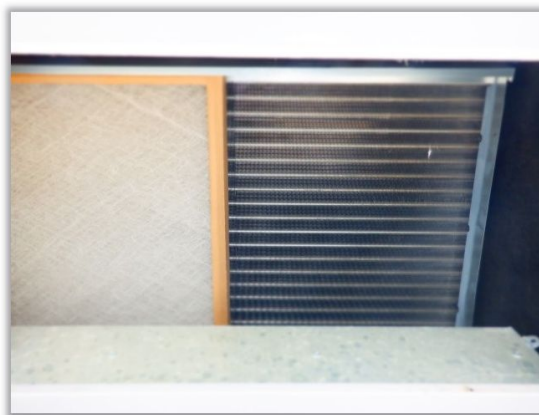
This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems.

Additional Observations and/or Comments:

- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- There is no primary condensate drain line installed for this unit. This condition does not meet current mechanical installation standards. It is recommended to install a primary condensate drain line that terminates to an approved waste receptor.





Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees** °F total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

B. Food Waste Disposers

Comments:

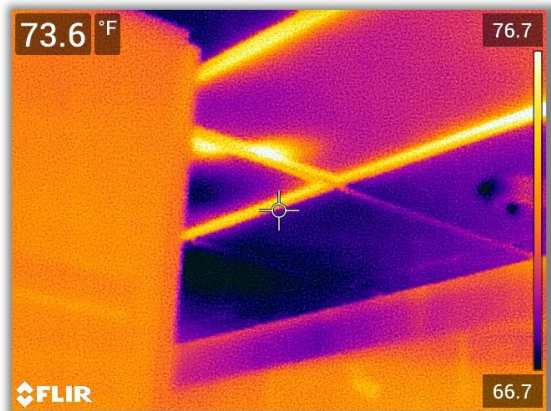
This component appears to be performing adequately at the time of this inspection.

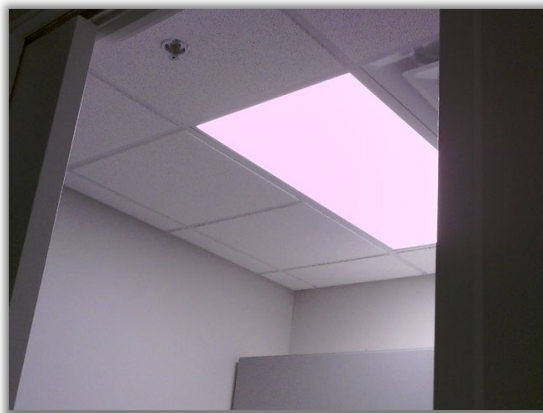
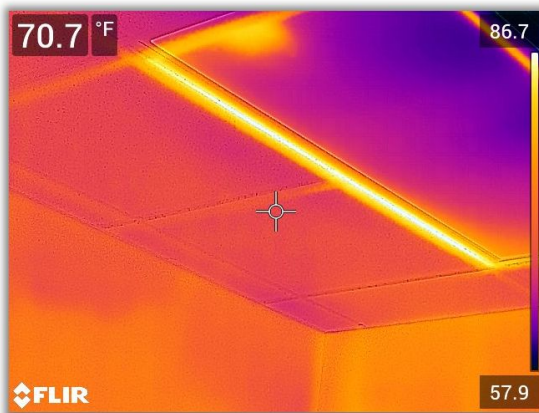
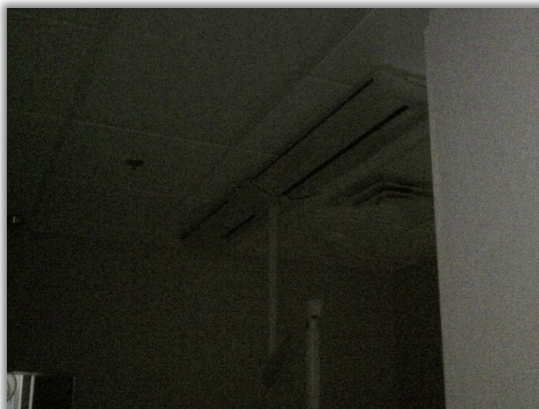
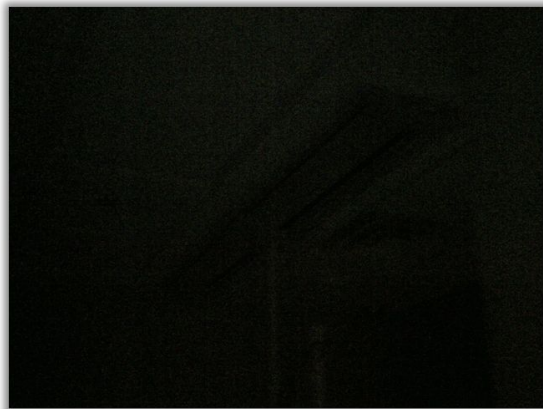
C. Mechanical Exhaust Vents and Bathroom Heaters

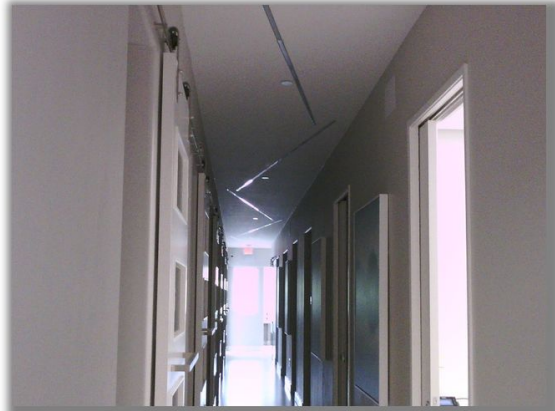
Comments:

- The mechanical exhaust vents were observed to be venting into the area above the drop ceiling tiles. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

ADDITIONAL PHOTO SUMMARY







Unit #120



INSPECTED FOR

Client Name Here

Address

City, TX 00000

Date Here

I. STRUCTURAL SYSTEMS

A. Roof Structures and Attics

Viewed From: Lifted drop ceiling tiles to view roof structure.

Approximate Average Depth of Insulation: 4" to 6"

Insulation Type: Batt or Blanket

Description of Roof Structure: Steel I-Beams

Attic Accessibility: Partial

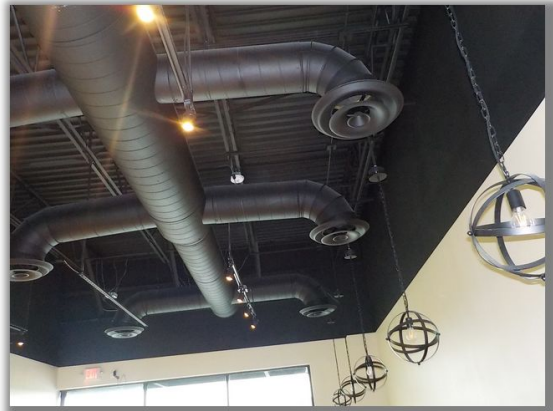
Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.



B. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Ceilings and Floors

Comments:

Ceilings

All components were found to be performing and in satisfactory condition on the day of the inspection.

Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

D. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

- Visible evidence of previous water intrusion was observed at and/or around the exterior backyard entry door(s). The cause and remedy should be investigated and corrected as necessary.



E. Windows

Comments:

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Box Location: Storage Area

All components appear to be performing adequately at the time of this inspection.



Sub Panel

Box Location: Storage Area

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.





B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

All components were found to be performing and in satisfactory condition on the day of the inspection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Mop Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

Men's Restroom

All components were found to be performing and in satisfactory condition on the day of the inspection.



Women's Restroom

Lavatory / Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

C. Water Heating Equipment

Comments:

Water Heater – Energy Source: **Gas**

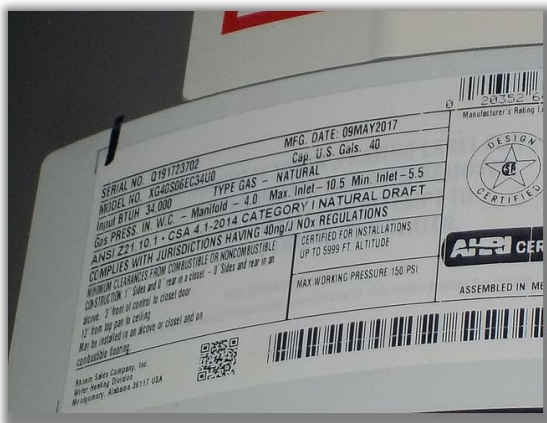
Location: **Attic**

Approximate Capacity: **40 Gallons**

Approximate Age: **2017**

Brand Name: **Rheem**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



D. Gas Distribution System

Comments:

This component appears to be performing adequately at the time of this inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

IV. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

Comments:

Unit #1 / Lobby

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 10

Approximate System Age: **2019**

Approximate System SEER: **14**

Approximate System Size: **8 ton**

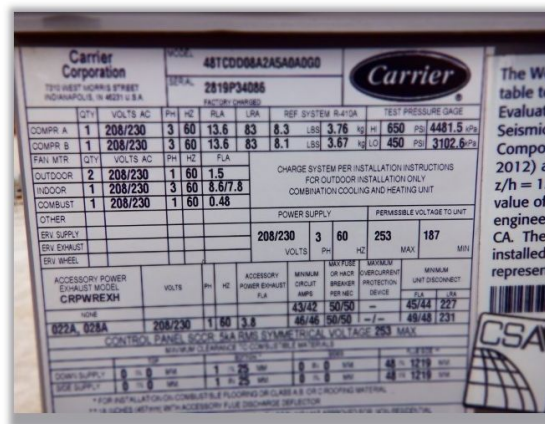
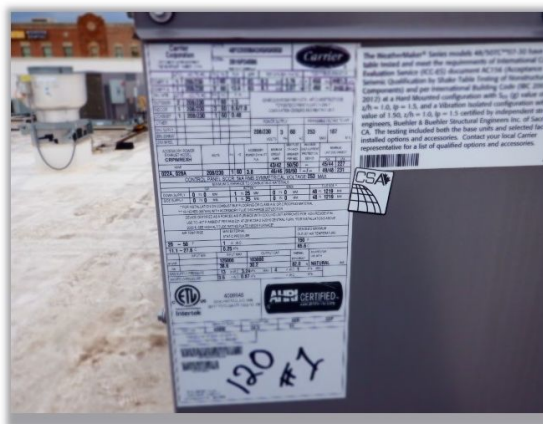
Listed Refrigeration Type: **410A**

Filter Size: **16 x 20** Location: **At Roof Top Unit**

Brand Name: Carrier

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.
- There is no primary condensate drain line installed for this unit. This condition does not meet current mechanical installation standards. It is recommended to install a primary condensate drain line that terminates to an approved waste receptor.
- The roof top package unit is not properly pitched / sloped to drain toward the primary condensate drain outlet.
- The air filter is missing and needs to be replaced.
- The main blower belt was observed to be loose. The belt needs to be tightened to improve performance and air movement.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

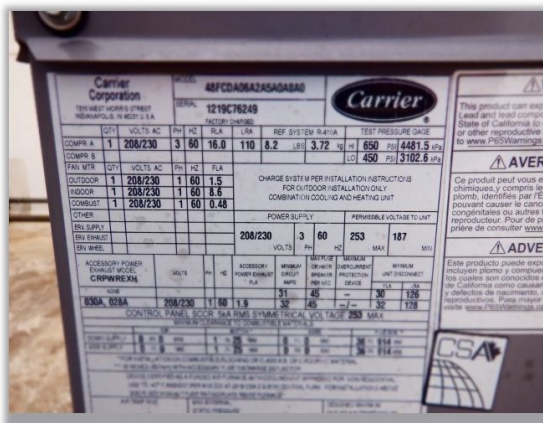


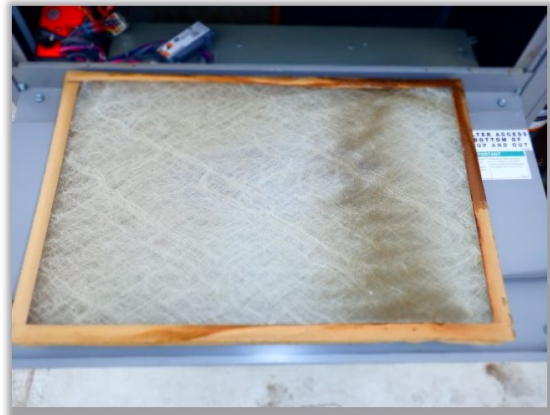
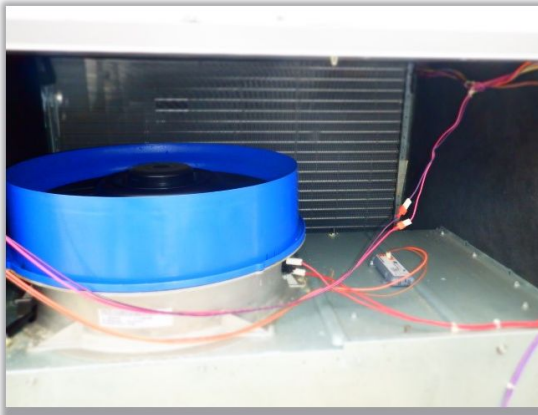


Unit #2 / Kitchen**Heating System Equipment***Energy Source:* Gas*Brand Name:* Carrier*Approximate System Age:* 2019**Cooling System Equipment***Today's Temperature Differential (Delta-T):* 14*Approximate System Age:* 2019*Approximate System SEER:* 14*Approximate System Size:* 4 ton*Listed Refrigeration Type:* 410A*Filter Size:* 16 x 25 *Location:* Interior Ceiling Mounted , At Roof Top Unit*Brand Name:* Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.**
- The air filter is missing and needs to be replaced.
- There is no primary condensate drain line installed for this unit. This condition does not meet current mechanical installation standards. It is recommended to install a primary condensate drain line that terminates to an approved waste receptor.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- **The heater exhaust terminate to close to the building air intake. This will pull carbon monoxide from the HVAC system and into the occupied space of suite 120. This needs to be corrected for reasons of safety.**
- The outdoor unit of the air conditioning system requires cleaning.







Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Duct Systems, Chases, and Vents

Comments:

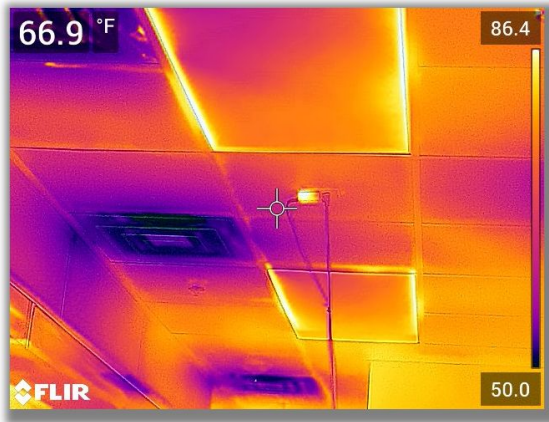
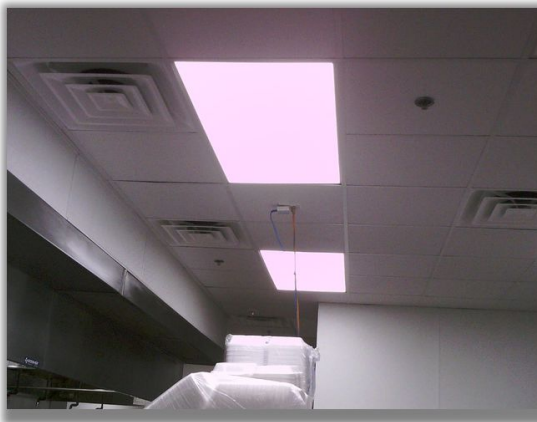
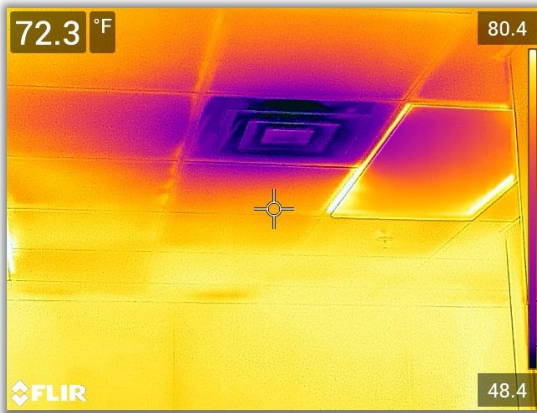
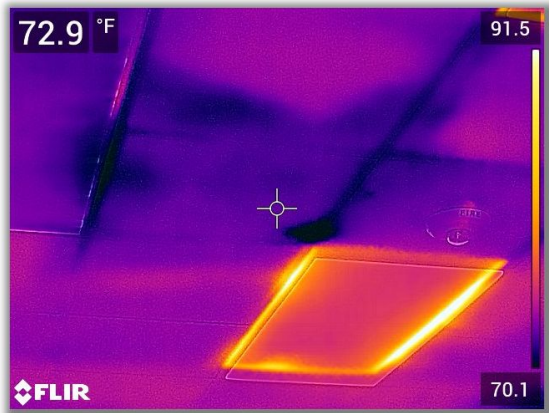
All components were found to be performing and in satisfactory condition on the day of the inspection.

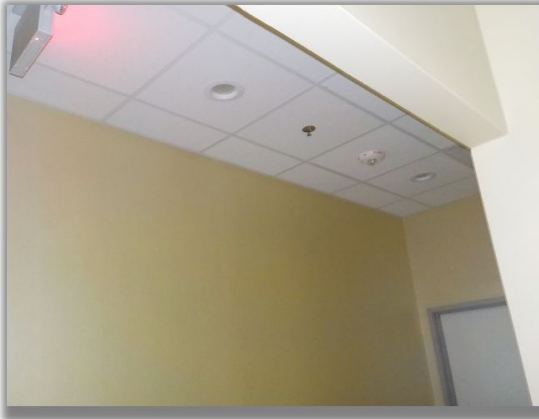
C. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vents were observed to be venting into the area above the drop ceiling tiles. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

ADDITIONAL PHOTO SUMMARY





Unit #130



INSPECTED FOR

Client Name Here

Address,

City, TX 00000

Date Here

I. STRUCTURAL SYSTEMS

A. Roof Structures and Attics

Viewed From: Lifted drop ceiling tiles to view roof structure.

Approximate Average Depth of Insulation: 4" to 6"

Insulation Type: Batt or Blanket

Description of Roof Structure: Steel I-Beams

Attic Accessibility: Partial

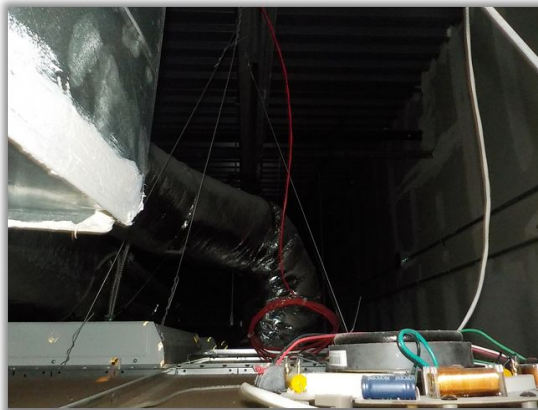
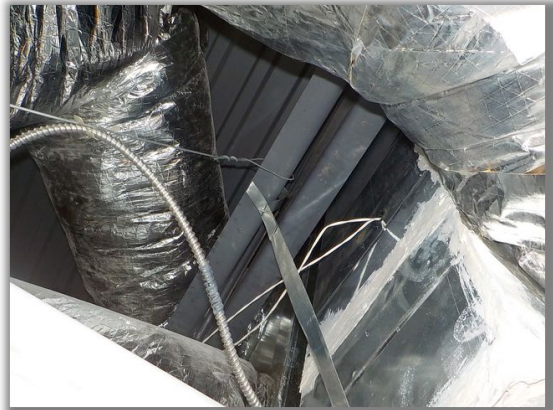
Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.



B. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

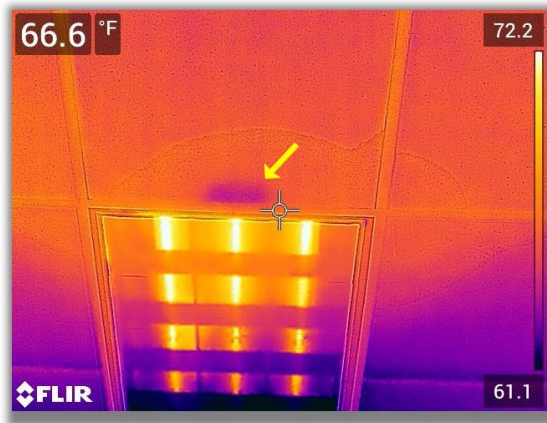
All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Ceilings and Floors

Comments:

Ceilings

- The drop ceiling tiles were observed to be water stained and damaged in various locations. It is recommended to replace all damaged and stained tiles.
- There is a roof leak at and around the roof level HVAC curb above the lobby area.
- Elevated moisture levels were detected in the ceiling finished surfaces over the lobby area. The cause and remedy should be further evaluated and corrected as necessary.





Floors

- The floor tile(s) were observed to be cracked and/or damaged in women's bathroom.



D. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

- Visible evidence of previous water intrusion was observed at and/or around the exterior back entry door(s). The cause and remedy should be investigated and corrected as necessary.



E. Windows

Comments:

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Box Location: West Exterior Wall

All components appear to be performing adequately at the time of this inspection.



Sub Panel

Box Location: Storage Area

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.





B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

All components were found to be performing and in satisfactory condition on the day of the inspection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

Hand wash Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.



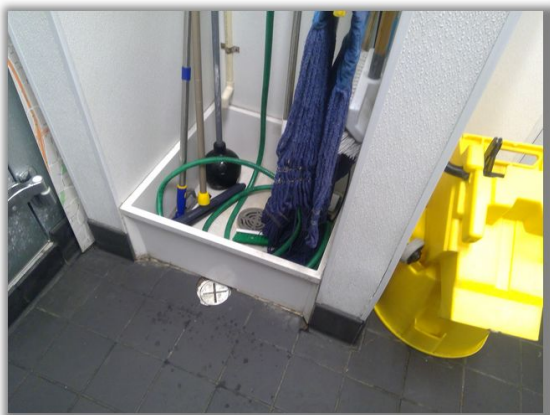
Kitchen Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.



Mop Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.



Men's Restroom

All components were found to be performing and in satisfactory condition on the day of the inspection.



Women's Restroom

Commode / Toilet

- The commode is loose at the floor mount.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector**

This confidential report is prepared exclusively for Client Name Here on Date Here.

makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

C. Water Heating Equipment

Comments:

Water Heater – Energy Source: **Gas**

Location: **Kitchen Area**

Approximate Capacity: **Tankless Water Heater**

Approximate Age: **2018**

Brand Name: **Navien**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



D. Gas Distribution System

Comments:

This component appears to be performing adequately at the time of this inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

IV. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

Comments:

Unit #1 / Lobby

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 7

Approximate System Age: **2018**

Approximate System SEER: **14**

Approximate System Size: **8 ton**

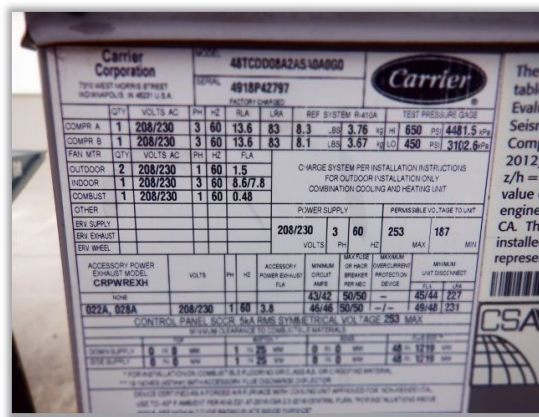
Listed Refrigeration Type: **410A**

Filter Size: **16 x 20** Location: **At Roof Top Unit**

Brand Name: Carrier

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.**
- The dirty air filter should be replaced.
- The main blower belt was observed to be loose. The belt needs to be tightened to improve performance and air movement.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.



This confidential report is prepared exclusively for Client Name Here on Date Here.



Unit #2 / Kitchen

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Approximate System Age: 2018

Cooling System Equipment

Today's Temperature Differential (Delta-T): 16

Approximate System Age: 2018

Approximate System SEER: 14

Approximate System Size: 4 ton

Listed Refrigeration Type: 410A

Filter Size: 16 x 16 Location: At Roof Top Unit

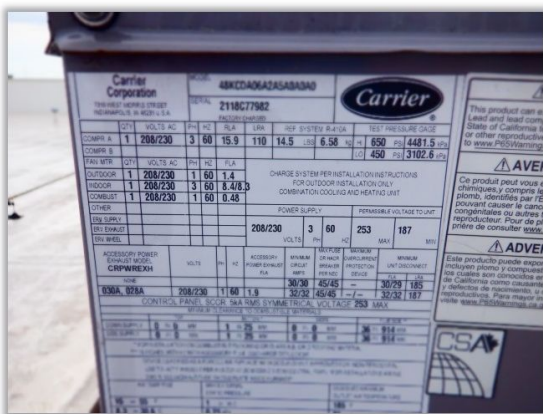
Brand Name: Carrier

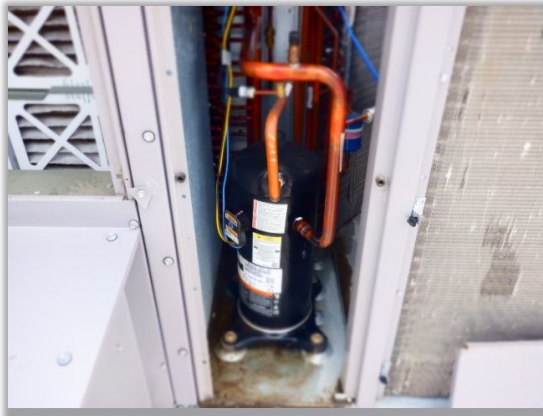
This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The main blower belt was observed to be damaged and loose. The belt needs to be replaced at this time.
- The dirty air filter should be replaced.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.





Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Duct Systems, Chases, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vents were observed to be venting into the area above the drop ceiling tiles. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

Unit #140



INSPECTED FOR

Client Name Here

Address,

City, TX 00000

Date Here

I. STRUCTURAL SYSTEMS

A. Walls (Interior and Exterior)

Comments:

Interior Walls & Surfaces

All components were found to be performing and in satisfactory condition on the day of the inspection.

B. Ceilings and Floors

Comments:

Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Ceilings

- The drop ceiling tiles were observed to be water stained and damaged in lobby area over the front door. It is recommended to replace all damaged and stained tiles. There was no elevated moisture at the time of this inspection. It did rain during the inspection.



C. Doors (Interior and Exterior)

Comments:

Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

D. Windows

Comments:

Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Box Location: Storage Area

All components appear to be performing adequately at the time of this inspection.



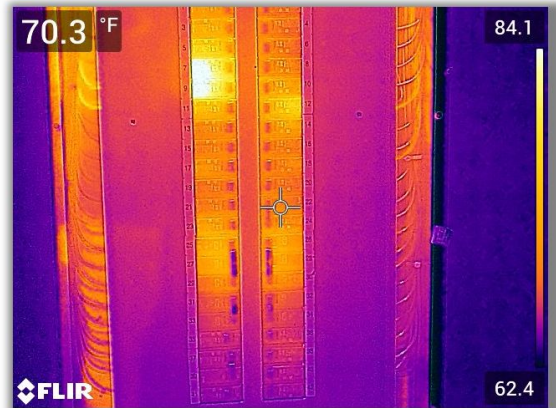
Sub Panel LA

Box Location: Storage Area

Cabinet Manufacturer: General Electric - GE

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

All components were found to be performing and in satisfactory condition on the day of the inspection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

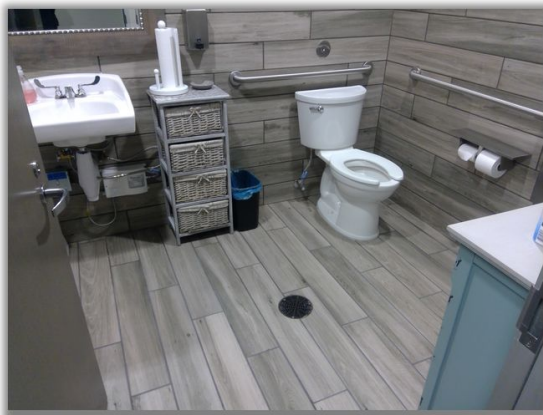
Women's Restroom

All components were found to be performing and in satisfactory condition on the day of the inspection.



Men's Restroom

All components were found to be performing and in satisfactory condition on the day of the inspection.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Drains, Wastes, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

C. Water Heating Equipment

Comments:

Water Heater – *Energy Source:* **Electric**

Location: **Women's Bathroom Area**

Approximate Capacity: **Tankless Water Heater**

- The water heater was inoperative at the time of the inspection.



Water Heater – *Energy Source:* **Electric**

Location: **Men's Bathroom Area**

Approximate Capacity: **Tankless Water Heater**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

D. Gas Distribution System

Comments:

This component appears to be performing adequately at the time of this inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

IV. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

Comments:

Unit #1 / Classroom

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 18

Approximate System Age: **2019**

Approximate System SEER: **14**

Approximate System Size: **2 ton**

Listed Refrigeration Type: 410A

Filter Size: **12 x 20** *Location:* **At Roof Top Unit**

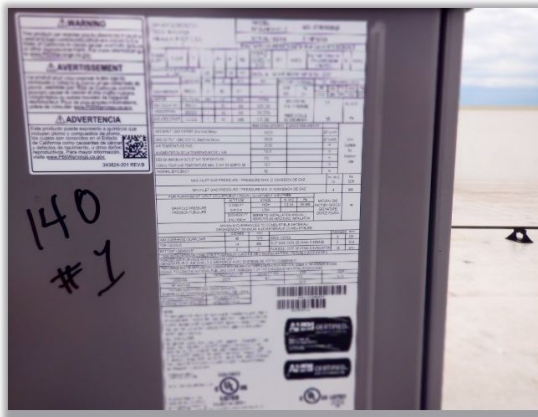
Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The dirty air filter should be replaced.





Unit #2 / Lobby

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Approximate System Age: 2019

Cooling System Equipment

Today's Temperature Differential (Delta-T): 19

Approximate System Age: 2019

Approximate System SEER: 14

Approximate System Size: 4 ton

Listed Refrigeration Type: 410A

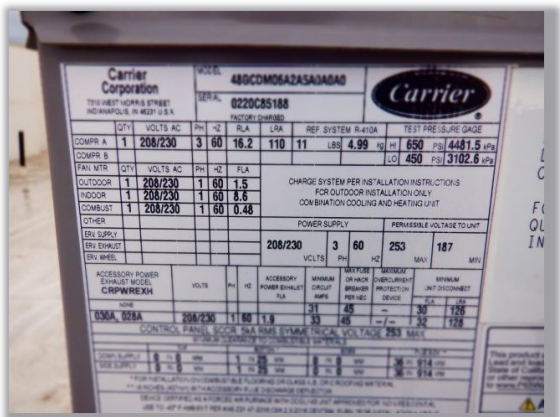
Filter Size: 16 x 16 Location: At Roof Top Unit

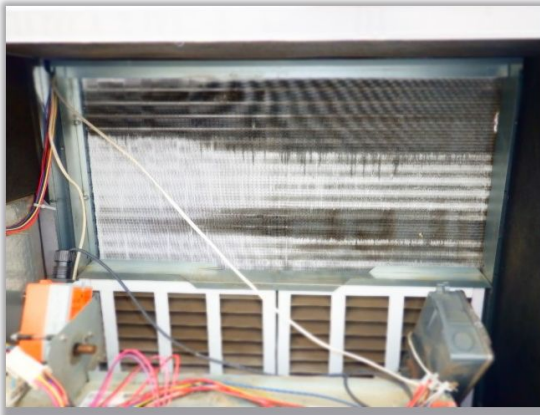
Brand Name: Carrier

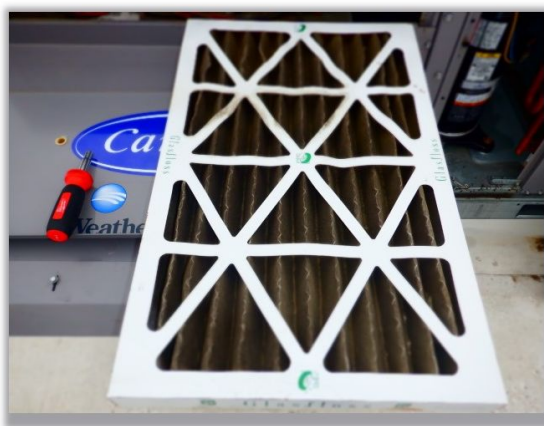
This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The dirty air filter should be replaced.







Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Duct Systems, Chases, and Vents

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

C. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The mechanical exhaust vents were observed to be venting into the area above the drop ceiling tiles. Under current building standards, all mechanical exhaust vents should vent to the exterior of the structure. This is an “as-built” condition.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

Address

Inspected Address

Richardson

City

75082

Zip Code

SCOPE OF INSPECTION / AGREEMENT

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address Richardson 75082
Inspected Address City Zip Code

1A. **ACME PEST CONTROL** 1B. **566069**
Name of Inspection Company SPCS Business License Number

1C. **801-C Secretary** **Arlington** **Texas** **76015** **817-467-0213**
Address of Inspection Company City State Zip Telephone No.

1D. **Brian Murphy** 1E. ☐ Certified Applicator (check one)
Name of Inspector (Please Print) Technician ☒

1F. **Saturday, Date Here**
Inspection Date

2. **Client Name Here** Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐
Name of Person Purchasing Inspection

3. **N/A**
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection):
☒ Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
☐ Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees Barns, Fences and Decks)
☐ Other Inspected Structures:

5B. Type of Construction:
 Foundation: Slab ☒ Pier and Beam ☐ Pier Type: N/A Basement ☐ Other ☐ N/A
 Siding: Wood ☐ Fiber Cement Board ☐ Brick ☒ Stone ☒ Stucco ☒ Other ☐ N/A
 Roof: Composition ☐ Wood Shingle ☐ Metal ☐ Tile ☐ Other ☒: Single-ply Polymer-coated Fabric Core Roof Membrane with Welded Seams

6A. This company has treated or is treating the structure for the following wood destroying insects: NO TREATMENT PERFORMED AT THIS TIME
 If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐ N/A ☒
 If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐ N/A ☒

6B. N/A N/A N/A
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method
 This company has a contract or warranty in effect for control of the following wood destroying insects:
 Yes ☐ No ☒ List Insects: ACME PEST CONTROL CARRIERS NO WARRANTY ON THIS PROPERTY EXPRESSED OR IMPLIED.

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:

7A. **Brian Murphy #561188**
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. N/A
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☒ 8B. Date Posted: Date Here
 Water Heater Closet ☐
 Beneath the Kitchen Sink ☐

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address Richardson City 75082 Zip Code
 Inspected Address

9A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Plumbing Areas <input checked="" type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>
Attic Partially Accessible <input checked="" type="checkbox"/>	Bath-trap(s) <input type="checkbox"/>	Below or Behind High Soil Grade <input type="checkbox"/>	Cracks in Slab <input checked="" type="checkbox"/>
Insulated areas of attic <input checked="" type="checkbox"/>	Construction Voids <input checked="" type="checkbox"/>	Wood Pile in Contact with Structure <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Inside Eaves <input type="checkbox"/>	Recent Renovation(s) <input type="checkbox"/>	Behind Personal Effects / Furniture <input checked="" type="checkbox"/>	Sub Floors <input type="checkbox"/>
Deck <input type="checkbox"/>	Blocked/Stored Areas <input checked="" type="checkbox"/>	Debris Piled Next to Structure <input type="checkbox"/>	Weepholes <input type="checkbox"/>
Behind Storage in Garage <input type="checkbox"/>	Under Floor Covering <input checked="" type="checkbox"/>	Crawl Space Partially Accessible <input type="checkbox"/>	Heavy Foliage <input type="checkbox"/>
Raised Concrete, Brick and/or Stone at Patio/Porch(s) <input type="checkbox"/>		Behind Bathroom Tile Enclosures <input checked="" type="checkbox"/>	
Behind Foundation Beam Cosmetic Repair <input type="checkbox"/>		Behind Cabinetry <input checked="" type="checkbox"/>	
Behind Wood Paneling (Wall Covering) <input type="checkbox"/>		Foundation Corner Pops <input type="checkbox"/>	
Foundation Plumbing Penetrations <input checked="" type="checkbox"/>			
Other <input type="checkbox"/>	Specify: _____		

10A. Conditions conducive to wood destroying insect infestation? Yes ☐ No ☒
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

Wood to Ground Contact (G) <input type="checkbox"/>	Standing Water in Crawl Space (SW) <input type="checkbox"/>	Wood Pile in Contact with Structure or within Dripline (Q) <input type="checkbox"/>
Formboards left in place (I) <input type="checkbox"/>	Planter box abutting structure (O) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>
Excessive Moisture (J) <input type="checkbox"/>	Debris under or around structure (K) <input type="checkbox"/>	Footing soil line too high (L) <input type="checkbox"/>
Footing soil line too low (L) <input type="checkbox"/>	Insufficient ventilation (T) <input type="checkbox"/>	Tree Branches in Contact with Roof Structure (TB) <input type="checkbox"/>
Heavy Foliage (N) <input type="checkbox"/>	Wood Rot (M) <input type="checkbox"/>	Flowerbed Wood Formers within Dripline (F) <input type="checkbox"/>
Other (C) <input type="checkbox"/>	Specify Other: _____	

Other: Wood Fence within Drip Line (Conducive by Design) (WF) ☐
 Other: Wood Deck in Contact with Structure (Conducive by Design) (WD) ☐
 Other: Planter Box abutting Structure (Conducive by Design) (OD) ☐
 Other: Wood in concrete expansion joints. (Conducive by Design) ☐
 Other: Plumbing penetrations (Conducive by Design) ☐

11. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: _____

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

N/A

11G. Visible evidence of: N/A has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☒

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☒

Specify reason: N/A

Refer to Scope of Inspection Part J

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Address Richardson 75082
Inspected Address City Zip Code

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants;

Other(s) - Specify _____



Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.** If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present, whether visible or non-visible.

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: TREC Property Inspection Report & Termite Inspection Agreement

Signature of Purchaser of Property or their Designee

Date

☒ Customer or Designee not Present

Buyers Initials _____