Reliable Home Inspections
Propery Inspection Report

, TX 75150
Inspection prepared for:
Date of Inspection: 12/28/2016 Size: 47000
Weather: Clear 50 Degrees

Inspector: Chesley Graham
License # 4516
13901 Midway Rd Suite 102-357, Dallas, TX 75244
Phone: 972-365-4631
Email: ches@rhidfw.com
www.rhidfw.com

Report Summary

Roof		
Page 16 Item: 1	Roof	The Big Box roof is worn and has a short remaining life expectancy. The roof does not appear to pond water and should be easy to recover. This roof does not have UV protection. Other types of roofing material should be considered as a replacement. Replacement cost for the Big Box estimate (Roofing, Modified Bitumen, Smooth Surface $4.25 per square foot) is $200,000 The majority of the occupied suites do not have any current roof leaks according to the occupants interviewed. The beauty college, suite 175, does have an active leak, an is also causing electrical issues in that suite. The manager of the college says she has asked for this to be repaired, but has not had a appropriate response. These vacant suites have drop down ceiling tiles that have fallen from roof leakage and or HVAC condensate leakage. Interior walls are water damaged, and termite activity was noted. (Suites 153, 175, 151, 150,144,140,127,119) These suites will need substantial moisture remediation and repairs prior to occupancy. Replacement cost for the retail suites estimate (Roofing, Modified Bitumen, Granule Surface 2 $4.35 per square foot) $309,000 Slate roofing shingles are damaged and missing in many locations. The roof may have suffered previous hail damage. The roof material will need to be replaced and all underling damage repaired. (Slate replacement is $10.00 per square foot @ 20,000 square feet). Total replacement cost $200,000.


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Exterior		
Page 24 Item: 1	Exterior Areas	Property fencing is damaged in several areas which include missing and damaged hardware and fencing. The fence runs along the back side of the properly, the owner of the fence needs to be established and repairs completed. The exterior lighting is not working on the Beauty College end of the building. The tenant has reported this issue and it has not been repaired. This is a security issue and needs to be repaired by a qualified contractor. The gutters needs to be repaired or replaced where damaged. The leakage can damage the exterior finish and cause substantial drainage issues.
Foundation		

Page 28 Item: 1	Foundation	The main slab in the Big Box has substantial slab cracking near the center of the building, from front to back. The crack has termite activity indicating it has moisture issues that need to be addressed. The plumbing systems may be an issue, but not water has been prior to or on at the time of this inspection. This needs to be examined further by a structural engineer and a plumbing contractor.

Termites in the slab crack. Big Box

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HVAC

Page 31 Item: 1	Heating, Cooling and Ventilation	The Big Box does not have a working HVAC system. The current system has been discontinued and does not appear to be repairable. The new owner must consider replacement of the HVAC system and the removal of the old system. Removal will be a substantial expense and should be part of the new HVAC contractors bid. Roof mounted systems may be considered. Most of the vacant retail suites do not have exterior HVAC systems installed. The systems that were on the roof, have been striped for the condenser materials. Some of the suite do still have interior HVAC systems in the drop down ceilings, along with supply and return duct.

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Removed Systems

Plumbing		
Page 37 Item: 1	Plumbing	The plumbing systems could not be tested as part of this inspection due to the lack of water, gas and electrical service.

Electrical		
Page 39 Item: 1	Electrical	The electrical service was not provided for this inspection and the systems could not be tested. The Big Box electrical systems appear to be stripped of all electrical wiring. All electrical systems will have to be rebuilt.

Main big box office

Doors, Windows & Interior		
Page 42 Item: 1	Doors	The loading dock doors and lift are in poor condition and need to be replaced. (Big Box)
Parking Lot		
Page 44 Item: 1	Parking Lot	The concrete parking lot has multiple pot holes and large areas of deteriorated surface. The maintenance has been deferred and has created road hazards that need to be repaired immediately. Asphalt pavement replacement cost is $16.00 Per Square Yard. (16 x 2400 YDS) Estimate area damaged. Total Estimate $38,000 The parking lot lacks entry and exit signs, which are required at all entry and exit points. The arrows will need to be painted onto the lot surface as well. The retaining walls have failed on the back side of the building parking lot and delivery areas. These retaining walls need to be rebuilt to avoid further deterioration. The front entry from Oates Drive has suffered from numerous vehicle damage. The damaged hand rails and retaining walls create a serious safety concern. The walls need to be repaired to avoid potential pedestrian and vehicle injury Retain wall replacement estimate is $150.00 per lineal foot. Estimated damaged area is 100 Feet equals $15,000 The parking lot stripes need to be repainted. (This estimated cost is $7,200 base on eight dollars per parking space) The Survey shows the total parking spaces is approximately 900. Entry, exit and Handicap signage will be needed.

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Suites		
Page 50 Item: 1	Suites	Several of the suites have suffered severe termite damage. Most at the the rear fire doors. Suite 140, the entire bathroom walls are termite damaged. Suites 115, 153, 140, 127, 155 need to be treated for termites along with the Big Box.

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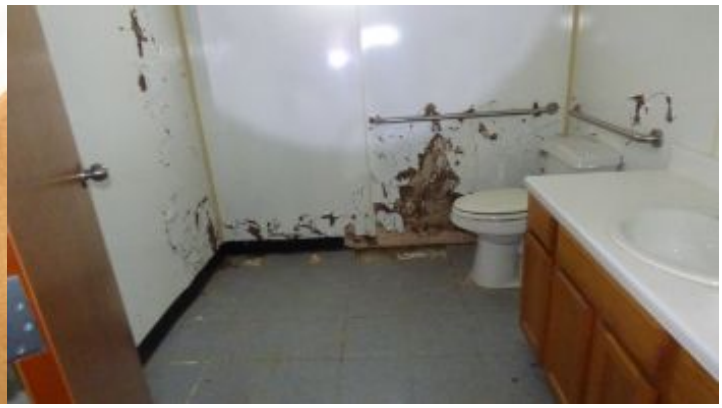

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Big Box

Page 56 Item: 1	Big Box Interior	Asbestos material, such as insulation on the water lines, will need to be remediated prior to any planned remodel. The should be completed by a licensed asbestos removal company. The Big Box has been vacated buy the previous tenant, Albertson's. The HVAC and mechanicals systems will need to be removed. This cost should be considered a major expense. The fire sprinkler and alarm system in not in working order, this will be required equipment in the Big Box. This should be inspected and repaired by a licensed sprinkler system contractor. Nothing is in working order and 80 percent of the equipment will need to be replaced.

The sprinkler system in not in working order, this will be required equipment in the Big Box building. This should be inspected and repaired by a licensed sprinkler system contractor.

General Information

INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested,

where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be

prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

1. Property Description

Roof

I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
A. The roof covering.
B. For presence of exposed membrane.
C. Slopes
D. For evidence of significant ponding.
E. The gutters
F. The downspouts.
G. The vents, flashings, skylights, chimney and other roof penetrations.
H. The general structure of the roof from the readily accessible panels, doors or stairs.
I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof

Materials: The roof over the Big Box Store is Modified Bitumen, Smooth Surface, and over the Retail Strip Center Modified Bitumen, Granule Surface. The facade and walkway covered area is engineered polymer composite roofing made to look like slate.
Observations:

The Big Box roof is worn and has a short remaining life expectancy. The roof does not appear to pond water and should be easy to recover. This roof does not have UV protection. Other types of roofing material should be considered as a replacement.

Replacement cost for the Big Box estimate (Roofing, Modified Bitumen, Smooth Surface $4.25 per square foot) is $200,000

The majority of the occupied suites do not have any current roof leaks according to the occupants interviewed. The beauty college, suite 175, does have an active leak, an is also causing electrical issues in that suite. The manager of the college says she has asked for this to be repaired, but has not had a appropriate response.

These vacant suites have drop down ceiling tiles that have fallen from roof leakage and or HVAC condensate leakage. Interior walls are water damaged, and termite activity was noted. (Suites 153, 175, 151, 150,144,140,127,119) These suites will need substantial moisture remediation and repairs prior to occupancy.

Replacement cost for the retail suites estimate (Roofing, Modified Bitumen, Granule Surface 2 $4.35 per square foot) $309,000

Slate roofing shingles are damaged and missing in many locations. The roof may have suffered previous hail damage. The roof material will need to be replaced and all underling damage repaired. (Slate replacement is $10.00 per square foot @ 20,000 square feet). Total replacement cost $200,000.

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Worn surface

Worn surface Big Box

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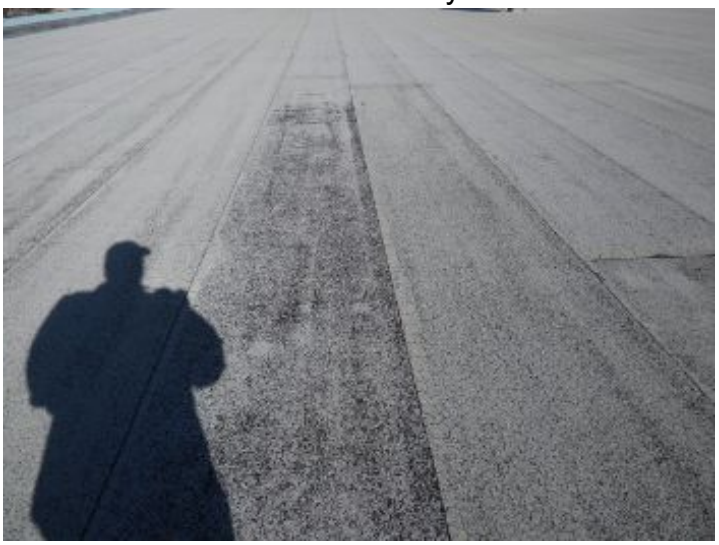
The roof system over the walkways and facade is leaking and worn beyond it life expectancy. This section may have hail damage but too worn to determine. The owner should have the roof system examined by a insurance adjuster. Replacement of roof system is needed.



Worn surface Big Box




Big Box roof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Water damage rear exit

Exterior

I. The inspector should inspect:
A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps,
stairways, balconies, and railings.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. The exterior for accessibility barriers.
G. The storm water drainage system.
H. The general topography.
I. The parking areas.
J. The sidewalks.
K. Exterior lighting.
L. The landscaping.
M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
N. And describe the exterior wall covering.
6.5.3 Wood decks and balconies
I. The inspector should inspect:
A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
B. For visible decay.
C. For paint failure and buckling.
D. For nail pullout (nail pop).
E. For fastener rust, iron stain, and corrosion.
F. And verify that flashing was installed on the deck side of the ledger board.
G. For vertical members (posts) that have exposed end grains.
H. For obvious trip hazards.
I. For non-graspable handrails.
J. Railings for height less than the 36 inch minimum.*
K. Guardrails and infill for openings that exceed the 4 inch maximum.*
L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
N. Built-up and multi-ply beam spans for butt joints.
O. For notches in the middle third of solid-sawn wood spans.
P. For large splits longer than the depths of their solid-sawn wood members.
Q. For building egresses blocked, covered, or hindered by deck construction.
R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and

deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Exterior Areas

Observations:

The majority of the current tenants say the security lights in the parking lot and the building are working and in good condition.

Each individual suite has metered service. All the Suites have interior panels appropriate for the suite size.

Property fencing is damaged in several areas which include missing and damaged hardware and fencing. The fence runs along the back side of the properly, the owner of the fence needs to be established and repairs completed.

The exterior lighting is not working on the Beauty College end of the building. The tenant has reported this issue and it has not been repaired. This is a security issue and needs to be repaired by a qualified contractor.

The gutters needs to be repaired or replaced where damaged. The leakage can damage the exterior finish and cause substantial drainage issues.

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Loading Platform

Fire Hydrant

Fire Hydrant

Scrambles

Foundation

I. The inspector should inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. And report on the location of under-floor access openings.
F. And report any present conditions or clear indications of active water penetration observed by the inspector.
G. For wood in contact or near soil.
H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Foundation

Observations:

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Others can become unstable through the freeze-thaw cycle, or from site drainage issues. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. We look for any evidence of structural deficiencies, within the scope of our profession, but not within the scope of the practice of architecture of professional engineering. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

There is no way for Inspector to know if hydrostatic pressure exists, or is moisture intrusion is, or was ever a problem with regard to the foundation or any foundation element. Where finished walls are installed, the possibility always exists that moisture intrusion occurred, and that mold may exist in hidden areas.

The main slab in the Big Box has substantial slab cracking near the center of the building, from front to back. The crack has termite activity indicating it has moisture issues that need to be addressed. The plumbing systems may be an issue, but not water has been prior to or on at the time of this inspection. This needs to be examined further by a structural engineer and a plumbing contractor.

Termites in the slab crack. Big Box

The main slab in the Big Box has substantial slab cracking near the center of the building, from front to back. The crack has termite activity indicating it has moisture issues that need to be addressed. The plumbing systems may be an issue, but not water has been prior to or on at the time of this inspection. This needs to be examined further by a structural engineer and a plumbing contractor.

HVAC

6.5.5 Heating and ventilation
I. The inspector should inspect:
A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
B. The heating systems using normal operating controls and describe the energy source and heating method.
C. And report as in need of repair heating systems which do not operate.
D. And report if the heating systems are deemed inaccessible.
E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
H. And verify that the system piping appears to be sloped to permit the system to be drained.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
S. Condensate drains
._____

6.5.6 Cooling
I. The inspector should inspect:
A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
B. The central cooling equipment using normal operating controls.
C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
H. Piping support.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
K. Condensate drains.

1. Heating, Cooling and Ventilation

Observations:

The majority of the HVAC systems of the occupied properties are in good condition and do not require replacement.

Units as viewed while walking the roof.

Suite100 3 - Lennox 5 ton HVAC package MFR 2013
Subway 5 Ton Trane HVAC package MFR 2013
State Farm 5 Ton HVAC Package MFR 2016
Suite 117 5 Ton HVAC Package MFR 2011
Suite 122 3 ton HVAC MFR 2016
Suite 125 Dakin 3 ton HVAC MFR 2007
Suite 134 5 Ton Package MFR 2012
Suite 144 3 ton HVAC
Suite 145 3 3ton HVAC units
Suite 151 Goodman 3 ton HVAC unit MFR 2005
Suite 154 Vacant Suite Trane 5 Ton Package MFR 2012
Suite 160 Vacant Suite Old 3 ton unit
Suite 162 Old 5 ton Package
Suite 168 5 ton HVAC Package York
Suite 175 Beauty College 2 - 5 Ton HVAC packages MFR 2006

(5 Ton HVAC Package is a Gas Heat Pump System)

The Big Box does not have a working HVAC system. The current system has been discontinued and does not appear to be repairable. The new owner must consider replacement of the HVAC system and the removal of the old system. Removal will be a substantial expense and should be part of the new HVAC contractors bid. Roof mounted systems may be considered.

Most of the vacant retail suites do not have exterior HVAC systems installed. The systems that were on the roof, have been striped for the condenser materials. Some of the suite do still have interior HVAC systems in the drop down ceilings, along with supply and return duct.

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Removed Systems

Plumbing

I. The inspector should inspect:
A. And verify the presence of and identify the location of the main water shutoff valve to each building.
B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.
C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
D. And flush a representative number of toilets.
E. And run water in a representative number of sinks, tubs, and showers.
F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
G. The interior water supply including a representative number of fixtures and faucets.
H. The drain, waste and vent systems, including a representative number of fixtures.
I. And describe any visible fuel storage systems.
J. The drainage sump pumps and test pumps with accessible floats.
K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
L. And determine if the water supply is public or private.
M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.
N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.
O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
Q .Piping support.

1. Plumbing

Observations:

Many portions of drain, waste, and vent system were hidden from view. Observable portions appeared to consist of copper supply and plastic drain lines.

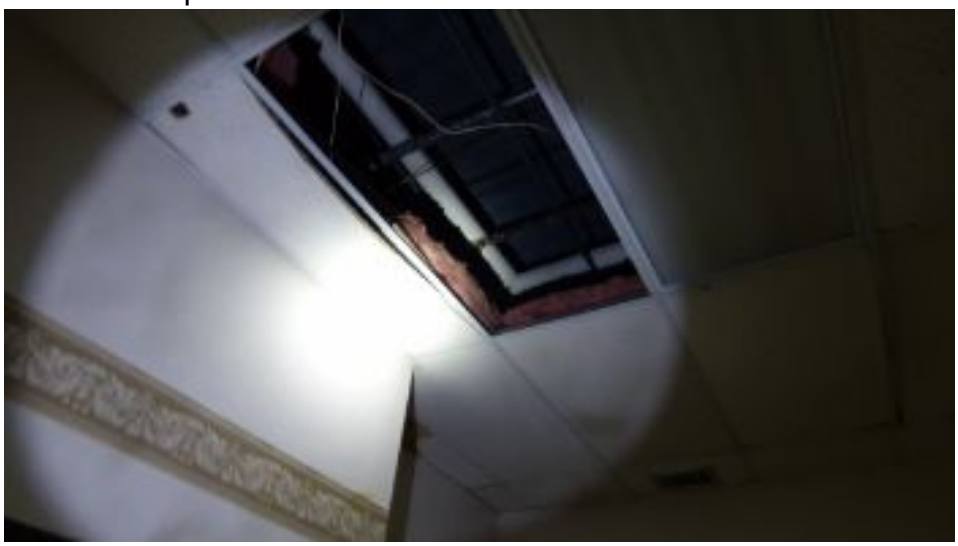
Unit is connected to a public water supply and municipal sewer system.

All the individual suites have restrooms, additional plumbing sinks, water heaters. The condition varies by the suite.

The plumbing systems could not be tested as part of this inspection due to the lack of water, gas and electrical service.



Grease Traps



Electrical

I. The inspector should inspect:
A. The service drop/lateral.
B. The meter socket enclosures.
C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
D. The means for disconnecting the service main.
E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
F. And determine the rating of the service amperage.
G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
H. And report on any unused circuit breaker panel openings that are not filled.
I. And report on absent or poor labeling.
J. The service grounding and bonding.
K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
L. And report on any noted missing or damaged faceplates or box covers.
M. And report on any noted open junction boxes or open wiring splices.
N. And report on any noted switches and receptacles that are painted.
O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
R. And report the absence of smoke detectors.
S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

1. Electrical

Observations:

The Suites electrical systems are individually metered. The Suite have interior electrical panels appropriate for each unit at the size they are now.

The electrical service was not provided for this inspection and the systems could not be tested.

The Big Box electrical systems appear to be stripped of all electrical wiring. All electrical systems will have to be rebuilt.

Service entrance for gas, and electrical

Main big box office

The Big Box electrical systems appear to be stripped of all electrical wiring. All electrical systems will have to be rebuilt.

Suites

Beauty College

Suite

The Suites electrical systems are individually metered. The Suite have interior electrical panels appropriate for each unit at the size they are now.

Doors, Windows & Interior

6.5.11 Doors, windows and interior
I. The inspector should:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers.
D. Inspect interior steps, stairs, and railings.
E. Inspect all loading docks.
F. Ride all elevators and escalators.
G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors

Observations:

The majority of the doors and window are in good condition. No moisture infiltration under the doors and window were noted.

The loading dock doors and lift are in poor condition and need to be replaced. (Big Box)

The loading dock doors and lift are in poor condition and need to be replaced. (Big Box)

2. Windows

3. Interior

Big Box

Parking Lot

1. Parking Lot

Observations:

The concrete parking lot has multiple pot holes and large areas of deteriorated surface. The maintenance has been deferred and has created road hazards that need to be repaired immediately.

Asphalt pavement replacement cost is $16.00 Per Square Yard. (16 x 2400 YDS) Estimate area damaged. Total Estimate $38,000

The parking lot lacks entry and exit signs, which are required at all entry and exit points. The arrows will need to be painted onto the lot surface as well.

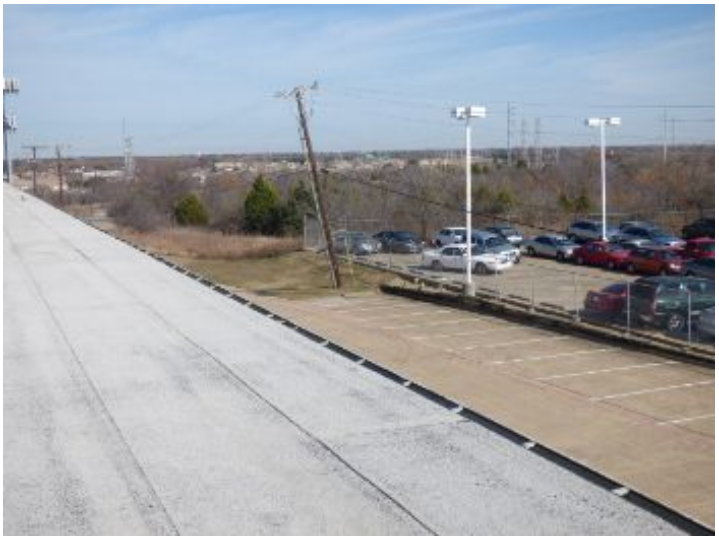
The retaining walls have failed on the back side of the building parking lot and delivery areas. These retaining walls need to be rebuilt to avoid further deterioration.

The front entry from Oates Drive has suffered from numerous vehicle damage. The damaged hand rails and retaining walls create a serious safety concern. The walls need to be repaired to avoid potential pedestrian and vehicle injury

Retain wall replacement estimate is $150.00 per lineal foot. Estimated damaged area is 100 Feet equals $15,000

The parking lot stripes need to be repainted. (This estimated cost is $7,200 base on eight dollars per parking space) The Survey shows the total parking spaces is approximately 900. Entry, exit and Handicap signage will be needed.

Rear facing car dealership from Big Box



Rear behind Big Box


Loading Docks


The retaining walls have failed on the back side of the building parking lot and delivery areas. These retaining walls need to be rebuilt to avoid further deterioration.

The parking lot lacks entry and exit signs, which are required at all entry and exit points. The arrows will need to be painted onto the lot surface as well.









Suites

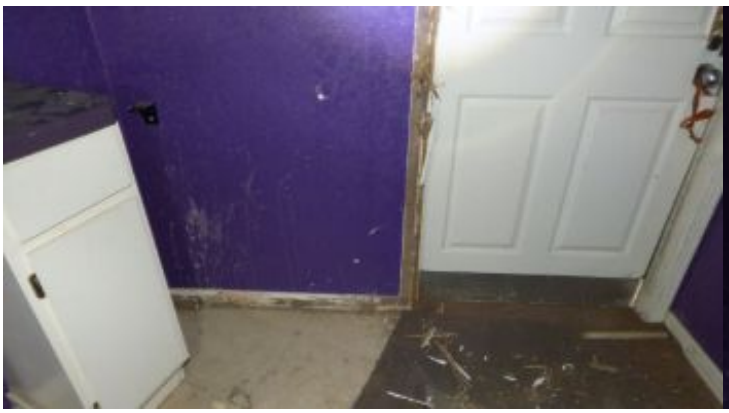
1. Suites

Observations:

The occupied suites are in excellent condition and the current tenants are well satisfied for the most part.

The suites were inspected without electrical or water service. The units that are vacant are in poor condition with many repair issued.

Several of the suites have suffered severe termite damage. Most at the the rear fire doors. Suite 140, the entire bathroom walls are termite damaged. Suites 115, 153, 140, 127, 155 need to be treated for termites along with the Big Box.



Termite Damaged to the exterior door

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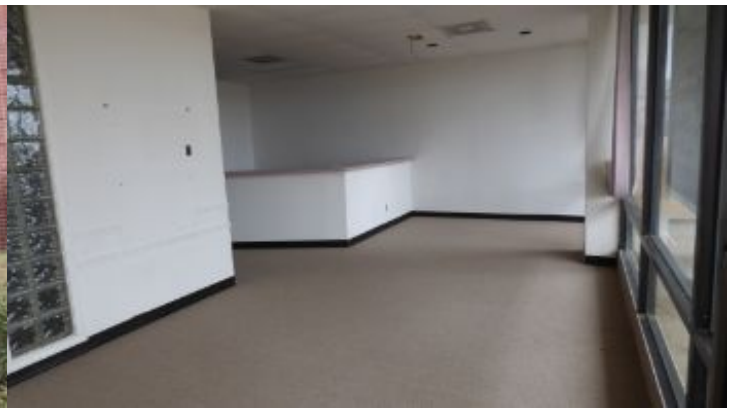
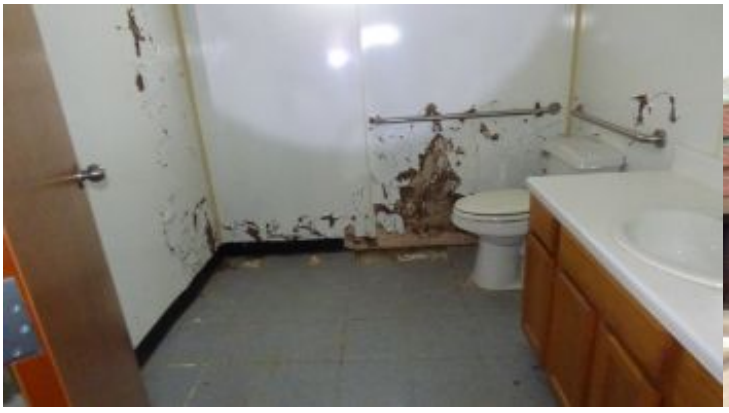
SALON WORLD





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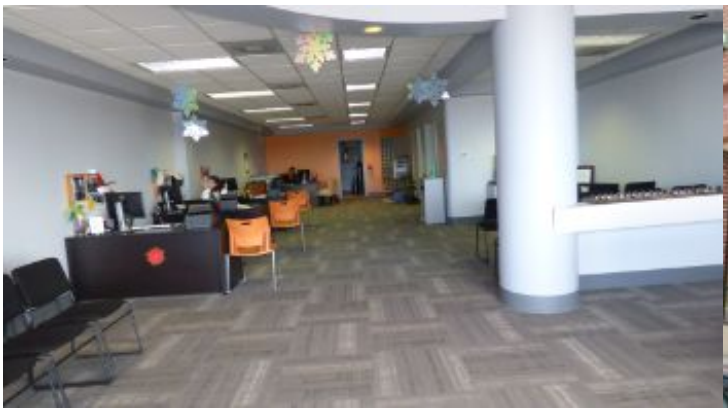



InStaff




CLEANERS


SUBWAY
StateFarm


NOVA MEDICAL CENTERS

Big Box

1. Big Box Interior

Observations:

Asbestos material, such as insulation on the water lines, will need to be remediated prior to any planned remodel. The should be completed by a licensed asbestos removal company.

The Big Box has been vacated buy the previous tenant, Albertson's. The HVAC and mechanicals systems will need to be removed. This cost should be considered a major expense.

The fire sprinkler and alarm system in not in working order, this will be required equipment in the Big Box. This should be inspected and repaired by a licensed sprinkler system contractor. Nothing is in working order and 80 percent of the equipment will need to be replaced.

Big Box

Big Box

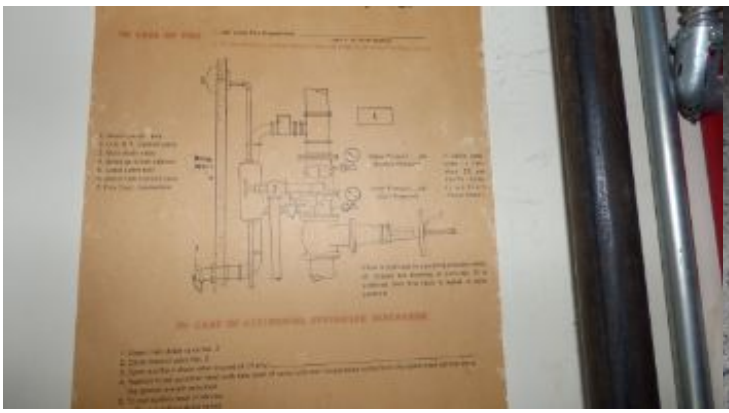
Big box

Big Box

Big Box

The sprinkler system in not in working order, this will be required equipment in the Big Box building. This should be inspected and repaired by a licensed sprinkler system contractor.

Spinkler System



Sprinkler system

Termite damage