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CLIENT:

PROPERTY INSPECTED:

EMAIL:

DATE –

INSPECTOR: **Larry Malloy TREC 332**

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

This property inspection 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.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. 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 turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, 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 warrant ability 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.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the **Deficient (D)** box if a condition exists that adversely and materially affects the performance of a system or component, or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as **Deficient** may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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 commercial steel building, 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 ACTION, 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188
(512) 936-3000 (http://www.trec.texas.gov). REI 7-3 (Revised 05/2013)

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the commercial steel building. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical
- receptacles in garages, bathrooms, kitchens, and exterior areas; malfunctioning arc fault protection (AFCI) devices; ordinary glass in locations where modern construction techniques call for safety glass;

- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations and functional emergency escape and rescue openings in bedrooms; malfunctioning carbon monoxide alarms; excessive spacing between balusters on stairways and porches; improperly installed appliances ;improperly installed or defective safety devices; and lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the commercial steel building, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice does not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the commercial steel building inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the commercial steel building.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection is of conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection. The inspector will report on visible existing recognized hazards and shall report as deficient any recognized hazard specifically listed as such in the Standards of Practice. The inspection addresses all of the parts components, and systems required by the Standards of Practice and found in the property being inspected. Items which are not present or are not inspected will be identified as such. (An explanation will be provided for any part, component or system required for inspection which is inaccessible, that cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected.)

The limited visual inspection was performed on an **opinion only** basis, and said opinion is based only on specific items which were observable at the time of inspection, and set forth in the inspection report. The sole purpose of the inspection is to point out existing and potential defects or deficiencies in the structure(s) located on this property and clearly observable at the time of the inspection. The inspection does not involve any engineering analysis of the original design, but deals instead with the in-service operation or malfunctioning of the commercial steel building's systems and components, as well as the type and level of maintenance that has been or should be performed.

This report does not conclusively determine the cause of any defects, the observation of which may be limited for any number of reasons, including weather conditions, limited accessibility, and obstructions. Excavating, lifting of floor coverings, opening walls or ceilings, moving of furniture, removal of personal or stored items, disassembly of equipment, or any other potentially damaging or dangerous procedures cannot be performed. Furthermore, such items as rotted wood behind wall/ceiling/floor coverings, leak paths in walls and ceilings, interior slab cracks, wood destroying insect and/or organism damage/infestation, concealed or buried electrical and plumbing lines and connections etc., that were **not exposed** during this limited visible inspection were not reported and Able Inspection Company assumes no responsibility if hidden defects are discovered in the future. **(Buyer should feel free to obtain other opinions before closing on this property.)** This inspection is not intended to reflect the value of the premises, nor to make any recommendation to purchase or not to purchase the property inspected.

Opinions rendered are based on the inspector's personal knowledge, training and qualifications. These comments may not necessarily agree with other professionals and this report may differ from others that you could/may obtain. If repairs or further inspections that are not performed as suggested/recommended, to correct the conditions or deficiencies noted in this report **before** the purchase of this property, or you agree to accept the condition of the property "as is," you should be aware that additional damage may occur or undisclosed/concealed defects could be discovered in the course of remodeling or repair work performed after the acquisition of this property that are beyond the scope of this limited visual inspection. (In some cases, you may need to ask for an extension of your inspection contingency.)

As Real Estate Inspectors, we believe that it is not only our responsibility to represent the interests of the commercial steel building buyer, but to educate and provide a learning experience for the consumer as well.

Therefore, this inspection (along with any attachments) is also intended to be instructive and informative regarding existing and potential effects or conditions of health, safety, comfort and convenience within the commercial steel building, as well as to point out and explain the scope and limitations of the visual inspection. Certain comments may be provided by the inspector that report on conditions which may not be deficient or call for immediate repairs, but are considered to be sensible or prudent upgrades, improvements and may enhance the safety and comfort of occupants.

Able Inspection Company does not assume any responsibility whatsoever for any work that may or may not be done as a result of the information provided by this limited visual inspection. Client should be aware that all equipment has been in use for some time and Able Inspection Company nor any other party is responsible for the equipment's performance after the date of this report. These inspections are not intended to be technically exhaustive. *Buyer should retain any and all repair estimates, warranties, and invoices from the seller on all repairs performed and equipment or parts that have been replaced.* ***We do not perform re-inspections of any owner, contractor, or third party installations or repairs for any reason.*** If the water, gas or electricity are not turned on at the time the inspection has been scheduled, we will charge an additional fee to inspect those items that could not be inspected due to circumstances beyond the control of the inspector.

- Security systems and fire alarms are not inspected or tested by this company. Recommend checking with a licensed and bonded alarm company. Smoke and heat sensors should be installed in all bedrooms, bathrooms, garage, attic and kitchen areas. Also consider installing one or more carbon monoxide detectors if there are any gas appliances located within the commercial steel building.

- Audio systems/wiring/speakers, telephone lines, intercoms, satellite dishes, existing cable systems/wiring and connections **are not** considered as part of this inspection. Therefore, no comments will be made regarding these items. Consult with a reputable and qualified contractor of your choice to inspect or examine any equipment of this type.

IMPORTANT – PLEASE READ

By accepting this "limited visual inspection report" client agrees that any dispute or controversy, which arises out of these services the inspector provides the client, 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 and the commercial rules of the AAA.

LEGEND:

(D) = Deficiency **Green Text = Comment** **OK = Operative** ** SEE ADDENDUM

I = Inspected **NI= Not Inspected** **NP= Not Present**

I	NI	NP	D	INSPECTION ITEM	**
●	❍	❍	❍	**Foundation & Structural System**	

In accordance with your instructions, and in your presence and presence of your realtor, I made a limited visual inspection of the above referenced property. At the time of the inspection the building warehouse and office areas were vacant. The weather conditions were sunny and dry and approximately 86 degrees at 10:00 a.m.

BUILDING 1 DESCRIPTION w/FIRST and SECOND LEVEL OFFICE SPACES and WAREHOUSE

The foundation of this commercial building is of a reinforced concrete pads, primarily supporting a steel frame system with office, bathroom and kitchen build outs. This commercial building generally faces south. The building is constructed of a steel frame system bolted to adjacent members and to the concrete foundation, spaced 20' on centers with 6" and 8" channel iron for the siding and roof. The offices and bathrooms were built of a wood frame and floor system. Interior walls and ceilings are of painted sheetrock with wallpaper, tile, paneling and acoustic tiles. Carpet, tile and vinyl tile cover the interior floors. Window frames are metal single pane fixed types with front glass door panel system for reception area. A blanket type insulation with white thin plastic membrane exists inside along the warehouse outer walls and ceiling and attic space areas. The age of the structure, as I understand it, is approximately 22 years old.

This inspection methodology consisted of an examination of those portions of the foundation and structure that were visible and accessible. The structural elements inspected were limited to those elements that assisted in the evaluation of the overall evaluation performance. Please note that this foundation and inspection methodology did not include analysis or investigation relating to environmental concerns.

The location of geological faults and their relation to this property are excluded in this evaluation.

The purpose of this inspection was to observe and provide an opinion as to whether or not the foundation systems were performing the intended and designed purpose, or if repairs may be required. In addition, if repairs are recommended we would attempt to provide an opinion as to the general scope of need for remedial repair work.

Observations made by this inspector are subdivided into three areas which include the exterior, interior and grade beam components. The observations regarding the grade beam refer to that part of the exposed concrete foundation slab and this portion is generally referred to the face of the exterior perimeter grade beam.

EXTERIOR COMPONENTS

The exterior cladding is made primarily of a fabricated corrugated metal panel, revealed no significant evidence of unusual structural behavior to these wall surfaces during our inspection process.

The summary of various exterior observations is as follows:

1. Multiple locations of damaged trim, paneling and casings at pedestrian and bay doors around this building.
2. Multiple locations of holes and other damages to the metal fabricated panel siding material.
3. Several screw fasteners rusted, loose and/or missing.
4. Inadequate sealant at exterior windows and doors.
5. Limited sealant around all projections and penetrations such as for electrical, plumbing, air conditioning and any drain line terminations.
6. Random locations of rusted lower sections of metal panel siding material.
7. Damaged edge of roof at rear northeast of building with some loose foam material between trim and siding.
8. Excess bird infestation and residue fecal matter primarily at west side of building.

Damaged exterior siding and trim

Damaged upper north edge off roof

Rusted trim off bay doors

Damaged side panels on bay door

Holes in siding

Damaged lower siding

FOUNDATION GRADE BEAMS

Observations of the foundations and grade beams were made in a normal cursory manner by viewing those areas of exposed surfaces which were above ground and not concealed by high soils, other vegetation and low building materials.

Observation of the external perimeter grade beam where possible did not reveal significant distress cracks open to view, and we did not observe the cold joints of the foundation systems for the main building, as a result of original construction.

An elevation survey was performed as part of this inspection, for the most part, at the middle office. Please understand that some commercial buildings are not poured perfectly "level" during original construction. Considering this, elevation surveys are not always a true method of determining foundation movement.

However, such elevation surveys do indicate current conditions and this inspector is of the opinion that such information, in conjunction with other observations, can be helpful in contributing into overall foundation analysis. For this elevation survey, floor measurements were made at random first level locations using a Technidea Pro-2000 Zip level (tool for elevation measurements of your foundation floor system).

The results of our survey indicate the first floor slab of this office building to be reasonably level. The high point of the slab is located at the north office. The surface elevation at this point is approximately ¾" inch above the reference elevation of zero. The low point of the building is located at the east kitchen area and is approximately ½" inch below the reference elevation of zero.

It is not uncommon for foundations to reveal some symptoms of differential movement. At the time of inspection and in my opinion, foundation is performing in acceptable manner. Inspector did not observe evidence or consequences of above normal differential movement for a building of this age and construction type.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement. If the evidence and the consequences of foundation movement become significantly more pronounced in the future, then foundation-leveling repairs may become necessary. The owner must be willing to take the necessary precautions to prevent or minimize settlement from developing in the future.

INTERIOR COMPONENTS

Observations were made of the interior walls, ceilings, floors and steel framing (where accessible and available). Observations of the interior sheetrock walls and ceilings, acoustic tiles, etc. revealed typical quality of the commercial building industry. This type of construction reflects movement by cracking and joint distortions appearing on the surface. Typical locations of cracks and distortions when there is structural and foundation movements are cracks at windows, doors, corners of walls and other openings.

The review of the interior of this building did not reveal significant distress conditions relevant to foundation and structural movement.

Interior conditions observed during our inspection methodology revealed the following:

1. Several damaged ceiling tiles in offices, hallways and bathrooms on first and second levels.
2. Significant damages inside of first and second level office windows from leaks that existed at one time.
3. Some worn vinyl flooring material in front office/reception area, hallways, kitchen, bathrooms, etc. which can be examined by flooring contractors of your choice.
4. Open ended handrail in the stairs.
5. Some floor unlevelness and undulations noted in random second level offices, hallways and bathrooms.
6. Some damages inside kitchen and bathroom areas at walls, bases and cabinets.
7. Several locations of torn, damaged, missing and compromised blanket insulation material inside of warehouse on wall and ceiling areas.
8. Bird and other pest infestation conditions located inside random locations of warehouse and on wall and ceiling areas.
9. Inadequate placement of "emergency exit signs" at all exterior doors out of office and warehouse.
10. Multiple locations of damaged casing and trim around warehouse pedestrian and bay doors.
11. Improper controls to operate roof ridge vents along with proper cabling to these vents.
12. Limited lighting to illuminate stairs in warehouse.
13. Random small cracks, chips and compromised concrete flooring in warehouse areas.
14. Daylight along lower outer edges.

Stained and damaged interior wall insulation

Daylight along lower outer edges

Bird nesting inside building

Damages inside office

Damages inside office window

Please note that the above list of interior observations is not necessarily a completed list of conditions observed, but this inspector is of the opinion that these listed observations are relevant to the overall evaluation regarding probable future discrepancies and failure. The absence of rainfall hinders us to examine for active water intrusion possibilities.

BUILDING SITE DRAINAGE

Proper drainage is very important for foundation performance. A review of the exterior topography revealed substandard grading and drainage at east, west and north areas of this building and warehouse.

Able to locate random 21”x21” and 28”x28” surface drains in the concrete flatwork surrounding this building along with 8” and 10” circular drain pipes along west side of building with some rain gutters installed into these drain systems. Since it was not raining at the time of inspection their extent and effectiveness is unknown to us.

There are multiple rain gutters that terminate within close proximity of the building and foundation system which has resulted into erosion and loss of soils especially noted at east and west areas of commercial steel building, therefore all rain gutters should be extended away from this foundation system and/or installed into underground storm drain piping system.

Existing large storm drain catch basins in concrete flatwork in need of excavation and removal of any and all debris accumulation that will restrict rainwater diversion.

Existing drain between buildings at west area can also use improvements for excavation of high soils and other debris to ensure adequate rainwater movement between these buildings.

Unable to locate quality drains around this building and warehouse and connections off rain gutters which would assist in diverting rainwater to the street or storm sewer. Therefore, it is unknown to us how effectively water is channeled around

or away from the structure. Please consult with seller for any known information of possible "hidden" and or obstructed drains on this property.

Erosion at northeast area

Clogged east drain in parking lot

Clogged drain at west side

We recommend that the buyer retain the services of a reputable and qualified landscaping and drainage expert to investigate the area around this commercial steel building. They should provide specific recommendations on the installation of possible drain and water movement systems as well as make suggestions on improving the grading techniques to reduce the collection of rainwater and thereby reduce the possibility of water intrusion into this commercial steel building and to minimize erosion with proper water diversion control methodology

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BUILDING ROOF SYSTEM

Structural steel framing for this building and roof system currently exists with channel bridging and web stiffeners installed with an apparent light gauge steel corrugated roof underlayment material. The roof is covered by prefabricated metal panels.

The roof of this commercial steel building is of a prefabricated metal panel system installed over steel channels with metal fasteners with neoprene washers. This roof is enveloped with a perimeter gutter system and utilizing manual controlled ridge vent covers.

The surface of this roof was observed from ground level and with binoculars due to the high elevations of this roof and unsafe conditions for this inspector. Therefore suggest consulting with reputable fabricated metal roofing contractors in immediate future for their examination of this roof and for their opinions and recommendation and proposals for repairs and any possible replacement materials.

Exterior and interior roof conditions observed during our inspection process revealed the following:

1. Stains and leaks at multiple rain gutter joints around this building.
2. Multiple stained and damaged insulation material in random areas of warehouse and in attic space above offices.
3. Several buckets and pails located in attic space above offices at southwest area, however, these pails were dry during inspection and are indicators of roof leakage conditions that exist, or did exist at one time – not raining at time of inspection to aid us in finding and locating exact sources of roof leakages.
4. This inspector did employ thermography by utilizing a Flir 620 infrared camera which did reveal multiple moisture anomalies indicative of roof leaks in need of **immediate** examination for repairs by reputable metal roof contractor.
5. It is not uncommon for roofs to require additional sealant at ridge and roof jack projections and at any uplifted panels, fasteners, etc.

Stained insulation under roof

Buckets in attic

Therefore, due to multiple suspect locations of roof leakages located in offices and warehouse, we suggest consulting with reputable fabricated metal roofing contractors in immediate future for their examination of this roof and for their opinions and recommendation and proposals for repairs and any possible replacement materials.

Please note that the above list of limited visual roof observations is not necessarily a completed list of conditions observed, but this inspector is of the opinion that these listed observations are relevant to the overall evaluation regarding probable future discrepancies and failure. The absence of rainfall hinders us to examine for active water intrusion possibilities.

WATER PENETRATION

Stains were observed inside isolated windows and doors in both the offices and in warehouse. This is usually the result of the condensation and/or from wind-driven rain leakage. Consult with a contractor of your choice for repairs.

Evidence of stains and rust observed inside the warehouse at bay door and pedestrian door openings due to substandard closures of these doors, limited gaskets and weather stripping.

Several stains observed in first and second level office windows with damages along with several stained acoustic tiles in second level office areas.

Significant staining in HVAC equipment room on floor, ceiling and wall associated with roof and HVAC type leakages – not raining during inspection and HVAC equipment has been sabotaged by copper thieves, therefore could not operate equipment during our inspection process.

Ceiling tile damages

Stained floor and cabinet in second level equipment room

Both large A/C units vandalized

It is very important that a prudent buyer retain the services of a reputable and qualified contractor in the immediate future to determine the exact source of leaks, to examine all areas for hidden damages and to expose any possible mold/mildew and provide estimates for the appropriate repairs. Failure to respond to the conditions mentioned above, before the purchase of this property, commonly results in unanticipated, and often costly, repairs.

Consult with seller for all known information of water intrusion conditions into this commercial steel building along with any previous repairs for your future records.

BUILIDING PERIMETER FENCING

There does exist perimeter chain link type fencing around this property with "coiled barbed wire" There are several areas of damaged, bowed and compromised fencing material and posts in need of immediate repairs-primarily located at east and southwest areas of property. .Please consult with a reputable chain link fence contractor to examine this perimeter fence for proposals on necessary repair and or replacement and for any additional modifications to meet your demands.

There are five large 20" manual gates on rollers and "coiled barbed wire" at frontage south area of property and two at rear north of property. Only one was unlocked to test for operation and it was observed that these gates are in need of immediate repair and maintenance for proper function and operation.

PARKING LOT AREA

The concrete and shell type flatwork has some large area surface drains to assist in collecting rain waters. There are numerous areas of worn and compromised flatwork with some ponding of rain waters. In addition the flatwork has been "scored" at entry to several large bay access doors at northwest area of building. Some areas of vegetation growth should be removed as necessary. The designated parking lot striping is worn and substandard to view and should be examined for additional painting along with "Handicap Parking"

Worn paint markings for parking

EXTERIOR BUILDING LIGHTS

There are several exterior sodium vapor type lights operative off "photo eyes" to illuminate sides and front and sides of building. One light was in operation during daylight hours indicative of defective photo sensor device. We could not access the photo sensors to test therefore suggest examining these building during nighttime hours.

FIRE EXTINGUISHERS AND FIRE EXIT SIGNS

There are some older modal fire extinguishers in warehouse areas in need of replacement and installed at appropriate locations.

There are some lighted "Exit" signs inside warehouse and need to be at ALL exit doors of offices and warehouse

OTHER BUILDING DISCREPANCIES

There are multiple large twenty foot 10 panel bay access doors around this building warehouse. These doors were "locked" and no keys were made available to test for operation and integrity (one at southeast area was unlocked and opened). The torsion springs, rollers, cables and chains appear to need maintenance in immediate future for proper function and operation. In addition, approximate 4-6 of the lower panels are damaged and bowed which may hinder function and operation of these doors in the future.

The metal pedestrian doors are mostly functioning however these doors are damaged and compromised with voids from poor weather-stripping and gaskets.

Pigeons have infested Building 1 and 2 on the interior warehouse and exterior areas,

Air compressor piping and fittings exist on Building 1 and 2 along with large hopper vents off Building 2 and these components are "as-is".

SERVICE ENTRANCE AND PANELS

Type of Service: Overhead. 3-Phase Service (800 amp 480 volt 270-277 VAC)

METER BOX: Two meters

WIRING : Copper type

PANEL BOX/CONNECTIONS: **(D)** Open spaces on dead front cover on main interior east panel. One 20 amp breaker "tripped" several times off Panel 4

OVERHEAD SERVICE DROP: Aerial type. **(D)** Burnt area of one transformer on utility pole (no thermal anomaly during inspection)

GROUNDING SYSTEM: Earth ground rod.

PANEL BOARDS: Cutler-Hammer. 800 amp main panel board with various distribution/machine panels located nearby and other subpanels throughout the building.

MAIN DISCONNECTS: Several isolated disconnects inside warehouse (not used for previous proprietary equipment and not tested in "on" mode since these disconnects and multiple breakers were not in "on" mode during our inspection

OVERCURRENT PROTECTION: Several panels installed in warehouse areas and mostly identified however we are not inspecting these panels to ensure proper labeling and should be examined by a Master Electrician with the proper tools and time to perform this service. We examine these panels with Infrared Camera to determine and excess loading.

Discrepancies: (D)

(1) - Some of the breakers in building panel #3 seemed to be warmer than normal (2-10).
(2) - Energized parts of service equipment must be effectively enclosed (replace missing knock-out plates).
(3) - Panel 4, breaker #3 was tripped or turned-off at the time of inspection.

BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES

Visible Wiring Types: Copper

SUBPANEL(S): Office panels 5 and 6 are located upstairs. **(D)** Panel 5, breaker #4 was tripped or turned-off at the time of inspection.

WIRING BOXES & CONDUIT: **(D)** Conduit connector is loose at the water heater.

GROUNDING AND BONDING: **(D)** Floor outlet in the front office is not grounded.

EQUIP. DISCONNECTS: All Not Tested. Please consult with Master Electrician to operate these in case failure occurs from an "electric short" or equivalent.

OUTLETS: **(D)** Outlets at the downstairs front southwest office and rear southwest office did not seem to be working. One of the floor outlets in the upstairs office did not seem to be working. Many of the warehouse outlets are not working or turned off at the time of inspection. Two or more very loose outlets at the kitchen and bathroom locations. Several lightly loose outlets throughout the building in need of tightening. Two or more outlets with cracked, broken or missing cover plates.

LIGHT SWITCHES: **(D)** Switches with unknown function in warehouse.

G.F.C.I. CIRCUITS: **(D)** G.F.C.I. outlet in downstairs kitchen fails to test. Three outlets in upstairs kitchen not G.F.C.I. protected. Outlets at Men's and Ladies upstairs bathrooms are not G.F.C.I. protected.

A.FC.I. CIRCUITS: None. The "AFCI" (arc fault circuit interrupter) is a newly-developed electrical device (usually incorporated into a circuit breaker) designed to protect against fires caused by arcing faults in the home electrical wiring. (Arcing faults often occur in damaged or deteriorated old wiring and electrical cords.) AFCI's should be considered whenever adding or upgrading a panel box while using existing branch. Consult with a licensed electrician about installing these devices.

LIGHTS & FIXTURES: **(D)** One of the sodium vapor lights in the warehouse is not working. Two of the fluorescent lights in the warehouse are not working. Upstairs men's bathroom has two fluorescent lights that are slow to turn on.

OFFICE AIR HANDLER HVAC SYSTEM

Downstairs Trane - TWE120B300CA (2000)
Upstairs Carrier - 40RM-12-H611HC (2008)

THERMOSTAT & CONTROLS: Manual test. (Programmable type.) **(D)** Heat modes not operative off T-stat controls. All T-stats should be "labeled" for specific HVAC system, since several were located and did not respond during our examination. Buyer may option to upgrade these T-stats for more efficient operation.
(did not run in heating mode since a/c not working)

Discrepancies: (D)

(1) - Downstairs Trane unit **(D)** blower is dirty and has algae build-up in the overflow drain pan. The evaporator coil is dirty and corroded.
(2) - Upstairs Carrier unit - **(D)** indications of previous leakage or overflow in this area, but since the unit is not cooling cannot determine exact source of leakage or overflow.

COOLING SYSTEMS

Downstairs Trane - TTA120B400CA (2000) **(D)** Unit has a water misting system which may or may not be working. Unit has been vandalized with copper coil and piping removed.

Upstairs Carrier - 38AR5012-611 (2008) **(D)** Unit has been vandalized with copper coil and piping removed.

Discrepancies: (D)
(1) - Neither unit is cooling.
(2) - Trane unit is not running and/or does not respond to controls.
(3) - Vandalized unit needs to be replaced. (Compressor and fan motor may be salvageable but not much else).

DUCTS, VENTS & FLUES:

DUCTS/ROUTING/MATERIALS: Metal and duct board. **(D)** Seal all joints with "hard cast" cement. Clean multiple air registers with residue

PLUMBING SYSTEM

Supply Piping Type: Mixed copper and plastic.

Drain Piping Type: P.V.C. and CPVC plastic and some copper. **(D)** Piping not insulated in attic

DOWNSTAIRS KITCHEN: **(D)** The faucet leaks.

UPSTAIRS KITCHEN: **(D)** The water supply/valve stop is corroded.

DOWNSTAIRS MEN'S BATH (2 sinks - 2 urinals - 3 toilet stalls / one handicapped): **(D)**
(1) - One of the sinks is loose. Faucet stems are leaking.
(2) - One of the toilets is loose on floor. Two toilets need flappers.
(3) - The floor drain clean-out cover is loose.

DOWNSTAIRS LADIES BATH (1 sink - 2 toilet stalls / one handicapped): **(D)**
(1) - There is unused plumbing for another sink.

UPSTAIRS MEN'S BATH (2 sinks - 2 urinals - 2 toilet stalls): **(D)**
(1) - One of the lavatory faucets is loose and drains slowly.
(2) - One of the toilets is too close to the wall.

UPSTAIRS LADIES BATH (1 sink and one toilet stall): **(D)**
(1) - One of the sink stoppers is missing.

OTHER PLUMBING: **(D)**
(1) - Unused warehouse drain piping at the office wall should be capped if you will not be installing a drinking fountain, eyewash station or other plumbing fixture.

WATER HEATER(S): 30 gallon electric

TANK AND SUPPLY: **(D)** Supply piping is corroded.

SAFETY VALVE & DRAIN: **OK**

EXTERIOR BIBBS/CUT-OFF: **(D)** Water pipe insulation damaged at the main cut-off valve and water piping.

APPLIANCES

MICROWAVE OVENS: Functioning.

BATHROOM FANS: **(D)** Need cleaning.

OPTIONAL EQUIPMENT/SYSTEMS:

GAS LINES: Visible inspection only. We do not pressure test gas lines.

SMOKE ALARM(S): **(D)** Ionization type. Batteries need to be replaced.

SECURITY/FIRE ALARM(S): Able Inspection Company does not inspect security systems.

WAREHOUSE FURNACES:
Model/ type or capacity: Ducane gas type **(D)** Unable to obtain operation of selected unit suspended from roof in warehouse areas. Some old gas flex piping observed.

FLUE PIPE: Metal type. **(D)** 1" clearance not at flues and plastic insulation. Several have evidence of stains from leaks at roof and roof jacks

ROOF JACK: **(D)** Leaks noted at several roof jacks

GAS LINE: **(D)** Several old style gas flex used on units

BLOWER AND MOTOR: **(D)** Unable to obtain operation from T-stat controls

I	NI	NP	D	COURTESY INSPECTION ITEM **
●	❍	❍	●	**Basic Interior Infrared Diagnostic**

This inspector employed an infrared Flir T620 camera utilized to examine interior walls and ceilings for any thermal differences from active and/or previous leakages.

Thermal anomalies observed in second level office storage closet adjacent to HVAC equipment and from suspect roof leakage. Several moisture anomalies observed in warehouse along outer perimeter edges of roof associated with suspect roof leakage condition.

Interpreting Infrared Images

Blue = Cool or Moist Temperatures
Orange/yellow = Warm or Hot Temperatures

This Inspector employs the use of a Flir T620 Infrared Camera, inclusive on all of my Inspections. This high tech camera "sees what the human eye does not" and is very useful for us and you the potential commercial building buyer. However, if we find any issues from suspect temperature changes, we may not have the time or resources to thoroughly investigate for solution to our findings. Most tradesman/contractors are not familiar and or qualified to understand the capabilities of this Infrared Camera, therefore buyer must use diligence retaining appropriate contractors for repair methodology. Any questions should be directed to the Inspector familiar with any anomalies found on this building.

An unanticipated appearance of cooler or warmer temperatures *may* indicate a suspect problem. If an area, such as a ceiling or wall, is generally warm (orange) is from missing or misplaced insulation, or from excess heat off electrical breakers or wiring.

Any unexpected cool (blue) image is observed, those cooler temperatures may indicate an anomaly such as a water leak or HVAC duct air leakage.

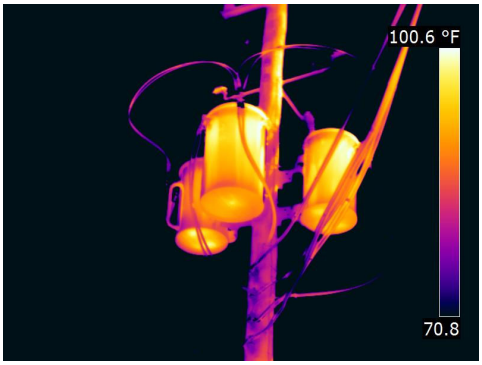
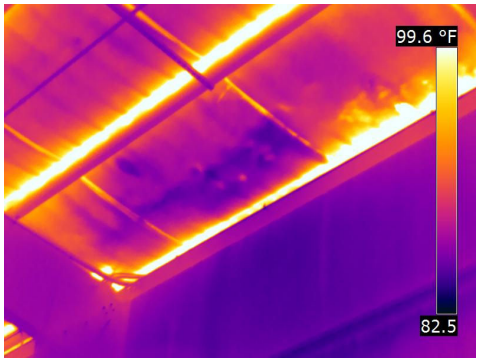
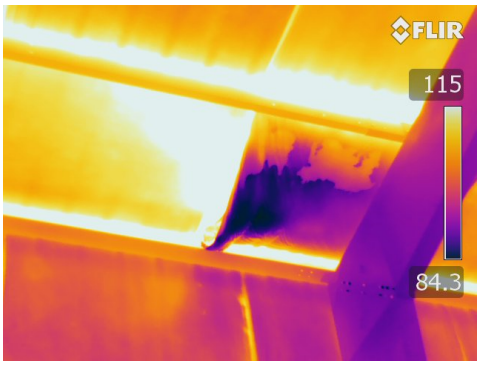


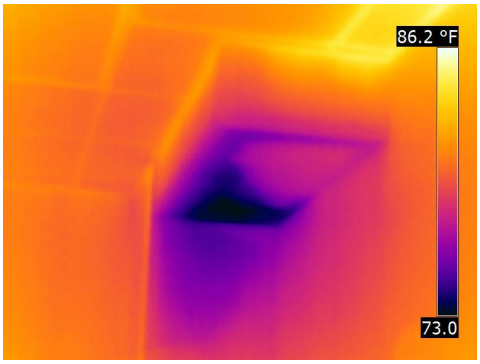
Image taken of electric transformers



Typical heat on metal roof frame and moisture images on insulation under roof



Moisture trapped in insulation under roof



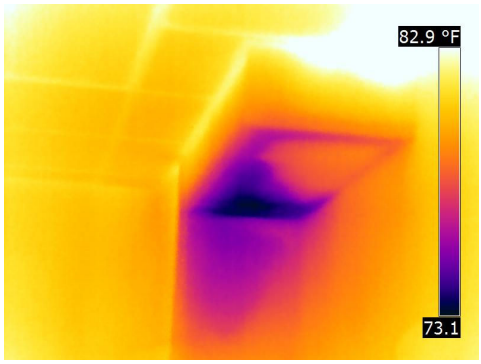
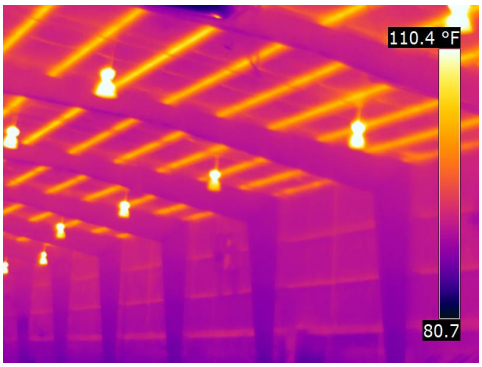
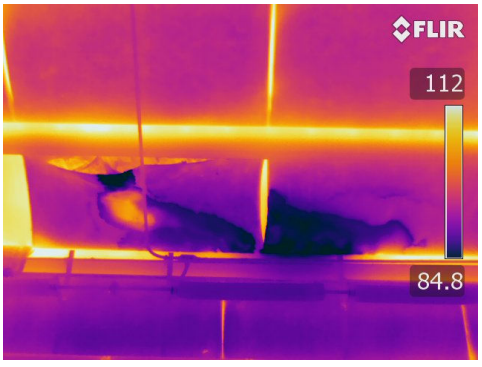


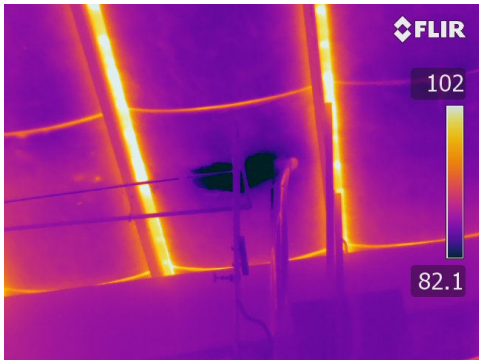
Image of moisture in upper office from roof leakage



No anomalies of interior warehouse building

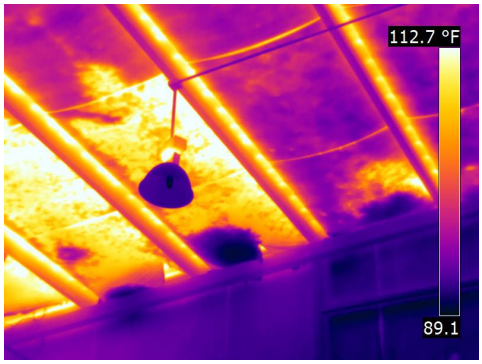


Images of moisture from active roof leakages on insulation



Moisture from active roof leakages

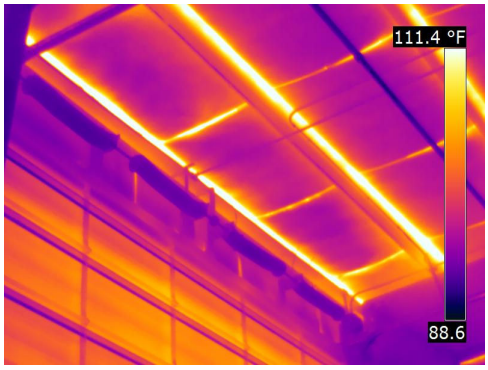
Images of heat on insulation from compromised insulation



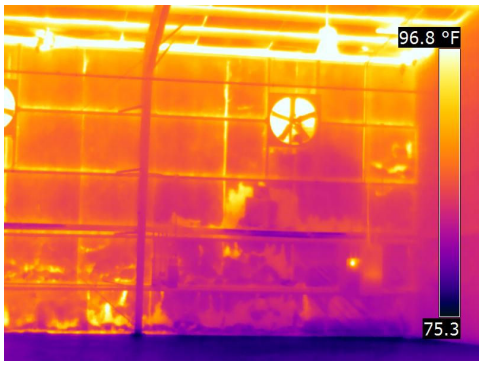
Blue images represent moisture along edges on interior roof

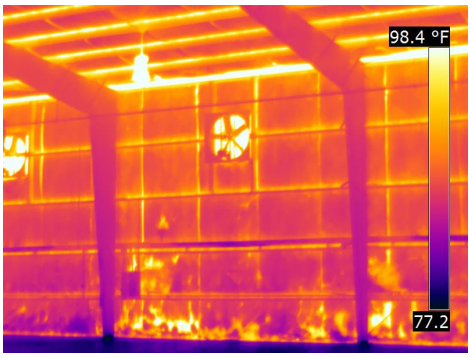
Heat on interior breaker panel breakers during operation of equipment

Image of torn insulation under roof



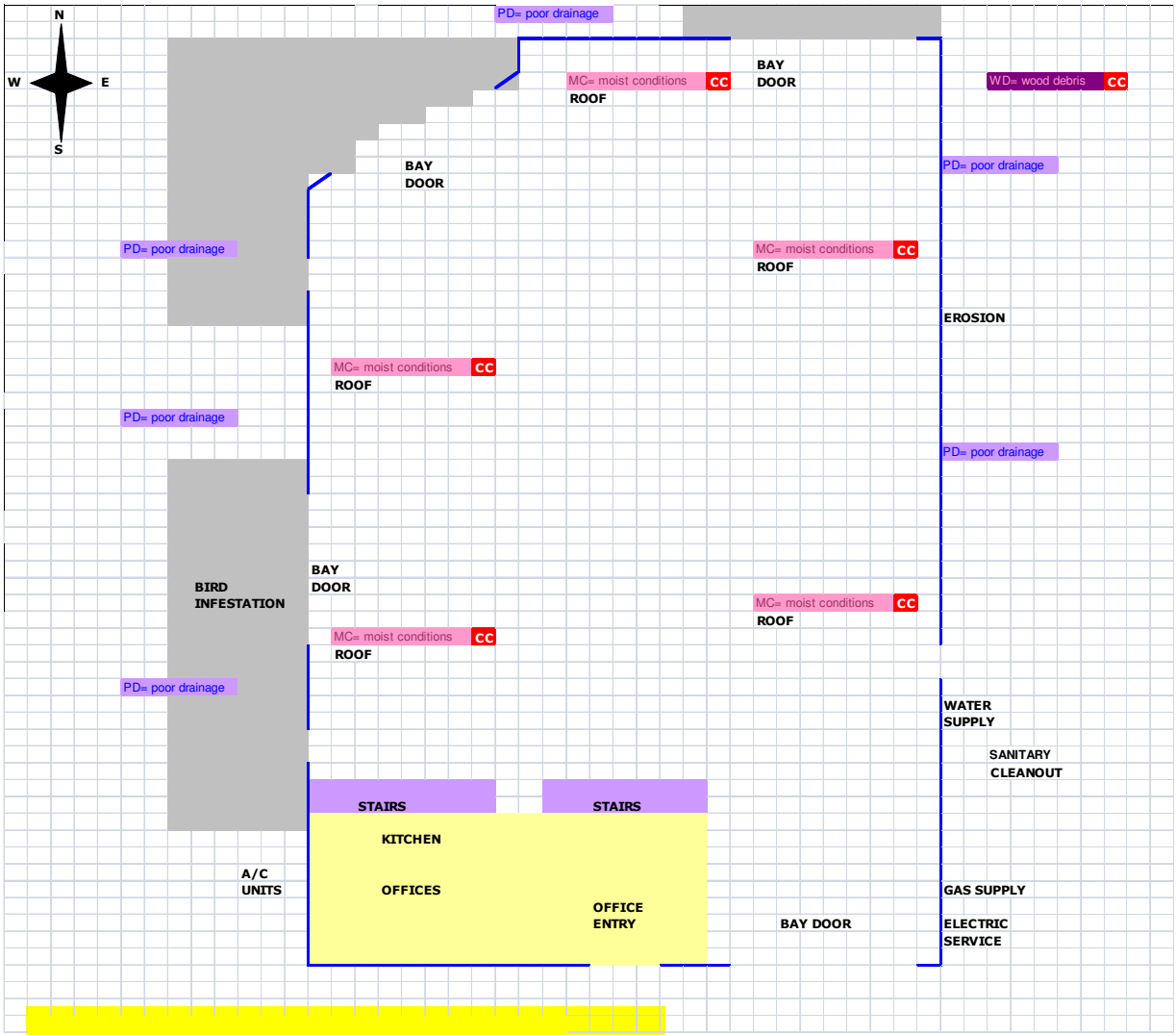
No anomalies under roof and on insulation





Images of compromised insulation on interior building walls

Torn and damaged insulation under roof



RESIDENCE FLOOR PLAN

NOT TO SCALE - DIMENSIONS ARE APPROXIMATE

LEGEND FOR GRAPH ABOVE

AS= active subterranean termites
AD= active drywood termites
AC= active carpenter ants
ACB= active carpenter bees
AB= active beetles

PS= previous subterranean termites
PD= previous drywood termites
PC= previous carpenter ants
PCB= previous carpenter bees
PB= previous beetles

MC= moist conditions
HS= high soils
RW= rot wood
ML=bark mulch
TB= tree branches
TS= tree stump

PMC= previous moist conditions
IA= inaccessible area
OA= obstructed area
CC= condusive conditions
AP= apparent damages
PHD= possible hidden damage

WF= wood forms
IF= infested fence
DT= a/c drain termination

LEGEND FOR FOUNDATION MEASUREMENTS

R= Location and reference point of Technidea Pro-2000 Zip Level

BC= brick crack
SC= stucco crack
WS= window separation
MS= molding separation
SRC= sheetrock crack
FC= foundation crack
TC= temperature crack

BR= Brick repair
SR= stucco repair
MT= mature tree
PD= poor drainage
WA= wet area
WD= wood debris

FLOOR MEASUREMENTS

R= reference point base