



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

Commercial Property Address

(Address or Other Identification of Inspected Property)

By:

Danny Pitts, TREC License # 4717

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us.

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 move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-1

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

This inspection report is based on present day national codes, although it is not a code inspection per se. Local code authorities may or may not have adopted specific items in a given time frame. Nothing (other than your contract) requires an owner to bring an item up to today's code. I inspect this property in comparison to a newly built, well constructed building. Even though some of the items listed may be normal to today's building quality, if in my opinion it is not as good as it could be, I note it. If you have any questions regarding information in this report, please do not hesitate to call me.

ALL COMMENTS WILL REFER TO THE MAIN BUILDING UNLESS ATTRIBUTED TO BUILDING # 2.

Report Identification: Sample Commercial Property**Insp.#**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☒**A. Foundations***Type of Foundation(s): SLAB & PIER & BEAM**Comments:*

- THE CONCRETE SKIM COATING - Is broken at various locations.
- THE SLAB HAS A COLD JOINT – At Bldg. # 2 (a cold joint is created when an addition slab is poured against an existing slab). It is unknown if the 2 slabs are properly tied together.
- THERE IS A PIER & BEAM FOUNDATION AT THE RIGHT REAR – The piers are poured concrete, depth of the footings is unknown. A perimeter beam / footings for the exterior wall do not appear to be present.



- THE TILT WALL PANELS ARE CRACKED / DAMAGED – At various locations.
- IF CONCERNED, HAVE A STRUCTURAL ENGINEER EVALUATE THE SLAB / PIER & BEAM FOUNDATION.
- THE ACCESS DOOR TO THE CRAWL SPACE – Is missing.

☒ ☐ ☐ ☒**B. Grading & Drainage - Comments:**

- THE GUTTERS – Remove all debris from the gutters. Do not have proper fall at various locations (there is water standing in the gutters).
- REGRADE THE SOIL – To expose 4 to 6 in. of the slab at the left of Bldg.2. Regrade the soil down & away from both of the foundations (the code requires 5% slope extending 10 ft. out) to divert the water around & away from the buildings.

I	NI	NP	D	Inspection Item
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C. Roof Covering Materials

Type(s) of Roof Covering: FABRIC COVERED ROLL ROOFING & SHEET METAL
Viewed From: Inspector walked on the Main Bldg. roof. The Metal roof was inaccessible & was observed from a ladder.

Comments:

- TRIM TREE BRANCHES – 4 ft. away from the roof.



- THE PLUMBING VENT PIPE FLASHING BOOTS – The tops of 2 of the vent pipe flashings are not turned down inside of the pipes properly.



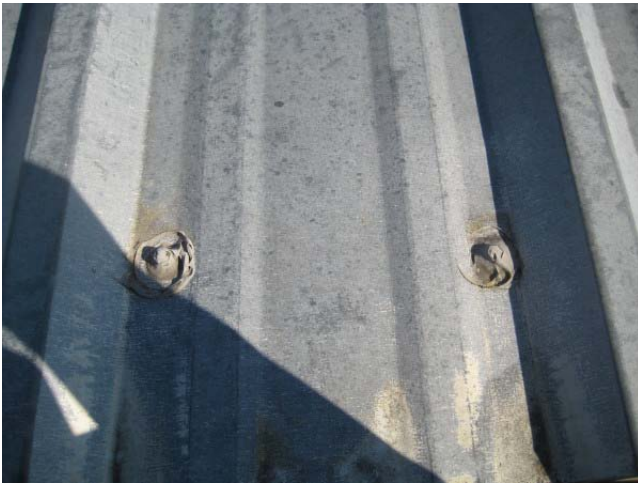
- THERE IS WATER STANDING ON THE ROOF – At various locations.



- DAMAGED / MISSING SHINGLES – At the rear porch.



- THE SCREWS ON THE METAL ROOF OF BLDG. 2 – Are installed in the valleys rather than on the ribs. It will be necessary to periodically tighten the screws to prevent water penetration. The screws have been caulked at various locations.



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D. Roof Structure & Attic

Viewed From: Inside the attic at various locations.

Approximate Average Depth of Insulation: 6 in.

Approximate Average Thickness of Vertical Insulation:

Comments:

- THE ROOF DECKING HAS WOOD ROT – At the rear porch.



- THE INSULATION - Add a minimum of R-30 to the ceilings.
- THE ATTIC DOOR (PULL DOWN STAIRS) – Is missing weather stripping & insulation. The door frame is not properly blocked to the ceiling framing. The door is improperly installed with deck screws as fasteners. Secure the frame with 16d nails or ¾ in. lag screws through shims (not sheetrock screws or deck screws).
- NOTE: THERE IS NO ATTIC VENTILATION.

I	NI	NP	D	Inspection Item
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E. Walls (Interior & Exterior) - Comments:

- **DAMAGED METAL SIDING** – At various locations of Bldg. 2. There are loose wall screws & screws with damaged / missing rubber washers at various locations.



- **RUSTED WALL FRAMING** – At Bldg. 2.
- **STAIR STEP CRACKS IN THE ROCK** – At the front right of Bldg. 2. Seal the cracks to prevent water penetration.
- **MAIN BLDG.: SHEETROCK SETTLING CRACKS** – At various wall locations including at the rear hall, the entry hall & room 9.



- THE TILT WALL SIDING PANELS – Are damaged / cracked at various locations including at the access door to the crawl space. The panels appear to be buried at the right & rear.



- RECAULK – At the windows, the trim & the siding connections to the roof at various locations (to prevent water penetration). Seal all the wall penetrations.



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F. Ceilings & Floors – Comments:

- STAINED / LOOSE CARPET – At various locations.
- WATER PENETRATION STAINS – At the entry, the upstairs foyer & room 13, could not determine if the stains are still active.



I	NI	NP	D	Inspection Item
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G. Doors (Interior & Exterior) – Comments:

- THE WEATHER STRIPPING IS MISSING – At the attic door in the upstairs foyer.
- THE DOOR STOPS - Are missing at various locations.
- THE DOOR BINDS ON ITS FRAME – At room 6.
- THE DOOR DOES NOT LATCH – At the bathroom in Bldg. 2.
- BROKEN HANDLE – At the front door of Bldg. 2.



- THE STRIKER PLATES ARE MISSING – At the door between the office & the warehouse in Bldg. 2.

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H. Windows – Comments:

(NOTE: WINDOW FLASHINGS- Are inaccessible & were not inspected. Generally speaking, many windows are not properly flashed. Furthermore, many windows leak when subjected to extreme conditions. It is unknown if the window flashings are present & correctly installed at this property.)

- FOGGED WINDOWS - At various locations.
- BROKEN WINDOWS – At the office in Bldg. 2 & at room 6.



I	NI	NP	D	Inspection Item
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- ALL WINDOWS BELOW 18 IN., GREATER THAN 9 SQ. FT, AND WITHIN 36 IN. OF A WALKING SURFACE - Must be safety glass. The windows are not designated as tempered glass at the break room & room 11.
- ALL WINDOWS WITHIN 2 FT. OF A DOOR - Must be safety glass. The windows not designated as tempered glass adjacent to various room doors.

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I. Stairways (Interior & Exterior) – Comments:

- THE STAIR RAILING PICKETS - Are not 4 in. maximum apart (code change since the building was built from 6in. to 4in.) in the entry.

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J. Fireplace/Chimney- Comments:

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K. Porches, Balconies, Decks and Carports– Comments:

- THE REAR PORCH POSTS - The bottoms of the posts are damaged / have wood rot.



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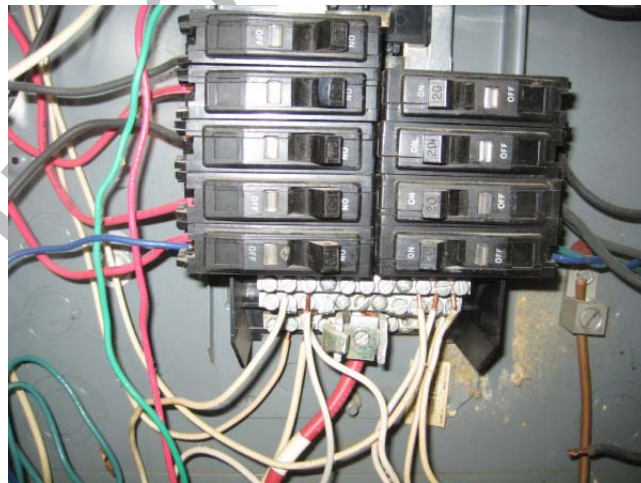
L. Other– Comments:

II. ELECTRICAL SYSTEMS☒ ☐ ☐ ☒**A. Service Entrance and Panels – Comments:**

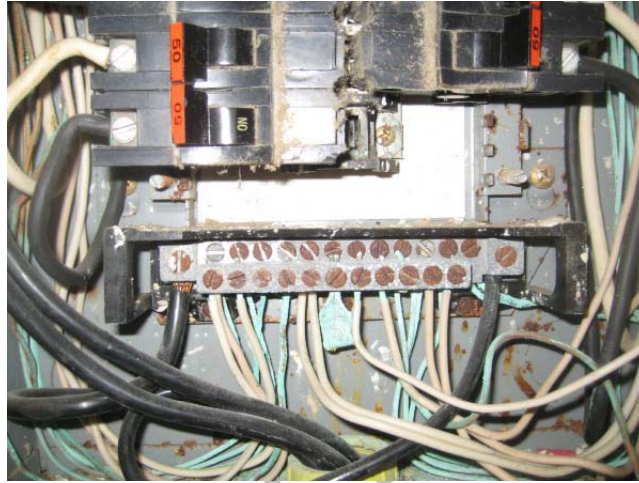
- THE MAIN BREAKER BOX IN BLDG. 2 - Has 2 missing knock out spacers in the front panel.



- Has 2 double lugged breakers, add 2 breakers & separate the (2 wires) double lugged breakers to 1 wire per breaker.



- 5 OF THE BREAKER BOXES IN THE MAIN BLDG. – Are Federal Pacific boxes (consult an electrician about potential hazards). The box in room 13 is corroded. The boxes have double lugged neutral wires (more than 1 wire connected to each screw on the neutral buss bar) at various locations.



- ALL THE BREAKERS - Are not labeled.
- HAVE THE ELECTRICAL SYSTEM EVALUATED BY AN ELECTRICIAN.

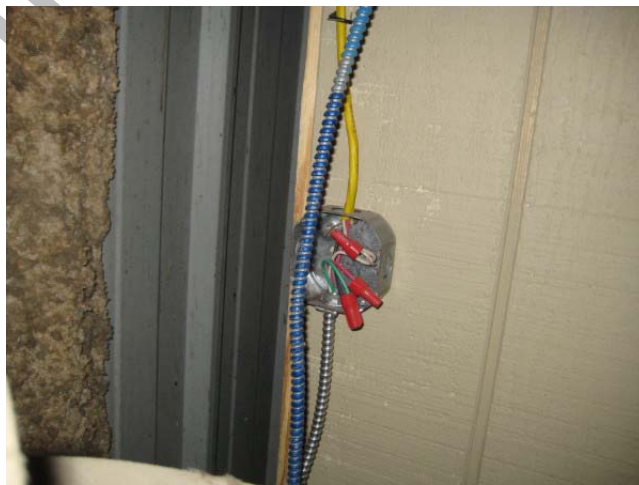
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: COPPER WIRES

Comments:

- OPEN WIRE SPLICE - Not in a junction box with a cover plate at the AC in the entry.



- JUNCTION BOX COVER PLATES ARE MISSING - At Bldg. 2.
- MULTIPLE COVER PLATES - Are missing / damaged at the plugs / switches at various locations.

- THE WEATHER PROOF PLUG COVERS AT THE EXTERIOR PLUGS – The cover is missing at the front left of Bldg. 2. The covers are not the “bubble type covers” required for “wet locations” (where there is not a roof protecting the plugs).
- ALL EXPOSED ELECTRICAL WIRES – The conduit pipe is loose at the right of Bldg. 2.



- THE LIGHTS ARE NOT WORKING – At various locations
- LOOSE PLUGS – At various locations.
- OPEN GROUND PLUGS – At the office in Bldg. 2 & the left of room 7.
- DEAD PLUGS – At the front exterior & the bar sink in Bldg. 2 & at various locations in rooms 2, 3, 4, 6 & 7.
- MISSING PLUGS – At various locations including the rear hall & the rear bathrooms.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Attic - Horizontal

Energy Source: Elect

Comments:

- A HEATER – Was not present in Bldg. 2.

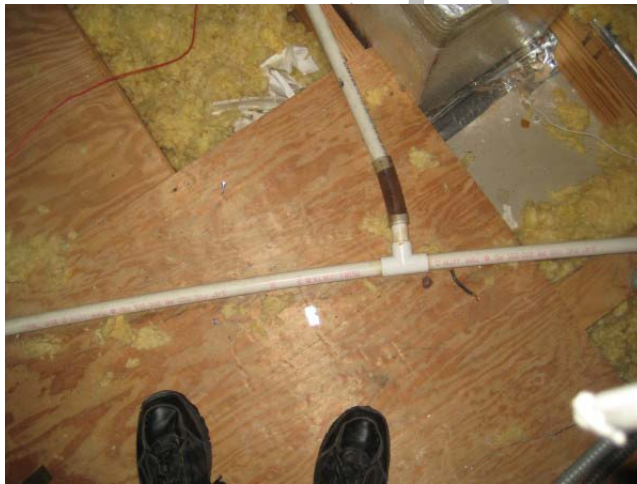
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B. Cooling Equipment (Change / Clean filter monthly)

Type of System: Attic - Horizontal - Elect.

Comments:

- THE CONDENSATE DRAIN LINES - Did not locate the terminations of some of the lines. The drain lines are not insulated in the attic (required as of the 2000 code). There are 2 drain lines converging into 1 line. The size of the line has not been increased to accommodate the additional water flow. The drain lines are very long.



- THE CONDENSING UNITS - Have oversized breakers in the breaker box (50 amps) at various locations. The manufacturer specifies a 30 amp maximum breaker be provided.
- THE FILTERS - Are dirty.

- THE SECONDARY OVER FLOW PANS - The pan is rusting at the entry unit. Have the pan evaluated. The pans do not extend 1½ in. beyond all 4 sides of the evaporator coil at various locations.



- NOTE: A pan line is not present to provide further protection against flooding in addition to the float switch at various locations.
- THE OUTSIDE TEMPERATURE WAS BELOW 50 DEGREES - The AC's were not tested.

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C. Duct System, Chases, and Vents— Comments:

- THE DUCTS – Were inaccessible & were not inspected at various locations.

I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Did not locate the meter

Location of main water supply valve: Did not locate the valve

Static water pressure reading: psi. Unknown The recommended pressure is 40 to 80 psi. The backflow preventer on the exterior faucet was not working properly.

Comments:

(THE PIPES- Are Copper & PVC.)

- THE SINK FAUCET – Hot / cold are reversed at the right rear hall bath.
- THE SINK IS LOOSE ON THE WALL – At the right rear hall bath.
- THE SINK IS MISSING – At the left rear hall bath.



- THE TOILET BALLCOCK VALVE - Is leaking in the tank at the bath in Bldg. 2.

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B. Drains, Wastes, and Vents– Comments:

(Washer drain line & faucets were not tested.)

(Drain checks were done at all sinks, tubs, showers, toilets.)

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C. Water Heating Equipment

Energy Source: **ELECTRIC**

Capacity: 2 - 6 Gal. UNITS

Comments:

- THE TEMPERATURE & PRESSURE RELIEF VALVE LINES - Did not locate the termination of the lines to the exterior.
- THE OVER FLOW PANS – Did not locate the drain line terminations to the exterior.
- A WATER HEATER – Is not present in Bldg. 2.

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D. Hydro-Massage Therapy Equipment– Comments:

I	NI	NP	D	Inspection Item
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V. APPLIANCES

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Dishwasher – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Range Exhaust Vent – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Ranges, Cooktops, and Ovens – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Microwave Oven – <i>Comments:</i>
(Leak tests were not performed on microwave or its door.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Trash Compactor – <i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Mechanical Exhaust Vents and Bathroom Heaters – <i>Comments:</i> <ul style="list-style-type: none"> ▪ EACH BATH EXHAUST FAN - Does not have a metal exhaust pipe terminating outside through a metal vent. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. Garage Door Operator(s) – <i>Comments:</i> <ul style="list-style-type: none"> ▪ MANUAL DOORS ONLY. ▪ DAMAGED PANELS – At both doors. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Doorbell and Chimes – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Dryer Vents – <i>Comments:</i> |

VI. OPTIONAL SYSTEMS

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|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Lawn and Garden Sprinkler Systems – <i>Comments:</i> <ul style="list-style-type: none"> ▪ WAS NOT TESTED. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs, and Equipment
<i>Type of Construction:</i>
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | C. Outbuildings - <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Outdoor Cooking Equipment
<i>Energy Source:</i>
<i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Whole House Vacuum Systems – <i>Comments:</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Smoke Alarms – <i>Comments:</i>
SMOKE ALARMS – Are not present. |

If you are concerned about any comments above, consult a licensed or professionally qualified person for repairs or to advise you.

A VISUAL AND PRACTICAL NON-DESTRUCTIVE INSPECTION WAS CONDUCTED OF THE ABOVE NOTED FACILITY TO DETERMINE WHETHER THE ABOVE CHECKED ITEMS WERE IN NEED OF IMMEDIATE REPAIR OR WERE ADEQUATELY PERFORMING THE FUNCTION FOR WHICH THEY WERE INTENDED. THE INSPECTION WAS NOT A TOTAL AND COMPLETE INSPECTION OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED, BUT WAS MERELY AN INSPECTION OF THE GENERAL CONDITION AND PERFORMANCE OF THE INDICATED ITEMS WHICH EXISTED AT THE TIME OF THE INSPECTION. THIS INSPECTION REPORT IS VALID ONLY FOR THE DAY AND TIME OF THE INSPECTION. NO WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED ARE INTENDED OR REPRESENTED TO ACCOMPANY THIS REPORT. LONGHORN INSPECTIONS CANNOT WARRANT NOR GUARANTEE THE LONGEVITY OR INTERNAL COMPONENTS OF ANY OF THE ITEMS INSPECTED. THIS REPORT WILL INDICATE WHETHER THE ITEM INSPECTED IS GENERALLY IN SERVICEABLE CONDITION AND IS ADEQUATELY PERFORMING THE FUNCTION FOR WHICH IT WAS INTENDED, OR HAS DEFECTS, BUT IT IS NOT TO BE CONSTRUED AS A GUARANTEE OF THE ABSOLUTE QUALITY OR CONDITION OF THOSE ITEMS INSPECTED. LONGHORN INSPECTIONS, INC. DOES NOT INSPECT REFRIGERATORS, WASHING MACHINES, CLOTHES DRYERS, INTERCOMS, CLOCKS, TIMERS, SELF-CLEANING OR BAKE TIME OF OVENS, WATER SOFTENERS, HUMIDIFIERS, MICROWAVE RADIATION LEAKAGE, ELECTRONIC AIR FILTERS, AIR-CONDITIONING LOAD OR DESIGN DEFICIENCIES, PHOTOCELLS, SOLAR SYSTEMS, SECURITY SYSTEMS, WELLS, SEPTIC SYSTEMS, SEWER LINES, LEAD PAINT, RADON GAS, ASBESTOS, MOLDS OR ANY OTHER HAZARDOUS MATERIALS, AND COULD NOT INSPECT AREAS WHICH ARE CONCEALED, REQUIRE DISASSEMBLY, OR ARE BEHIND FURNITURE & STORAGE. NO ENGINEERING OR SCIENTIFIC TESTS WERE PERFORMED. A MOISTURE METER WAS NOT UTILIZED. A SELLER'S FAILURE TO DISCLOSE OR HIDING DAMAGE OR REPAIRS IS NOT THE FAULT OF LONGHORN INSPECTIONS, INC. THE BUYER IS ENCOURAGED TO CALL INSPECTOR DANNY PITTS AT MOBILE / OFFICE # 512-422-5553 BEFORE CLOSING WITH ANY QUESTIONS REGARDING THE INSPECTION. BY ACCEPTING OR USING THIS INSPECTION REPORT FOR ANY PURPOSE, THE BUYER AGREES TO THE ABOVE TERMS.