

DISCOVERIES		
Exterior Comments	Building or General Area discovered	N/A
Foundation	Common stress indications including vertical stucco cracks at various perimeter locations and moderate horizontal crack at the east. Significant issues were not found or observed concerning this item at the time of inspection.	
Structural	Building structure and steel components appeared visibly stable. Condition of substrate behind stucco is questionable, as moisture intrusion evidence was noted at multiple exterior and interior locations. I suspect there is at least moderate framing decay and possible wood destroying insect evidence/activity in inaccessible wall voids. Such determination would require invasive measures, and such was not in the scope of this inspection. Wood and stucco sign components were in disrepair and full removal should be considered. These components were unstable, and potentially unsafe for tenants and patrons. One section was marginally supported by rope- integrity is very questionable, and failure is imminent, unless corrected.	
Flatwork & Drives	Significant issues were not found or observed concerning this item at the time of inspection -Not inspected in a comprehensive manner- very limited visual observation	
Soil Grading/Drainage	Repair needs were not discovered at the time of inspection	
Roof Surfaces	Surfaces appeared satisfactory, evidence of pooling water and inadequate drainage was discovered. Significant issues were not found or observed concerning this item at the time of inspection, Multiple locations of tar repair were discovered. evidence of moisture intrusion to the interior and behind stucco finishes was discovered at upper walls in the ceiling crawl space.	
Gutter	Scupper (drain) at the east parapet was not at a low point of the roof; evidence of pooling water and inadequate drainage was discovered.	
Flashing	Cap flashing appeared satisfactory	
Exterior Walls	Stucco cracks should be sealed and periodically maintained	
Parapets	Appeared satisfactory Monitor this item periodically and maintain as needed.	
Eaves	Not present	x
Windows	Upper window- fourth from north- was cracked at the upper right corner- viewed from roof	
Interior Comments	Units inspected: one	N/A
Moisture intrusion Fungus discovered	Fungus discovered at multiple locations including: west and north perimeter at and behind base-boards, main office, breakroom, mop room (and damage at wall behind sink), bathroom, and closets (small room(s) at south))	
Plumbing-	1. mop sink fixture leaks at the faucet connection 2. Toilet was loosely secured at the floor	
Cabinetry	Moisture intrusion / fungus discovered at the breakroom under the sink	
Ceilings	Ceiling crawl space: moisture intrusion / fungus discovered at perimeter locations, moisture intrusion discovered at insulation and below HVAC units. Insulation was amiss at various locations.	
Walls	Structural issues not discovered. refer to the structure comments above for related information. Doors at the front entry and at the breakroom were amiss / deficient.	
Rodent	Excessive amounts of rodent droppings were discovered at multiple ceiling crawl space locations. this is a health and safety concern for tenants; recommend professional/licensed extermination.	
WOOD DESTROYING INSECT	Wood destroying insect history was reported by the neighboring tenant. Physical evidence of wood destroying insects was not discovered at the inspected unit; There are joints at the concrete slabs between the foundation and the sidewalk. These joints obstruct the inspection of these areas. The inaccessible wood framing in the wall voids is obstructed and may likely have some evidence of active or past wood destroying insects as this feature is very conducive to wood destroying insect entry. It appears that the building may not have a documented treatment history. Recommend you have a wood destroying insect inspection at least annually. You should expect termites or other wood destroying insects to become active at the property in the future. <u>It is possible that active wood destroying insects may be present currently in inaccessible locations at the property.</u>	

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		Mechanical Systems- General							
Heating		Cooling		Ducting		Water Heat		Gallons / location	
x	Electric	x	Electric		Inaccessible	x	Indiv. tanks	< 10	Bath / closet
	Gas		Individ. condensers	x	Flexible	x	Electric	One unit	
	Boiler		Chiller(s)		Metal		Gas		
	4 pipe		4 pipe				Boilers		

		Mechanical Systems / HVAC								N/A
Heating equipment		Electricity was unavailable at the site and or at the appliance. Electric heating components were not operated. Refer to the seller's disclosure for possible information regarding this item.								
Cooling equipment		Roof top air-conditioner condensers were not present – have been removed. Piping components were not appropriately sealed. Prior auxiliary drainage and corrosion were noted at ceiling crawl space components. Rodent damage was noted at sections of refrigerant piping (they use the condensation as a source of moisture for hydration) Electricity was unavailable at the site and or at the appliance. Electric heating components were not operated. Refer to the seller's disclosure for possible information regarding this item.								
Ducting equipment		Ducting resting on the ceiling tiles appeared to be partial source of moisture staining (from condensation) at ceiling tiles observed at the east office and other various locations.								

		Mechanical Systems / Water Heating system(s) & other Plumbing								N/A
Water Heating		Not inspected								
Plumbing										
Drain, Waste, Vent		Sinks and toilet were operable. leakage not discovered. <u>other plumbing</u> -not inspected								

		Mechanical Systems / Electrical Service				Conductor- copper				N/A
100	Amps / unit	2	Phase							
Electrical Service		Not inspected								
Electrical Panels		Appeared visibly satisfactory Cover of panel was not removed, interior of the panel box was not inspected. Repair needs were not discovered at the time of inspection								

		Mechanical Systems / Electrical				Branch Conductor- copper				N/A
GFCI	Current		Not updated / Not present	x	Partially updated					
Receptacle(s)		Not inspected. Power was unavailable at the time of inspection								
Fixtures		Not inspected. Power was unavailable at the time of inspection								
Smoke detection		Not inspected. Power was unavailable at the time of inspection								
EXTERIOR electrical		Conduit at signage locations was amiss / deficient. Corrosion and crimped/stressed conductors were present. improperly exposed conductors were present. Corrosion was present at various exterior fixtures.								
Other										

Limitations, Exclusions, & Legal

Select Inspect makes no representation except what is specifically contained within the documents prepared by Select Inspect and the Select Inspect Contract. The report and Contract are the sole and only agreement between Select Inspect and the client, and supersedes any prior written, verbal, or implied agreements between the client and Select Inspect regarding content within the Select Inspect Property Report, and Inspection Contract.

By accepting and relying on the information within these documents, the client expressly agrees to all agreements and limitations herein. The inspection is cursory and limited. The findings represent observed conditions at the property on the day and time of the inspection. The service attempts to reduce risk, but cannot and will not eliminate all risk of purchasing any property. Select Inspect does not warrant or guarantee that all conditions will be discovered or reported. Protection regarding errors and omissions are not stated nor implied. The inspector does not offer opinions regarding value or whether the property should be purchased. It is strongly recommended to obtain receipts, reports, and warranty information for prior repairs, and receipts, reports, and warranty information for history of repair and similar activity at this property.

Notice of Claim: If Client has issues regarding this inspection arising out of an alleged intentional act or omission by Select Inspect, Client must notify Select Inspect in writing within 10 business days of discovery and allow us and any subcontracted specialist or authorized representative from that specialist's company to reinspect the property and or components of concern prior to any changes being made to the components or condition of concern otherwise, all claims for damage arising out of such complaints are waived by Client.

Client agrees that any failure to timely notify Select Inspect and allow adequate time to investigate, prior to any modification of condition(s) after the time of inspection, shall result in Client's waiving of any and all rights Client may have against Select Inspect related to the alleged act or omission. If Select Inspect fails to perform the services as agreed or is careless and/or negligent in any performance of the services, our liability for any and all claims related thereto is limited to the fee paid for the services and there will be no recovery for consequential damages.

Mediation and Arbitration: If claim cannot be settled between direct correspondence with SI and Client, both parties agree to attempt to settle claim through mediation in accordance with the rules of the American Arbitration Association under the Construction Industry Mediation Rules. If a settlement cannot be reached through mediation, the controversy or claim shall be settled through arbitration using an appointed arbitrator who shall be a citizen of the United States, and the place of arbitration shall be in Collin County, Texas.

Limitations Period: Any legal action arising from this Agreement must be commenced within one year from the date of services. Since conditions change and component operation and efficiency decrease through time, failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon, unless such limitation is otherwise regulated by Texas State law or regulation.

By acceptance of and or reliance upon information in this report, the client agrees that any damages resulting from breach of this contract or report are limited to the fee charged to the client by Select Inspect for this inspection service. By acceptance of and or reliance upon information in the report, the client agrees to the conditions of the contract, even if the client fails to sign the contract.

Digital Photographs- Supplementary to the Inspection

Photographs within this document are of random components and or conditions that may have been noted as "in need of repair". These are included to be used as a partial visual aid in assistance for a better understanding regarding some of the components / conditions that were noted in the inspection report. All "repair / correction recommended" comments in the main report are not pictured here; some of these images may include more than one condition. For information regarding details of the components or conditions in the following images, refer to the body of the main report. This document is not to be used without the other pages of the home inspection report. This is only a complimentary addition to the inspection report, and should be viewed as such.

Thank you for your business. The greatest compliment I can receive is a referral from you to a family member, associate, or friend. When you meet someone buying a property in North Texas, please remember to mention Select Inspect. Please call our office anytime if we may be of further service. 214-770-6954



↑ deficient wood and stucco at sign structure- front view



↑ deficient wood and stucco at sign structure- rear view



↑ moisture intrusion evidence behind stucco- example



↑ moisture intrusion evidence and cracking at stucco- example



↑ horizontal cracking at east / rear area of bldg below roof parapet



↑ amiss / deficient electrical at north behind sign structure



↑ amiss / deficient electrical at northwest behind sign structure



↑ cracked window location



↑ general view of roof over inspected unit- facing northwest



↑ rooftop air-conditioner condenser removed- refrigerant and electrical components remain



↑ poor drainage at roof- scupper location not at lowest point



↑ moisture intrusion at light fixture in northeast room- below HVAC (related: image #1 page 12)



↑ moisture intrusion at main room- northeast



↑ moisture intrusion at main room- north



↑ moisture intrusion at main room- east – below ducting



↑ moisture intrusion at light fixture in bathroom



↑ moisture intrusion / fungus under breakroom sink



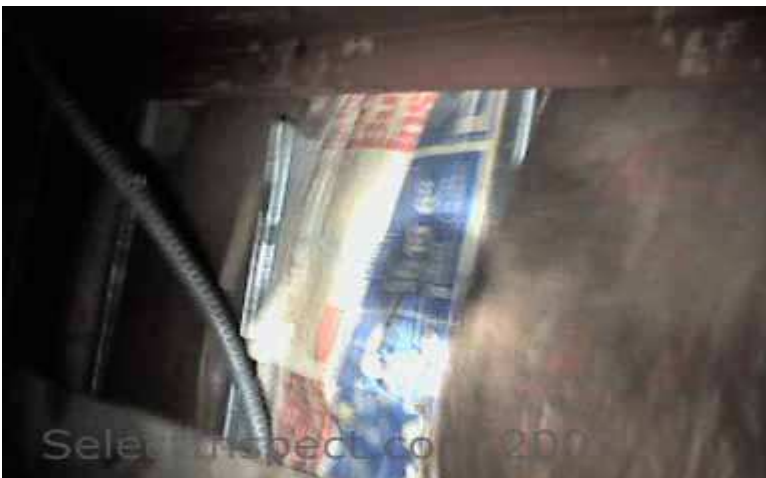
↑ moisture intrusion / fungus and damage at mop room wall



↑ moisture intrusion / fungus at secondary room



↑ moisture intrusion / fungus at secondary room



↑ moisture intrusion at perimeter insulation- ceiling crawl space



↑ underside of north HVAC in ceiling crawl space- above light fixture (related: image #3 page 8)



↑ rodent damaged refrigerant insulation and auxiliary pan corrosion at south HVAC / evaporator



↑ moisture intrusion / fungus at east-southeast perimeter in ceiling crawl space



↑ general view of ceiling crawl space



↑ moisture intrusion / fungus at west lower wall- main room



↑ moisture intrusion / fungus at north lower wall- main room