

PROPERTY CONDITION REPORT



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Client: Dr. John Doe
Property: 5832 Sometime Ln, Anywhere, TX 7111
Year Built: 2014 - Size: 5,853 square feet

Date of Inspection: 10/31/2020 - Time: 10:00 AM
Weather: Sunny - 60 to 70 degrees

INTRODUCTION



Ultimate Property Inspections is pleased to provide the results of the Property Condition Assessment performed on the aforementioned property. This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

Listed below are some helpful features designed to help you understand the information contained in this report.

VIDEOS IN REPORT - We may have included videos of issues within the report. If you are opening the PDF Version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you are viewing the report as a web page, the videos will play in any browser. Click on any video within the report to start playing.

GLOSSARY FEATURE - Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow**, hover your cursor over the term. The definition or a tip about the item will appear. The complete glossary is located at the end of this report.

ICONS AND COLORED PRINT - Throughout the report we utilize icons and colored print to make things easier to find and read. Use the legend below to understand each rating icon and print color.



Acceptable – Denotes a visible/accessible system or component that appears to be performing and is in satisfactory condition for it's age and use. Routine maintenance is required.



Repair/Replace – Denotes a system or component which needs corrective action to assure proper and reliable function. Items with this rating should be examined by a professional and be repaired or replaced.



Major Concern or Safety Issue – Denotes a system or component that is considered significantly deficient or unsafe. Repair or Replacement is required.



Monitor – Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. This includes "As-Built" or "Grandfathered" conditions that do not meet current installation requirements or building standards.



Denotes notes, notices, or building codes.

PROPERTY CONDITION REPORT

Prepared For: Dr. John Doe

Concerning: 5832 Sometime Ln, Anywhere, TX 7111

By: Stephen Monroe, TREC License #21413

Date: 10/31/2020

PURPOSE OF INSPECTION

The purpose of this report is to assist Dr. John Doe, (the "Client"), in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. This report is intended to be utilized by the Client for the purpose of evaluating the general overall physical condition of the property and identifying physical deficiencies. The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility.

SCOPE OF INSPECTION

Ultimate Property Inspections has prepared one comprehensive Property Condition Report that includes pertinent information from building(s) present on the subject property. The inspection was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". We have provided the standard Report Findings Summary normally utilized in Ultimate Property Inspections Property Condition Reports. We have provided suggestions for repairs and upgrades of selected maintenance items that are not considered "deferred maintenance." These suggestions have been provided to assist the user in identifying certain maintenance issues that may prolong the life of the respective systems. Suggestions for repairs and upgrades have been provided for selected conditions and should not be considered all-inclusive. No comment is offered on potential microbial growth, environmental conditions or asbestos containing materials.

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

We have prepared an Opinions of Probable Costs based on appropriate remedies to deficiencies noted in this report. These opinions are for components exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, decorative, routine or normal preventative maintenance, or that were considered the responsibility of the tenant are not included. Opinions presented in this report are derived from Ultimate's past experience on construction projects. Replacement and repair costs are based on approximate quantities and should be construed as preliminary. Actual costs most probably will vary from the opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitations.

Americans with Disabilities Act - Compliance with the Americans with Disabilities Act (ADA) is accomplished through a Tier I Visual Accessibility Survey. This limited-scope visual survey does not include the taking of measurements or counts. Included with a Tier I Visual Accessibility Survey are observations regarding path of travel, parking, public restrooms, ADA compliant guest rooms, and elevators.

Elevators - Elevator assessments are limited to providing relevant information regarding age, type, capacity, and recent inspections. It is recommended to have elevators evaluated by the current service provider, who is most likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment - With the exception of swimming pools, the condition of recreational equipment such as playground equipment and fitness equipment will be limited to a visual survey. It is recommended to have this type of equipment evaluated by a specialist in that field.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) the presence of water penetrations; or
 - (vi) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other

reports;

- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or

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

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

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property warranty company.

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

INSPECTOR/CLIENT RESPONSIBILITIES

This property condition assessment may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An Inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code, however, this is **NOT** a code compliance inspection and does **NOT** verify compliance with manufacturer's installation instructions. **The inspection does NOT imply insurability or warrantability of the structure or its components.** Although some safety issues may be addressed in this report, this inspection is **NOT** a safety/code inspection, and the inspector is **NOT** required to identify all potential hazards.

This property condition assessment 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 structure, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations, such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or components 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 do 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.

This report is paid and prepared for the exclusive use by Dr. John Doe. This copyrighted report is not valid without the accepted inspection agreement. This report is not transferable from the client named above.

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

REPORT FINDINGS SUMMARY

SITE		
Page 12 Item: A	Storm Water Drainage	<p>The following deficiencies were noted.</p> <p>ROOF GUTTERS</p> <p>The roof gutters were observed to have an accumulation of roofing material granules. Gutters require cleaning.</p> <p>The downspout was observed to be separated at the southwest corner of the structure. Corrective measures are required.</p> <p>The downspouts around the subject building handle a large volume of water when raining. Large areas of erosion creating depressions were observed in various locations around the building. These areas are allowing water to pond or stand next to the foundation. Water should not be allowed to stand near a foundation for more than 24 hours. Extensions should be added to the downspouts allowing water to drain away from the foundation.</p>
Page 13 Item: D	Parking & Pavement Striping	<p>The following deficiencies were noted.</p> <p>Parking lot striping was observed to be fading or flaking at the time of this inspection. Striping should be painted in the near future.</p>
Page 15 Item: F	Flatwork	<p>The following deficiencies were noted.</p> <p>Minor cracks and/or deficiencies were observed in the sidewalk on the south side and the east side of the structure.</p>
Page 16 Item: G	Landscaping & Appurtenances	<p>The following deficiencies were noted.</p> <p>The landscaping needs trimming or pruning. The heavy foliage around the structure should be cut back to allow full view of the exterior walls.</p>
STRUCTURAL FRAME & BUILDING ENVELOPE		

<p>Page 21 Item: C</p>	<p>Facades or Curtainwall</p>	<p>SIDEWALL SYSTEM (BUILDING ENVELOPE)</p> <p>The following deficiencies were noted.</p> <p>Note: Expansion and contraction cracks (thermal cracks, less than 1/16") in the exterior stone veneer and stucco walls were observed around the perimeter of the the structure. These cracks did not appear to be a structural defect at the time of the inspection. Expansion and contraction cracks in the exterior walls should be closely monitored for indications of structural movement.</p> <p>Vertical joints between the stone and stucco veneers at the front entry should be sealed to prevent moisture intrusion. An elastomeric caulk is recommended.</p> <p>FENESTRATION (WINDOWS, DOORS & FRAMES)</p> <p>The following deficiencies were noted.</p> <p>The strike plate to the south exit door on the east side was observed to have some screws missing. Condition should be further evaluated and corrected as necessary.</p>
<p>Page 22 Item: D</p>	<p>Roofing</p>	<p>The following deficiencies were noted.</p> <p>Missing shingle were observed on the southwest corner hip. Condition should be further evaluated and corrected as necessary.</p> <p>Some shingle tabs were observed to be sliding out of place on the west side of the structure.</p> <p>Damaged shingles were observed on the East Side of the roof structure.</p>

ELECTRICAL SYSTEM

<p>Page 23 Item: B</p>	<p>Branch Circuits, Connected Devices, & Fixtures</p>	<p>The following deficiencies were noted.</p> <p>The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.</p> <p>One or more of the light fixtures appear to be inoperative in the public restroom hallway, the fitting room, the south hallway, the rear hallway, and the attic. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.</p>
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HVAC SYSTEM

Page 26 Item: A	Heating & Cooling System(s)	<p>The following deficiencies were noted.</p> <p>Heavy foliage around the exterior cooling system units can restrict air flow through the condensing coils causing the system to become inefficient. Foliage should be trimmed away from condensing units at all times.</p>
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PLUMBING

Page 28 Item: A	Plumbing Supply, Distribution Systems, & Fixtures	<p>The following deficiencies were noted.</p> <p>Low water pressure was observed at several of the sink faucets. Condition should be further evaluated by a licensed plumber.</p>
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Page 28 Item: C	Water Heating Equipment	<p>The following deficiencies were noted.</p> <p>The water heaters were not functioning properly at several locations throughout the structure. Condition should be further evaluated by a licensed plumber.</p>
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LIFE SAFETY/FIRE PROTECTION

Page 32 Item: B	Fire Extinguishers	<p>The following deficiencies were noted.</p> <p>Inspection Tags were observed to be out of date.</p>
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INTERIOR ELEMENTS

Page 35 Item: A	Common Areas	<p>DOORS</p> <p>The following deficiencies were noted.</p> <p>The door is not latching properly to the rear hallway, the electrical panel room, and the storage closet across from the electrical room</p> <p>The plunger to the door knob is sticking on the computer room door.</p> <p>CABINETS</p> <p>The following deficiencies were noted.</p> <p>The false front covering the plumbing pipes was observed to be missing to the lavatory in the rear employees restroom.</p>
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I. EXECUTIVE SUMMARY

A. General Description

The **Subject Property** is in an office condo development located on the east side of Sometime Ln. The Subject Property is .67+/- acres. The **subject building** is a 5,853 square foot single story wood frame building with stone and **stucco** veneer constructed circa 2014. The balance of the site consists primarily of drive lanes, parking, pedestrian walkways and landscaping.

B. General Physical Condition

Property appears to be in Good condition.

Recent capital improvements, as reported by property management consist of - none reported

Recent planned capital improvements, as reported by property management consist of - none reported

The detailed observations of reviewed systems are detailed in the following sections of this report.

C. Opinions of Probable Costs

IMMEDIATE REPAIR ITEMS

In accordance with **ASTM** E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" Ultimate Property Inspections has prepared opinions of probable costs for items or conditions that require immediate action as a result of the following: Material existing or potential unsafe conditions, material building code or fire code violations, or conditions, that if left uncorrected, have the potential to result in, or contribute to, critical element or system failure within one year or may result in a significant increase in remedial cost.

The following deferred maintenance items and/or physical deficiencies that are considered significant and require immediate repair at this time were identified:

- * Storm Water Drainage (Gutter **downspout** extensions)
- * Parking (Striping)
- * **Flatwork** (Seal Cracks)
- * Landscaping & Appurtenances (Pruning)
- * Exterior Wall (Caulking)
- * Exterior Doors & Frames (Lock Repair)
- * Roof Coverings (Repair)
- * Electrical (Light fixtures and **GFCI**)
- * Plumbing (Low water pressure)
- * Water Heaters (Repair/replace)
- * Fire Extinguishers (Update)
- * Interior Doors & Frames (Lock Repair)

An opinion of cost to address these items is included in the Immediate Needs column of The Opinions of Probable Costs Summary Table immediately following.

CAPITAL RESERVE ITEMS

The following capital reserve items that are anticipated to occur during the term of this report were identified:

* No Observed or reported deficiencies were noted.

An opinion of cost to address these items is included in the Capital Reserve column of The Opinions of Probable Costs Summary Table. All other building systems and appurtenances are expected to exceed the evaluation period or are a tenant or owner responsibility to maintain and replace. Additional remedial work is limited in extent and may be characterized as that typically associated with general maintenance and repair when undertaken on a routine periodic basis, including pest control, landscaping maintenance, and removing trash from the walks, drives and parking areas. Ultimate Property Inspections can make no comment on the marketability or the remaining useful life of the Property. Any qualifications and limitations in place for the property condition assessment as provided by Ultimate are applicable to the summary comments mentioned above.

Definitions of the terms used in the Cost Summary Table to describe average or overall conditions include the following: Good –no remedial work is recommended; Fair – system is aging and/or minor remedial work is recommended; and Poor – replacement or major remedial work is recommended. The table displays estimated repair and/or replacement costs. The estimated costs are preliminary and are based upon Ultimate's experience in conducting similar projects. The opinion of probable cost is neither a warranty nor representation of the actual costs that potentially could be incurred, but indicates a magnitude of scale for the expenditure. The actual cost will be affected by factors such as duration of time to correction, site access, market conditions, and other contingencies applied by the owner. The opinions of probable costs is broken down into short-term and long-term capital expenditures, separating those immediate conditional concerns from the overall recommendations.

The opinions of probable costs are limited to costs that would be provided by a contractor for a specific physical remedy. Costs for design and engineering, management fees, general conditions, indirect costs, and other business related costs are excluded.

The maintenance and repair items mentioned in The Opinions of Probable Costs Summary Table on the following page are based on a 5 year evaluation period.

This Opinions of Probable Costs is not to be used alone. The following report is intended to be read in its entirety.

OPINIONS OF PROBABLE COSTS SUMMARY TABLE

Action: NM = Normal Maintenance, IR = Immediate Repair/Replacement,
RR = Replacement Reserves, NA = Not Applicable

	Good	Fair	Poor	Action	Immediate Needs	Capital Reserves
SITE						
Storm Water Drainage (Gutter downspout extensions)		X		IR	\$ 800.00	
Access & Egress	X			NM		
Paving & Curbing	X			NM		
Parking (Striping)			X	IR	\$ 1,800.00	
Flatwork (Seal Cracks)		X		IR	\$ 500.00	
Landscaping & Appurtenances (Pruning)		X		IR	\$ 500.00	
Retaining Walls				NM		
Site Lighting	X			NM		
Waste Storage Area	X			NM		
Recreational Facilities	X			NM		
Site & Building Signage	X			NM		
STRUCTURAL FRAME & BUILDING ENVELOPE						
Foundation	X			NM		
Building Framework	X			NM		
Exterior Wall (Caulking)		X		IR	\$ 250.00	
Windows & Frames	X			NM		
Exterior Doors & Frames (Lock Repair)		X		IR	\$ 100.00	
Stairs (Interior & Exterior)				NA		
Parapets, Balconies & Elevated Walkways				NA		
Roof Coverings			X	IR	\$ 600.00	
Roof Drainage	X			NM		
ELECTRICAL, MECHANICAL & PLUMBING SYSTEMS						
Electrical (Light fixtures and GFCI)		X		IR	\$ 500.00	
HVAC	X			NM		
Plumbing (Low water pressure)		X		IR	\$ 300.00	
Water Heaters (Repair/replace)		X		IR	\$ 1,000.00	
Wast Drains & Vents	X			NM		
Kitchen Equipment	X			NM		
VERTICAL TRANSPORTATION SYSTEMS						
Elevators/Escalators				NA		
LIFE SAFETY/FIRE PROTECTION						
Sprinklers & Standpipes				NA		
Alarm Systems	X			NM		
Fire Extinguishers			X	IR	\$ 300.00	
INTERIOR ELEMENTS						
Common Area Finishes	X			NM		
Interior Walls	X			NM		
Interior Ceilings	X			NM		
Interior Floors	X			NM		
Interior Doors & Frames		X		IR	\$ 300.00	
ADA ACCESSIBILITY						
Parking, Signage & Ramps	X			NM		
Common Area Accessibility	X			NM		
TOTALS					\$ 6,950.00	\$ -

II. SITE

A. Storm Water Drainage



Description:

Storm water is removed primarily by sheet flow action across the landscaped areas and paved surfaces towards storm water drains located in the public right of way. Site storm water from the roofs of the subject building(s) is directed to landscaped areas.

Observations/Comments:

The following deficiencies were noted.

ROOF GUTTERS

The roof gutters were observed to have an accumulation of roofing material granules. Gutters require cleaning.

The downspout was observed to be separated at the southwest corner of the structure. Corrective measures are required.

The downspouts around the subject building handle a large volume of water when raining. Large areas of erosion creating depressions were observed in various locations around the building. These areas are allowing water to pond or stand next to the foundation. Water should not be allowed to stand near a foundation for more than 24 hours. Extensions should be added to the downspouts allowing water to drain away from the foundation.



GRANULES IN GUTTER



GUTTER DOWNSPOUT SEPARATED AT SOUTHWEST CORNER



DOWNSPOUTS SHOULD BE EXTENDED TO SIDEWALK

B. Access & Egress



Description:

Vehicular access and egress is provided by two two-way, concrete paved driveway(s) entering from Sometime Ln.

Observations/Comments:

Access to the Property appears to be adequate.

No observed or reported deficiencies were noted.

C. Paving & Curbing



Paving Material:

Paving is concrete

Curbing Type:

Curbing is 6" Concrete curb

Observations/Comments:

PAVING

The concrete paved areas of the Property appeared to be in good structural condition.

No observed or reported deficiencies were noted.

CURBING

The curbs and gutters throughout the property appeared to be in good condition.

No observed or reported deficiencies were noted.



PAVING & CURBING



PAVING & CURBING

D. Parking & Pavement Striping



Parking:

There were 20 marked regular vehicle parking spaces on the day of this inspection.

Pavement Striping:

Painted parking stall lines and handicap stall designation striping and markings were noted throughout the parking areas.

Fire Lanes were marked at the time of this inspection.

Observations/Comments:

The following deficiencies were noted.

Parking lot striping was observed to be fading or flaking at the time of this inspection. Striping should be painted in the near future.



STRIPING IS FADING



STRIPING



FADED HANDICAP SIGN



FADED PARKING STRIPING

E. ADA Parking Status, Curb Cuts, & Ramps



Description:

The Property provides 2 handicap accessible parking spaces with curb-cuts, proper striping and pole mounted signage located along the building frontages. Of these spaces, there are 1 van-accessible spaces.

Handicap curb cuts/ramps were in place at the time of this inspection.

Proper handicap parking signage was in place at the time of this inspection.

Observations/Comments:

The number, configuration and appropriate signage of the **ADA** parking spaces appear to meet current minimum ADA requirements. Ramps and curbs appear to meet ADA requirements.

No observed or reported deficiencies were noted.



HANDICAP PARKING



HANDICAP PARKING



HANDICAP PARKING



HANDICAP RAMPS

F. Flatwork



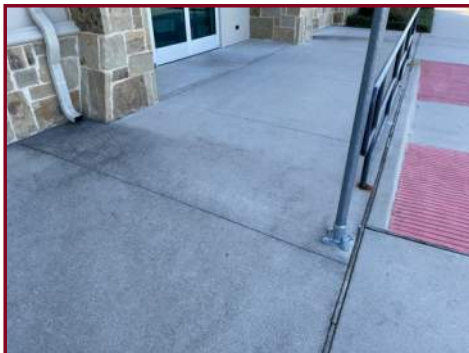
Description:

Building entrance flatwork and pedestrian walkways consists of poured-in-place concrete construction.

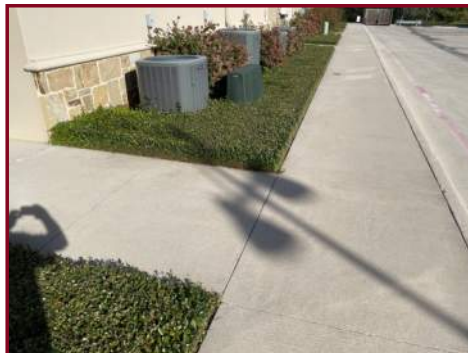
Observations/Comments:

The following deficiencies were noted.

Minor cracks and/or deficiencies were observed in the sidewalk on the south side and the east side of the structure.



MAIN ENTRYWAY



SIDEWALKS



CRACKED/DAMAGED SIDEWALK ON SOUTH SIDE



CRACK IN SIDEWALK ON EAST SIDE

G. Landscaping & Appurtenances



Landscaping:

Landscaping was in place at the time of this inspection.

Irrigation System:

An irrigation system was in place at the time of this inspection

Observations/Comments:

The following deficiencies were noted.

The landscaping needs trimming or pruning. The heavy foliage around the structure should be cut back to allow full view of the exterior walls.



LANDSCAPING



LANDSCAPING



LANDSCAPING



HEAVY FOLIAGE ON NORTH SIDE



BACKFLOW PREVENTER

H. Site Lighting



Description:

Site lighting is provided by pole-mounted lighting fixtures located along the property drive aisles and in island landscaped areas and wall mounted fixtures located on the perimeter of the building. The fixtures are equipped with high-intensity discharge lamps. Timers and **photocell**s control exterior lighting.

Observations/Comments:

The light fixtures were observed and reported to be in good overall condition. Ultimate Property Inspections anticipates that the light fixtures will require minimal repairs and replacements that can be addressed as part of routine maintenance.

No observed or reported deficiencies were noted.



WEST SITE LIGHTING



SOUTH & EAST WALL MOUNTED FIXTURES



NORTH WALL MOUNTED FIXTURES



POLE MOUNTED FIXTURES



POLE MOUNTED FIXTURES



TIMERS

I. Waste Storage Area



Description:

Waste Storage Area is a Concrete Block structure.

Observations/Comments:

The waste storage area appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



WASTE STORAGE AREA



WASTE STORAGE AREA

J. Site & Building Signage



Description:

Building signage is provided by metal fabricated signage positioned on the front of the building.

Observations/Comments:

The property signage was observed to be sufficient and in good condition.

No observed or reported deficiencies were noted.



BUILDING SIGNAGE

K. Utilities

UTILITY	PROVIDER
Electric	Oncor
Gas	TNG
Water	City of Anywhere
Sanitary Sewer	City of Anywhere
Storm Sewer	City of Anywhere

III. STRUCTURAL FRAME & BUILDING ENVELOPE

A. Foundation

**Description:**

Foundation is Concrete **Post-Tensioned Slab**

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

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

Observations/Comments:

Foundation Is Performing Adequately.

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

No observed or reported deficiencies were noted.

B. Building Framework

**Description:**

The subject building is wood frame supporting a wood **truss** roof system. Roof is a combination hip and **gable** style.

Observations/Comments:

The building framework appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



ROOF TRUSSES



ROOF STRUCTURE



FOAM INSULATION



DRAFT STOP WALL IN ATTIC



DECKED PASSAGE IN ATTIC

C. Facades or Curtainwall

Sidewall System (Building Envelope):



Building **facade**s are finished with stone and **EIFS** veneer.

Fenestration (Windows, Doors & Frames):

The primary building entrance doors consist of anodized aluminum-framed doors with full glass panels. Emergency exit doors are typically painted, hollow-core metal doors mounted in wood frames. Window frames are vinyl covered.

Observations/Comments:

SIDEWALL SYSTEM (**BUILDING ENVELOPE**)

The following deficiencies were noted.

Note: Expansion and contraction cracks (thermal cracks, less than 1/16") in the exterior stone veneer and stucco walls were observed around the perimeter of the the structure. These cracks did not appear to be a structural defect at the time of the inspection. Expansion and contraction cracks in the exterior walls should be closely monitored for indications of structural movement.

Vertical joints between the stone and stucco veneers at the front entry should be sealed to prevent moisture intrusion. An **elastomeric** caulk is recommended.

FENESTRATION (WINDOWS, DOORS & FRAMES)

The following deficiencies were noted.

The **strike plate** to the south exit door on the east side was observed to have some screws

missing. Condition should be further evaluated and corrected as necessary.



SMALL CRACK IN STUCCO



SMALL CRACKS IN STUCCO



CRACK IN STUCCO AT NORTHWEST CORNER



THERMAL EXPANSION CRACK IN STONE VENEER AT SOUTHWEST CORNER



THERMAL EXPANSION CRACK IN STONE VENEER AT NORTHEAST CORNER



JOINT NEEDS SEALING BETWEEN STONE VENEER AND STUCCO



MAIN ENTRANCE



VESTIBULE



WINDOWS



NORTH REAR EXIT DOOR



STRIKE PLATE MISSING SCREWS ON SOUTH REAR EXIT DOOR

D. Roofing



Roofing Type:

Composition

Roof Drainage:

The roof has a slight pitch allowing rainwater to flow to gutters, down drainpipes/downspouts to landscaped areas.

Observations/Comments:

The following deficiencies were noted.

Missing shingle were observed on the southwest corner hip. Condition should be further evaluated and corrected as necessary.

Some shingle tabs were observed to be sliding out of place on the west side of the structure.

Damaged shingles were observed on the East Side of the roof structure.



DAMAGED RIDGE CAP ON SOUTHWEST CORNER HIP



DAMAGED RIDGE CAP ON SOUTHWEST CORNER HIP



SHINGLE PULLING LOOSE AND DAMAGED RIDGE CAP ON SOUTHWEST CORNER HIP



SHINGLE TAB SLIDING OUT OF PLACE



SHINGLE TAB SLIDING OUT OF PLACE



DAMAGED SHINGLE TABS ON EAST SIDE OF ROOF

IV. ELECTRICAL SYSTEM

A. Service Entrance & Panels



Description:

Electrical service enters the East Side of the building via an Underground line. Electrical service is (2) 200 amps. The distribution wiring was observed to be Copper.

Observations/Comments:

The Electrical Service Entrance and Panels appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



BREAKER PANELS



BREAKER PANELS ARE
LABELED



LIGHTING CONTACTORS

B. Branch Circuits, Connected Devices, & Fixtures



Distribution Wiring:

Copper

Observations/Comments:

The following deficiencies were noted.

The exterior **receptacle**s do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

One or more of the light fixtures appear to be inoperative in the public restroom hallway, the fitting room, the south hallway, the rear hallway, and the attic. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



NO GFCI ON EXTERIOR RECEPTACLES



INOPERABLE LIGHT FIXTURE IN PUBLIC RESTROOM HALLWAY



INOPERABLE LIGHT FIXTURE IN FITTING ROOM



INOPERABLE LIGHT FIXTURE IN SOUTH HALLWAY



INOPERABLE LIGHT FIXTURES IN REAR HALLWAY



INOPERABLE LIGHTS IN ATTIC



INOPERABLE LIGHT FIXTURES IN ATTIC

V. HVAC SYSTEM

A. Heating & Cooling System(s)

Description:



Note: HVAC units are numbered from South to North.

HVAC System #1

Heating System Brand Name: Trane
Location of Heating System Unit: Attic
Energy Source of Heating System:
Approximate Age of Heating System Unit: 2014
Cooling System Brand Name: Trane
Location of Cooling System Unit: East Side of Building
Approximate Age of Cooling System Unit: 2014
Size of Cooling System Unit: 2.5 Tons

HVAC System #2

Heating System Brand Name: Trane
Location of Heating System Unit: Attic
Energy Source of Heating System: Electric
Approximate Age of Heating System Unit: 2014
Cooling System Brand Name: Trane
Location of Cooling System Unit: East Side of Building
Approximate Age of Cooling System Unit: 2014
Size of Cooling System Unit: 4.0 Tons

HVAC System #3

Heating System Brand Name: Trane
Location of Heating System Unit: Attic
Energy Source of Heating System: Electric
Approximate Age of Heating System Unit: 2014
Cooling System Brand Name: Trane
Location of Cooling System Unit: East Side of Building
Approximate Age of Cooling System Unit: 2014
Size of Cooling System Unit: 3.0 Tons

HVAC System #4

Heating System Brand Name: Trane
Location of Heating System Unit: Attic
Energy Source of Heating System: Electric
Approximate Age of Heating System Unit: 2014
Cooling System Brand Name: Trane
Location of Cooling System Unit: East Side of Building
Approximate Age of Cooling System Unit: 2014
Size of Cooling System Unit: 2.5 Tons

Observations/Comments:

Note: A complete evaluation of the HVAC components was performed by an HVAC technician hired by the buyer. A limited visual survey will be performed and if any deficiencies are found they will be listed within this section.

The following deficiencies were noted.

Heavy foliage around the exterior cooling system units can restrict air flow through the

condensing coils causing the system to become inefficient. Foliage should be trimmed away from **condensing units** at all times.



COOLING SYSTEM UNITS



UNIT #1 NOMENCLATURE PLATE



UNIT #2 NOMENCLATURE PLATE



UNIT #3 NOMENCLATURE PLATE



UNIT #4 NOMENCLATURE PLATE



HEATING UNIT #1



HEATING UNIT #2



HEATING UNIT #3



HEATING UNIT #4



HEAVY FOLIAGE AROUND COOLING UNITS

B. Duct System(s)

**Observations/Comments:**

The HVAC duct system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



DUCTWORK



DUCTWORK



DUCTWORK

VI. PLUMBING

A. Plumbing Supply, Distribution Systems, & Fixtures

**Description:**

Domestic water is provided to the property from a municipal main. Domestic water piping was reported to be Copper Pipe, Pex Pipe throughout the structure. Sanitary drainage and vent piping is reported to be **PVC**.

Observations/Comments:

The following deficiencies were noted.

Low water pressure was observed at several of the sink faucets. Condition should be further evaluated by a licensed plumber.

B. Wastes, Drains, & Vents

**Materials:**

Wastes, Drains, & Vents consist of PVC

Observations/Comments:

The waste, drains, and vents appear to be performing their intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.

C. Water Heating Equipment

**Description:**

Domestic hot water to the building is provided by individual Electric under counter instant hot water unit(s) at each sink.

WATER HEATERS

Energy Source: Electric

Location: In cabinet under each sink

Approximate Capacity: Tankless Water Heater

Approximate Age: 2014

Brand Name: EEmax

Observations/Comments:

The following deficiencies were noted.

The water heaters were not functioning properly at several locations throughout the structure. Condition should be further evaluated by a licensed plumber.



TYPICAL UNDERCOUNTER
WATER HEATER



EMPLOYEES RESTROOM
WATER HEATER ASSEMBLY



WATER HEATER

VII. KITCHEN EQUIPMENT

A. Microwave Ovens

Brand of Microwave: General Electric (GE)



Observations/Comments:

The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



MICROWAVE OVEN

VIII. LIFE SAFETY/FIRE PROTECTION

A. Alarm Systems



Description:

Life safety equipment includes hardwired smoke detectors, heat detectors, illuminated exit signs, alarm horn/strobes and portable fire extinguishers throughout the office. Emergency lighting is typically provided by wall-mounted battery-operated fixtures.

Observations/Comments:

The alarm system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



TYPICAL EXIT SIGN



TYPICAL EXIT SIGN WITH EMERGENCY LIGHTING



TYPICAL EXIT SIGN WITH EMERGENCY LIGHTING



TYPICAL EMERGENCY LIGHTING



TYPICAL EXIT SIGN WITH EMERGENCY LIGHTING



TYPICAL EXIT SIGN AND EMERGENCY LIGHTING

B. Fire Extinguishers



Description:

Fire Extinguisher inspection tags show the last inspection date was in November of 2016.

Observations/Comments:

The following deficiencies were noted.

Inspection Tags were observed to be out of date.



TYPICAL FIRE EXTINGUISHER



FIRE EXTINGUISHER INSPECTION TAG



TYPICAL FIRE EXTINGUISHER



FIRE EXTINGUISHER INSPECTION TAG



TYPICAL FIRE EXTINGUISHER



FIRE EXTINGUISHER INSPECTION TAG

IX. ADA

A. ADA Compliance



Description:

The scope of this report is limited to a general overview of the subject improvements common public areas (of improvements considered to be "Public Accommodations") based upon the requirements of the Texas Disability Standards (TSA) and Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". In Texas, the Texas Accessibility Standards (TAS) has received equivalency certification from the DOJ. This certification does not eliminate an individual's right to seek relief through the federal courts for noncompliance with ADA accessibility standards. However, compliance with the TAS may be offered as rebuttable evidence of compliance with the federal standards. The TSA requirements, in some cases, may be more stringent than the ADA. The review of the subject property for compliance with state and local accessibility requirements is beyond the scope of this report.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and making readily achievable accommodations in the tenants own lease/work space while the owner is responsible for the **common areas** of the improvements.

Our survey of the Subject did not constitute an American with Disabilities Act (ADA) compliance audit; however, the property appears generally handicapped accessible. Handicap-designated parking spaces and curb cuts are provided, as well as exterior doors with adequate dimensions. Based on our cursory observations no obvious items of non-conformance were observed.

Observations/Comments:

No observed or reported deficiencies were noted.



WOMEN'S PUBLIC RESTROOM TOILET



WOMEN'S PUBLIC RESTROOM LAVATORY



MEN'S PUBLIC RESTROOM TOILET



MEN'S PUBLIC RESTROOM LAVATORY



EMPLOYEES RESTROOM TOILET

B. ADA Exclusions

Description:

Ultimate Property Inspections completed a visual survey as part of this assessment. The survey is intended to identify those items that can be determined to be noncompliant with the ADA Accessibility Guidelines by visual observation. The nature of many accessibility improvements may require services that are beyond the scope of the ASTM guidelines and this PCA such as the preparation of design studies, exploratory probing and discovery, detailed measurements, and space planning or alteration studies to determine the feasibility, efficacy, and appropriate cost to implement such improvements. Because of the complexities of the ADA, it is understood that, Ultimate Property Inspections and their affiliates, will not be held liable for any complaints or actions brought against the building(s), nor can it be held responsible for determining whether deficiency corrections are "readily achievable".

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X. INTERIOR ELEMENTS

A. Common Areas



Description:

Common areas consist of reception area, waiting area, offices, restrooms, exam rooms, and nurses stations. Interior finishes include painted drywall and acoustic tile ceilings, painted drywall walls, and ceramic tile or carpeted floors throughout.

Observations/Comments:

DOORS

The following deficiencies were noted.

The door is not latching properly to the rear hallway, the electrical panel room, and the storage closet across from the electrical room

The plunger to the door knob is sticking on the computer room door.

CABINETS

The following deficiencies were noted.

The false front covering the plumbing pipes was observed to be missing to the lavatory in the rear employees restroom.



DOOR NOT LATCHING TO REAR HALLWAY



EAST STORAGE CLOSET DOOR IN REAR HALLWAY NOT LATCHING PROPERLY



DOOR NOT LATCHING TO ELECTRICAL ROOM



PLUNGER STUCK ON DOOR TO COMPUTER ROOM



EMPLOYEES RESTROOM LAVATORY CABINET WAS MISSING THE COVER

Glossary

Term	Definition
ADA	(Americans with Disabilities Act): Federal U.S. legislation enacted in 1990 to provide for, among other rights, physical access for disabled persons to public accommodations and commercial facilities, mandated in new construction and requiring retrofitting for existing buildings.
ASTM	Acronym for American Society for Testing and Materials International. An international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
Building Envelope	The enclosure (exterior walls and roof) that defines the heated/cooled area of a building.
Capital Reserve	A capital reserve is a type of account that is reserved for long-term capital investment projects or other large and anticipated expenses that will be incurred in the future.
Common Areas	Areas that are available for common use by all tenants, (or) groups of tenants and their invitees.
Condensing Unit	The component of a cooling system located outdoors, which includes a compressor and condensing coil designed to give off heat.
Downspout	In roofing, a pipe for conveying rainwater from the roof gutter or roof drain to the storm drain or ground surface; also called a leader, conductor or downpipe.
EIFS	Exterior insulation and finish system (EIFS) is a general class of non-load bearing building cladding systems that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system. EIFS has the appearance of stucco.
Egress	To exit or a means of exiting.
Elastomeric	Of or pertaining to any of the numerous flexible membranes that contain rubber or plastic.
Facade	The face of a building, especially the principal front that looks onto a street or open space
Fenestration	The arrangement of windows and doors on the elevations of a building.
Flatwork	Common term describing concrete floors, driveways, basements and sidewalks.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gable	A gable is the generally triangular portion of a wall between the edges of intersecting roof pitches.
HVAC	Acronym for heating, ventilation and air conditioning; refers to the system, work, and type of contractor.

PVC	Acronym for Polyvinyl Chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines.
Photocell	A device that detects light. Used for photographic light meters, automatic on-at-dusk lights and other light-sensitive applications, a photocell varies its resistance between its two terminals based on the amount of photons (light) it receives. Also called a "photodetector," "photoresistor" and "light dependent resistor" (LDR).
Post-Tensioned Slab	Post-tensioning is simply a method of producing prestressed concrete. The term pre-stressing is used to describe the process of introducing internal forces (or stress) into a concrete element during the construction process in order to counteract the external loads applied when the structure is put into use (known as service loads). These internal forces are applied by tensioning high-strength steel. Post-tensioning is done onsite by installing post-tensioning tendons within the concrete form-work in a manner similar to installing rebar.
Receptacle	An electrical outlet. A typical building has several 120-volt receptacles for plugging in lamps and appliances, and 240-volt receptacles for the range, clothes dryer, air conditioners, etc.
Strike Plate	The metal plate affixed to a doorjamb with a hole or holes for the bolt of the door. When the door is closed, the bolt extends into the hole in the strike plate and holds the door closed. The strike plate protects the jamb against friction from the bolt and increases security in the case of a jamb made of a softer material (such as wood) than the strike plate.
Stucco	A type of exterior finish plaster made with Portland cement as its base.
Subject Building	Part of the subject property, which refers to the primary building or buildings on the subject property, and that are included in the scope of the inspection.
Subject Property	The commercial real estate consisting of the site and primary real estate improvements that are the subject of the inspection and related activities as established within this Standard.
TAS	Acronym for Texas Accessibility Standards. These standards were written to be consistent with the Americans with Disabilities Act (ADA) requirements for accessibility contained in the federal 2010 Standards for Accessible Design.
Truss	A roof truss is an engineered structural framework of timbers designed to bridge the space above a room and to provide support for a roof and ceiling. Trusses are normally pre-fabricated and shipped to a construction site.