

Property Condition Assessment

Report Date: June 1, 2017

Prepared For:

TX

Property Address: 000 Sample Dr.
TX

Report Number: 20170601-03

Prepared By: Urban and Rural Home Inspections
14504 American Kestrel
Austin, TX 78738

Inspector: Larry Urban

Commercial Sample Report



1.0 Summary

The inspection included the following items.

- Structure
- Electric
- Heating
- AC
- Ventilation
- Plumbing
- Roof
- Interior
- Exterior

Repair will need to be conducted on the following items.

- Plumbing
- Drainage
- Electrical
- Roof
- Exterior- walls, drainage components
- Interior-Walls, windows and doors

2.0 Introduction

BUILDING DESCRIPTION

The building is a steel frame metal wall building with a brick facade up front. Age unknown and square footage between 2500-3000'.

Unit sits facing the north and has city water and a septic.

3.0 Structure

3.1 DESCRIPTION

Structure is a steel framed metal building sitting on a slab foundation.

3.2 OBSERVATIONS

The construction appears to be installed on a professional level with no critical issues found.

3.3 LIMITATIONS OF INSPECTION

No physical damage seen on the construction but it was limited due to storage racks in front of the walls in the shop area.

4.0 Electrical

4.1 DESCRIPTION

200 amp service found at the rear of the building with 2 panels.
2 panels at the interior at the rear wall of the building.

4.2 OBSERVATIONS

Exterior panel at the left did not provide an inner panel. Safety issue



The interior panel at the right also did not provide an inner panel. Seal the knock outs at the bottom of the panel. Safety issues



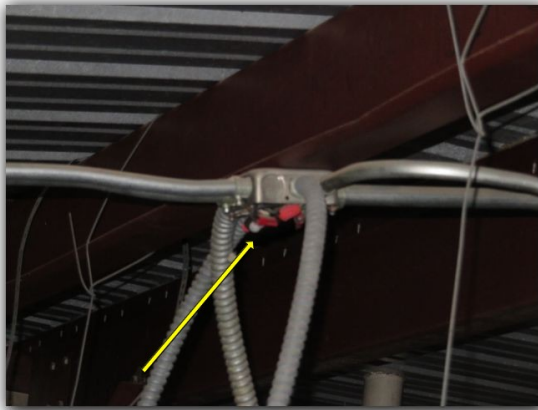
Far left panel has knock outs that need to be sealed and missing knock out strips on the inner panel.



Seal the knock outs at the top of the panel. Safety issue



Open J-box cover above the attic area of the office. Needs a cover.

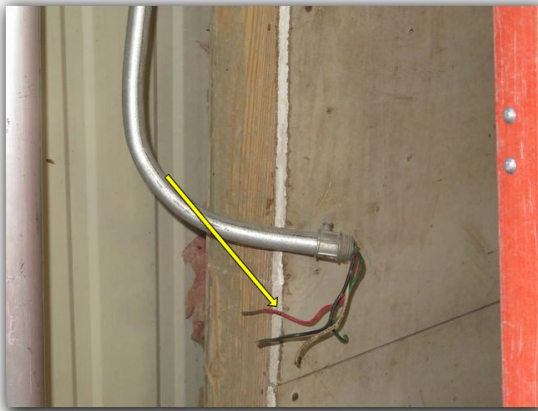


RNM conduit should be clamped every 10 feet or 3 feet from a coupling. Several clamps are missing and some strapping used in place at the 90. The conduit is sagging at one section.





Terminated conduit with wires are present at the rear bay door. Recommend removal or tapping/capping the ends of the wires.



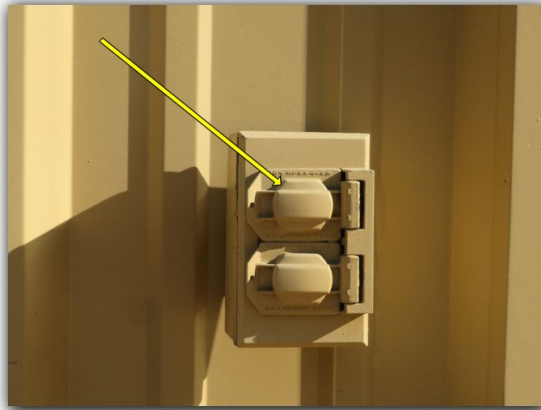
Light switch at the rear bay door is not secured to the structure



Numerous outlet covers are off in the offices, tenants are in process of installing.



No GFCI protection at the exterior outlet at the rear of the building.



Bathroom light needs a bulb cover or protector if using incandescent lights.
Front bathroom needs a light installed for operation.

4.3 LIMITATIONS OF INSPECTION

Storage items limited some of the viewing at the lower sections along the walls of the shop.

5.0 Heating

5.1 DESCRIPTION

HVAC in use is a Goodman condenser (not able to see complete label and could not get to the air handler). The unit is electric. Tonnage and year built unknown.

5.2 OBSERVATIONS

The heater operated correctly and the temperature differential was 40*. Normal range is between 30*-50*.

5.3 LIMITATIONS OF INSPECTION

Could not get to the Air handler above the office area.

6.0 Air Conditioning

6.1 DESCRIPTION

Electric unit with a Goodman condenser.

6.2 OBSERVATIONS

The outside temperatures were below 60*. The AC condenser was not operated to prevent damage to the unit in cold weather.

I did notice that the ac drain line terminated at the slab and should be extended 3-4 feet from the slab to prevent settling issues.

7.0 Ventilation

7.1 DESCRIPTION

Shop was built with an ridge vent that can be opened or closed as needed.

7.2 OBSERVATIONS

I saw no issues with the vent when I was on the roof or inside the shop area.

8.0 Plumbing

8.1 DESCRIPTION

Plumbing appears to be pvc tubing.

Water heater looks like a 6 gallon electric unit sitting on top of the offices. Temperature was set at 120*.

Water pressure was within proper range at 65*

8.2 OBSERVATIONS

Water heater temperature pressure line should have been terminated at min. 6 inches off the ground at the left side of the building.



8.3 LIMITATIONS OF INSPECTION

Limits are not being able to see behind the walls or into the slab.

9.0 Roofing

9.1 DESCRIPTION

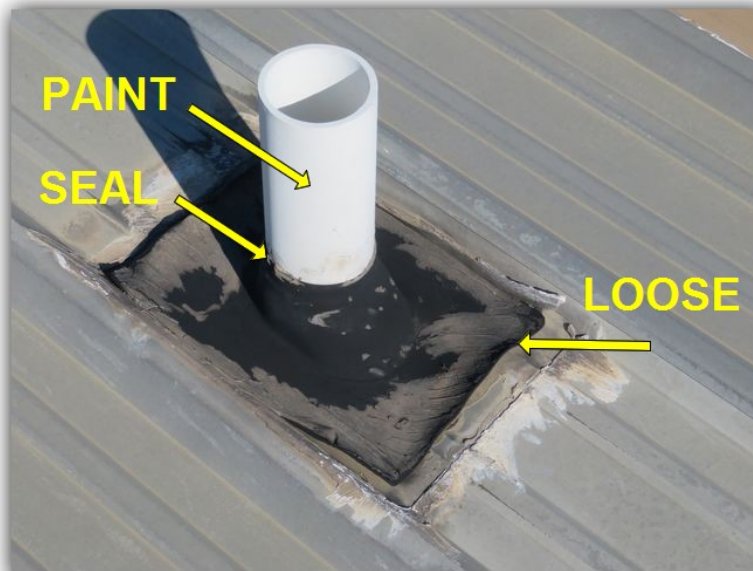
Metal roofing installed.

9.2 OBSERVATIONS

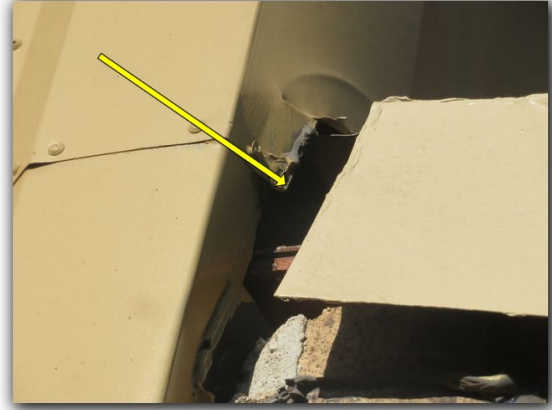
There was some flashing at the front porch cover that has some of the screws missing to secure it.



The air stack vent was not painted to provide uv protection and the rubber boots appears to be shrinking and not sealed properly.



Ends of the front porch have open ends that water can penetrate. Seal off at both ends needed.



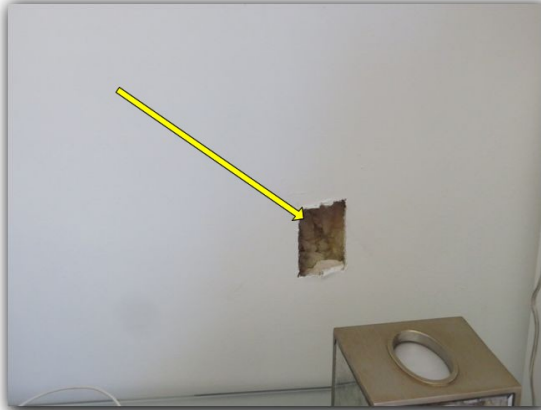
10.0 Interior

10.1 DESCRIPTION

Walls consisted of sheet rock and were textured.

10.2 OBSERVATIONS

Right rear office has one cutout that needs to be sealed up. Small holes at the plumbing area under the bathroom vanity need sealing too.



Office doors should have a 3/4 clearance at the bottom for air flow. Door at the upper stairs will need to be trimmed.

Shop exit door is not sealed off well and lets conditioned air escape along the side.



10.3 LIMITATIONS OF INSPECTION

I looked at all visible wall space but did not move furniture to view behind these areas.

11.0 Exterior

11.1 DESCRIPTION

Front of unit consist of brick at the facade and metal walls at the sides and rear.

Parking pad appears to be in good condition.



11.2 OBSERVATIONS

Front brick wall has some of the weep holes sealed up. They should be installed every 3 feet to release condensation that can accumulate behind the walls.



Rear single door has some wood rot starting at the sides.



Right side office window has wood rot at the trim, thermal seal leak at the top window and the glazing strip beaten up.





Drainage- gutters at the left side would benefit with extensions to keep water from dropping next to the slab and causing erosion.



Front porch down spout is crimped and the diverter at the right is loose.



12.0 Insulation

12.1 DESCRIPTION

Battling is installed over the office area, approx. 9 inches. Typically this is about R-30 which is normal for this zone.