

Stafford Inspections
P.O. Box 222203
Dallas, TX 75222
214-943-7608
don@staffordinspections.com

PROPERTY INSPECTION REPORT

Prepared For: _____ **Clients Name**
(Name of Client)

Concerning: _____ **1234 Main Street, Any City, TX 75...**
(Address or Other Identification of Inspected Property)

By: _____ **Don Stafford TREC License #737** _____ **Today's Date**
(Name and License Number of Inspector) (Date)

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

Property Condition Assessments: Baseline Property Condition Assessment Process using ASTM 2018 as a guide

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items .

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

BUILDING DATA

Approximate Age:	21-30 years
Style:	Office
General Appearance:	Generally good condition
Main Entrance Faces:	South
Weather Condition:	Cloudy After Recent Rains
Temperature:	85-95 degrees

IMPORTANT AGREEMENTS AND LIMITATIONS

1. WHAT WE DO:

- We tell you whether each item we inspect properly performs the function initially intended, or if it is deficient.
- We perform our inspection in a good and workmanlike manner. ALL OTHER WARRANTIES ARE DISCLAIMED
- If you have a question, please bring it to our attention so we may explain what we observed about the item.

2. WHAT WE DO NOT DO:

- We DO NOT make guarantees, warranties, or insure the future performance or condition of any item. One reason we cannot do this is because of the small amount of the inspection fee compared to the value of the property. If you want a warranty, guarantee or insurance policy, you must obtain it from a warranty or insurance company for a much higher price. Please remember that almost every item in any building, except a brand new one, is in used condition and has ordinary wear and tear.
- We DO NOT inspect any items, which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, or other furnishings. We do not uncover buried pipes or items. We cannot see items covered by wallpaper, flooring or plants. Repair or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the seller about repairs, covered up items, or previous problem.
- We DO NOT inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older buildings do not meet the same standards as newer buildings, even though, items in both might be performing functions for which they are intended.
- We DO NOT allow the inspector to change or add to these printing provisions in any way.
- We DO NOT hold ourselves to be engineers or specialists for any particular item. We are a general real estate improvement inspection company. If we report that an item needs repair, is deficient, or shows evidence of prior damage, we urge you to have that item examined by a specialist before purchasing the building.

3. WHAT YOU MUST DO:

- If you have any complaint about our inspection, YOU MUST notify us in writing within seven days after you discover any problem, and let us reinspect before changing the condition, except in emergencies.
- If we report that an item is in need of immediate repair, is deficient or shows past damage and you intend to purchase the property anyway, YOU FIRST SHOULD have the item examined by specialist.
- YOU AGREE that, to the extent allowed by law, any damages for breach of this contract or report are **LIMITED to the amount of the inspection fee.**
- If you sue on this inspection but do not prevail, YOU AGREE to pay our reasonable attorney's fee.
- YOU REPRESENT to us that (1) the inspector has not made any oral representation that are different from or in addition to what is written in his report, and (2) you agree to each provision of this report by relying on it in any way, whether or not you sign it.
- YOU MUST NOT allow anyone else to use or rely on this report without our prior written consent.

THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION. THIS REPORT IS OUR INVOICE.

INSPECTION FEE: \$??? Cash Check Title Co. Invoice Credit Card

FOUNDATION INFORMATION

Most of the North Texas area soil is expansive type clay. Therefore, proper care of your structure's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather Constant level of moisture be maintained around the ENTIRE building. Defects in foundations occur when the structure does not move as a unit. This could occur when one area around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may be help in your foundation maintenance program

1. Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
2. If the building has guttering, be sure that all run-off is diverted well away (2-3 feet) from the foundation.
3. The area around the foundation should always be watered evenly around the ENTIRE structure.
4. The best way to ensure even watering is to place **soaker hoses** around the entire perimeter and to water EVENLY every time.
5. Do not let water stand next to the foundation.
6. Never allow the soil to dry to the point of cracking or pulling away from the foundation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete Slab

Comments: The foundation is in generally good condition. Some common stress cracks were observed at the exterior Concrete walls.

Crawlspace viewed from: Slab foundation. No crawlspace present.

Minor separation between the front and rear portions of the building. A gap is present.

Recommend sealing the gap with a flexible sealant to allow thermal expansion of the concrete. The gap may be the result of concrete pours at different times of construction. Recommend contacting the current owner for information on any additions or delays in construction.

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B. Grading & Drainage

Comments:

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C. Roof Covering Materials

Type(s) of Roof Covering: Modified Bitumen Roofing Material

Viewed From: Roof top.

Comments: Roof Surface is in generally Very Good condition.

Minor standing water at the AC condensers at the West side addition. Recommend Monitoring.

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D. Roof Structure & Attic

Viewed From: Attic entry with ladder, attic was not entered due to low clearances.

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation: Unknown

Comments: Metal Truss framing.

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E. Walls (Interior & Exterior)

Comments: Concrete Exterior walls. Interior Walls concrete and sheetrock.

EXTERIOR WALLS

Some minor flaking exterior paint. Recommend repainting.

The concrete corners have some cracking at the Southwest corner of the building. This is a common condition caused by the lack of a bond break between the concrete and the brick mortar which would allow for the thermal expansion of the brick cladding. Recommend Monitoring and cosmetic repairs.

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F. Ceilings & Floors

Comments: Ceilings: Metal Truss Framing. Ceiling Tiles. Floor Covering: Carpet, Vinyl,
Water staining was observed in a storage closet at the center of the building. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

G. Doors (Interior & Exterior)

Comments:
EXTERIOR DOORS
The rear door auto closer is not connected. Recommend Repair.

H. Windows

Comments:

I. Stairways (Interior & Exterior)

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:
The front sidewalk has some cracking. Recommend repair if this develops into a trip hazard.

L. Other

Comments:

L. Driveways and Parking areas

Comments:
The front entry at the Airport Freeway access road is somewhat cracked and is holding some water after recent rains. Recommend Repair.
The Asphalt parking at the front, East side and rear is in generally good condition. There is some typical cracking of the asphalt surface. Recommend seal coating the asphalt to protect it and mitigate any additional cracking due to aging.
The fencing on the West side of the building is somewhat damaged. Recommend Repair.

I	NI	NP	D	Inspection Item
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Main Power/Cable Entrance Overhead. 240 volt single phase. (1) 200 Amp Main Panel Breaker box with main disconnect (2) 150 amp Main panel breaker boxes with main disconnects located at the East electrical closet.

Missing screws to secure the cover to the 200 amp panel box. Recommend Replacement.

The building is being served by older "Federal Pacific" panel boxes at the (2) 150 amp panel boxes. Due to the age of the panel boxes and the problems associated with this type of panel box, it is recommended that the owner of the building consider upgrading this panel box with a more current panel box.

A breaker is tripped and retrips when reset in the right 150 amp panel box. Recommend further examination and repair as needed.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: Only a sampling of outlets can be tested in occupied buildings due to storage, furniture and use.

Smoke detectors ARE Present.

Missing junction box cover at the front parkway. Recommend Replacement.

Missing light fixture/exposed wiring at the front upper exterior of the building. Recommend Repair.

Missing or uninstalled light diffusers in various locations. Recommend installing the missing diffuser(s).

Missing outlet cover plates in various locations. Recommend installing the missing cover plates.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central Electric Forced Air system(s). (2) 1979 , 1997 and 2002

Energy Source: Electricity

Comments:

The Heating unit at the front East side of the building is not heating. Recommend further examination and repair as needed.

B. Cooling Equipment

Type of System: Central Forced Air System Center units-3-ton Condenser. (2004). 3-ton Condenser. (2004). Front-1 1/2-ton Condenser. (1984-1986). Rear addition- 5-ton Condenser. (1984). 9-10 SEER. Any Condensing Units manufactured after January 23, 2006 must be rated at a minimum 13 SEER.

Comments:

The temperature differential is 16-18°.

The normal temperature differential is 16-22°.

The front unit (1 1/2-ton) cycled on and off and did not cool well. Recommend further examination and repair as needed.

The other three units (2 zones) cooled effectively.

Annual maintenance and service is recommended.

As is not uncommon for structures of this age and location, the air conditioning system at the front and rear of the building is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budgeting for a newer more efficient system would be prudent.

The air conditioning system at all units needs cleaning and servicing.

C. Duct System, Chases, and Vents

Comments:

Some dust is present on the registers. Recommend cleaning the ductwork and evaporator/indoor coil.

The East front office register has limited or no air flow. Probably a disconnected or damaged duct. Recommend further examination and repair as needed.

Return air should ideally not be drawn from a closet. Recommend further examination and repair as needed.

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IV.PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meter: Parkway

Comments: This inspection does not include buried water lines.

Type of supply piping: Copper.

The hose connection(s) have a missing handle at the front of the building. Recommend replacement.

The sink in the kitchen was draining slowly. The sink drain may be obstructed. Recommend further examination and repair as needed.

B. Drains, Wastes, and Vents

Comments:

Type of sewer/waste piping: PVC

The drain cleanouts are Not present or were not found during the inspection

C. Water Heating Equipment

Energy Source: Electricity

Capacity: 8 gallon electric Located in the mechanical closet at the center of the building. Located in the mechanical closet at the center of the building.

Comments: 120° Measured at the kitchen sink. Normal Temperature is 120° - 140°

The water heater does not have a safety pan. Current Building Practices require that water heaters be installed in an emergency drip pan with a drain to the outside in order to prevent damage to property.

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V. APPLIANCES

A Dishwasher

Comments:

B. Food Waste Disposer

Comments:

C. Range Exhaust Vent

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Oven

Comments:

F. Trash Compactor

Comments:

G. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems

Comments: Unable to locate the control for the sprinkler system. Not Inspected.

C. Outbuildings

Comments:

There is some minor siding damage. Recommend repairs to prevent water penetration and damage to the structure.

FYI. Masonite or hardboard siding is subject to rot and deterioration unless properly maintained with caulking and exterior paint. Recommend annual inspections and repairs as necessary to maintain this product.

Wiring exposed on interior walls should be relocated or protected.

An outlet has reversed polarity (i.e. it is wired backwards). Red Dot. Recommend further examination and repair as needed.

The interior insulation has fallen from the walls in several locations. Recommend Repair.

D. Gas Supply Systems

Comments: All Electric. No Gas Present. This inspection does not include buried gas lines.

PHOTO ADDENDUM



Figure 1 Front parking area



Figure 2 front entry from Airport Freeway



Figure 3 East side driveway



Figure 4 Single phase overhead Electrical service



Figure 5 East to West rear parking area



Figure 6 South to North Parking area

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PHOTO ADDENDUM



Figure 7 North side of building



Figure 8 West side of building



Expansion joint-East side.



Figure 9 Exposed wires/missing light front ext.

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PHOTO ADDENDUM



Figure 10 Common cracks in asphalt parking area



Figure 11 Cracked sidewalk example-front



Figure 12 Missing cover plate-front parkway



Figure 13 Front parkway signage



Figure 14 Missing handle at front hose connection



Figure 15 Minor flaking paint-example

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PHOTO ADDENDUM



Figure 16 Corner crack- SW corner



Figure 17 Rear entry door

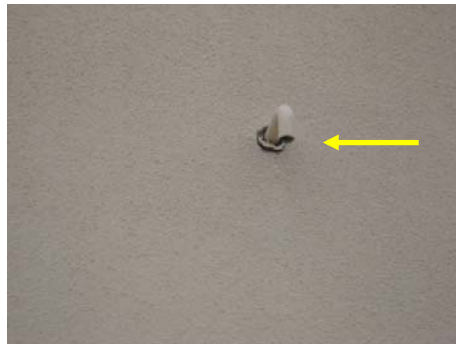


Figure 18 Rear addition Auxiliary AC condensate drain



Figure 19 Damaged fence-West side rear



Figure 20 Storage building-property rear



Figure 21 fallen insulation-rear storage building

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PHOTO ADDENDUM



Figure 22 Missing light diffuser-example



Figure 23 Return air in Closet



Figure 24 Panel boxes (L-R) 200 amp, 150 amp, 150 amp



Figure 25 Water stain-Center storage closet



Figure 26 Water stain-Center storage closet



Figure 27 Metal trusses-attic example

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PHOTO ADDENDUM



Figure 28 Modified Bitumen-SE to NW view



Figure 29 Modified Bitumen-South to North view