



# National Property Inspections

**Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758**



Tuesday, October 15, 2013  
Inspector  
Chris Quoyeser  
281-818-1266  
npi.chrisq@gmail.com  
TREC # 21071

Inspection Date :  
10/15/2013

Inspector: Chris Quoyeser  
Inspector Phone: (281) 818-1266

Email: npi.chrisq@gmail.com  
TREC # 21071



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## PRE-INSPECTION AGREEMENT

The client understands that this Home Inspection is only a visual review of readily accessible areas. The Standards of Practice used meet those prescribed by the \_\_\_\_\_. No excavation, disassembly or removal of obstructions is performed. Hidden or obstructed defects may not be observed. In addition, some property components are inspected on a random sampling of like items, i.e., electrical outlets, windows, doors, etc. Therefore, not every defect may be identified.

We encourage the client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help the client understand any comments provided in the Home Inspection Report. This report is intended for use only by the party contracting for same. It is not intended to benefit any third party.

The client understands, accepts and agrees that National Property Inspections does not, impliedly or expressly, warrant or guarantee its Home Inspection, Home Inspection Report, or the condition of the subject property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report issued under this Agreement, such dispute shall be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to National Property Inspections within one (1) year of the Home Inspection. **The arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules as set out by the American Arbitration Association.** In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. Our liability shall in no case exceed five times the amount of the fee charged.

National Property Inspections expresses no opinion of the subject property beyond what is set forth in its Home Inspection Report. The client may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that are not addressed in the Home Inspection Report. National Property Inspections does not inspect for compliance with building codes or regulations of any governmental body, entity or agency.

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## **\*ACKNOWLEDGEMENT\***

Client acknowledges that Chris Quoyeser, DBA National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

**THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.**

**Payment for the inspection services constitutes acceptance of this Pre-Inspection Agreement by Client.**

\_\_\_\_\_  
**Inspector Signature**

Chris Quoyeser

\_\_\_\_\_  
**Client Signature**

\_\_\_\_\_  
**Date**

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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

|  |   |
|--|---|
| Property Occupied : Yes  | Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West     |
| Estimated Age Of Property : 30 Year(s)   | Weather : Sunny Temperature : 92 F  |
| Type of Property : <input checked="" type="checkbox"/> Single <input type="checkbox"/> Multi                       | Soil Conditions : <input checked="" type="checkbox"/> Dry <input type="checkbox"/> Damp/Wet <input type="checkbox"/> Snow <input type="checkbox"/> Frozen |
| Primary Construction : <input type="checkbox"/> Wood <input type="checkbox"/> Block <input type="checkbox"/> Brick | Persons Present : <input type="checkbox"/> Buyer <input type="checkbox"/> Seller  |
| <input checked="" type="checkbox"/> Other : Concrete Tilt Wall   | <input type="checkbox"/> Buyer's Agent <input type="checkbox"/> Seller's Agent  |

### DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

|                           |   |
|---------------------------|---|
| <b>ACC (ACCEPTABLE)</b>   | The item/system was performing its intended function at the time of the inspection.   |
| <b>MAR (MARGINAL)</b>     | The item/system was marginally acceptable. <i>(It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)</i> |
| <b>NI (NOT INSPECTED)</b> | The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions.  |
| <b>NP (NOT PRESENT)</b>   | The item/system does not exist or was visually concealed at the time of the inspection.   |
| <b>DEF (DEFECTIVE)</b>    | The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.   |

### SCOPE OF THE INSPECTION :

National Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnaces, air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance/repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully.

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## GRADING / DRAINAGE

Monitor Condition

Recommend Repairs

| ACC                      | MAR                                 | NI                       | NP                       | DEF                      |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

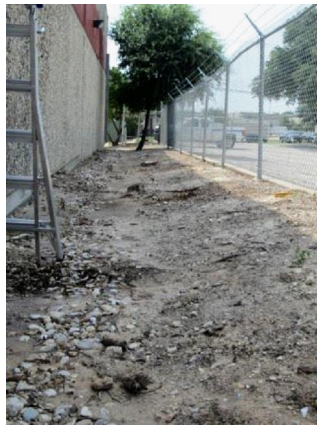
Near Level

Positive Slope

Negative Slope

Ponding

Comments : The grading on the north (left) side of the building has a pronounced slope toward the building and a very slight slope rom the back of the building to the front. A perforated drain pipe was installed along the north side to remedy water ponding. It terminates in the parking lot. Recommend monitoring during heavy rainfall to determine effectiveness of the drain pipe. The grading on the other 3 exterior walls appear adequate.



Grading / Drainage: Negative slope on north (left) wall.



Grading / Drainage: Termination of perforated drain pipe.



Grading / Drainage: Positive slope on east (back) wall.



Grading / Drainage: Positive slope on south (right) wall.

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## PARKING LOT

- Monitor Condition
- Recommend Repairs

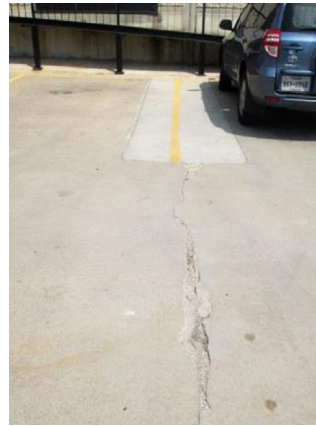
| ACC                                 | MAR                      | NI                       | NP                       | DEF                      |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- Concrete
- Asphalt
- Brick
- Gravel
- General Deterioration
- Cracks
- Settlement
- \_\_\_\_\_

Comments : Parking lot has some cracks consistent with its age. None were detected that appear to be active or are excessively wide. Slope and drainage appear to be satisfactory.



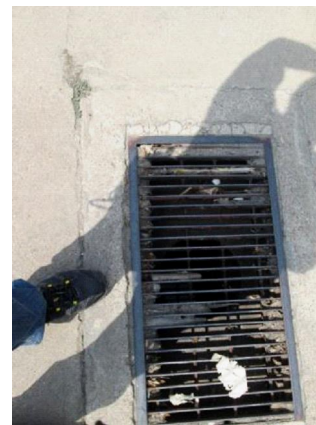
Parking Lot:



Parking Lot:



Parking Lot:



Parking Lot:

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## ROOFING

Monitor Condition

Recommend Repairs

| ACC                      | MAR                                 | NI                       | NP                       | DEF                      |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Age : **30**      Year(s)      Design Life : **40-60**      Year(s)      Layers : **1**

|   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Visual From Ground           | <input checked="" type="checkbox"/> Walked On | <input type="checkbox"/> Ladder at Eaves                 | <input type="checkbox"/> Snow Covered           |
| <input type="checkbox"/> Asphalt / Composition        | <input type="checkbox"/> Wood Shake           | <input type="checkbox"/> Wood Shingle                    | <input type="checkbox"/> Tile                   |
| <input type="checkbox"/> Tar and Gravel               | <input checked="" type="checkbox"/> Metal     | <input type="checkbox"/> Rolled Composition              | <input type="checkbox"/> Slate                  |
| <input type="checkbox"/> Membrane                     | <input type="checkbox"/> _____                |  |   |
| <input checked="" type="checkbox"/> Suspected Leak(s) | <input type="checkbox"/> Missing Shingle(s)   | <input type="checkbox"/> Cupping/Curling/Lifting/Brittle | <input type="checkbox"/> Previous Repairs Noted |
| <input type="checkbox"/> Excessive Granular Loss      | <input type="checkbox"/> Bubbling             | <input type="checkbox"/> Trim Trees / Branches           | <input type="checkbox"/> Improper Installation  |

Comments : **Leaks not always detectable.**

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A number of translucent fiberglass skylight panels were installed in the roof and then covered with the white elastomeric coating, making them difficult to detect. This creates a safety (fall) hazard for foot traffic on the roof. (Be sure that anyone climbing on the roof is aware of them.) Recommend that each panel be painted around the perimeter and a warning sign be installed next to the building ladder.

The building has a standing seam, metal roof with what appears to be an elastomeric coating. The structural steel frame members beneath the roof are spaced approximately 5 ft. on center. Weatherproof fasteners were used to secure the metal panels to the underlying structural members. Typical metal roof problems include poor design and detailing, inadequate slope (poor drainage), inadequate provision for thermal movement of panels and flashings, poor installation quality, inferior materials, improper repairs and fixes used, and deterioration of the gasketed washer under the fastener head. Frequently, the easiest and least expensive solutions to roof problems are applied to the surface of the roof (such as replacing problem fasteners and sealants and applying surface roof coatings) due to the potential for business interruption for major repairs or replacement. Acrylic based elastomeric coating are commonly used for addressing leak problems. They have good flexibility and elongation properties to accommodate movement and thermal stress. The success of a coating application is dependent upon the condition and surface preparation of the existing panels to create proper coating adhesion. Any foreign material (sealing products, previous coatings, oxidation, etc.) must be removed before the coating is applied. Also, permissible environmental conditions (temperature, humidity, wind, etc.) must be take into account for successful application. Most coatings can accommodate uniform panel thermal movement, but concentrated movement at panel lap joints and excessive vertical deflection from live loads (foot traffic, equipment) can exceed the coatings allowable elongation.

My understanding is that recent repairs for roof leaks have been made and have significantly reduced water intrusion into the building. The effectiveness of these repair over time remains to be seen. Here are my concerns:

1. Evidence of ponding water concentrated at the low end of the roof and a few other small areas may indicate an inadequate slope or roof sag. The ponding water could cause the elastomeric coating to loose adhesion and allow moisture to become entrapped, resulting in an accelerated deterioration of the metal.
2. Cracking of the elastomeric coating which may indicate that the roof is subject to stresses beyond the coatings allowable elongation.
3. Delamination and irregularities observed in several areas may indicate that there wasn't adequate surface preparation prior to the application.
4. Ponding water in the gutter spanning the west (low end) of the roof. The roof was designed with the gutter sitting inside of the surrounding parapet wall rather than on the exterior of the building. The ponding water will eventually result in corrosion/leaks, but rather than dripping outside of the building, it will drip into the interior.

My understanding from conversations with the owner is that recent repairs for roof leaks have been made and significantly reduced water intrusion into the building. (I got substantially the same feedback from two warehouse employees.) The effectiveness of the repairs over time remains to be seen. In my opinion, there will be on-going maintenance issues until more substantial and permanent solutions/measures are taken. I would recommend consultation with qualified metal roofing contractor with a strong background in roof coatings.

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Roofing: Overall view of roof with spray-on elastomeric coating.



Roofing: Translucent panel cut into roof. Possible safety hazard.



Roofing: Low end (west) where roof meets gutter showing evidence of ponding water.



Roofing: High end (east) showing delamination of the elastomeric coating.

## FLASHING/VALLEYS

Monitor Condition

Recommend Repairs

| ACC                      | MAR                                 | NI                       | NP                       | DEF                      |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Metal      | <input type="checkbox"/> Composition / Membrane | <input type="checkbox"/> _____                 |  |
| <input type="checkbox"/> General Deterioration | <input type="checkbox"/> Rust                   | <input type="checkbox"/> Improper Installation | <input type="checkbox"/> Suspected Leak(s) |
| <input type="checkbox"/> Exposed Nails         | <input type="checkbox"/> Previous Repairs Noted | <input type="checkbox"/> Filled with Debris    |  |

Comments : New cap and side flashing were recently installed and appear to be satisfactory. The problem is cracking where the side flashing laps over the roof surface, which may allow moisture to be trapped underneath.

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Flashing/Valleys: Cap and side flashing at north parapet wall. Cracking of elastomeric coating where flashing meets roof surface.



Flashing/Valleys: Cracking of elastomeric coating where flashing meets roof surface.



Flashing/Valleys: Side flashing



Flashing/Valleys: Coating of seam in side flashing and expansion joint in parapet wall.

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## GUTTERS/DOWN SPOUTS

Monitor Condition

Recommend Repairs

| ACC                      | MAR                                 | NI                       | NP                       | DEF                      |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- |   |  |   |                                |                          |
|---|--|---|--------------------------------|--------------------------|
| <input type="checkbox"/> Aluminum           | <input type="checkbox"/> Copper          | <input checked="" type="checkbox"/> Steel                 | <input type="checkbox"/> Vinyl | <input type="checkbox"/> |
| <input type="checkbox"/> Missing            | <input type="checkbox"/> Rust / Corroded | <input type="checkbox"/> Leaking                          | <input type="checkbox"/> Loose |                          |
| <input type="checkbox"/> Filled with Debris | <input type="checkbox"/> Misaligned      | <input type="checkbox"/> Missing Extension / Splash Block |                                |                          |

Comments : My understanding is that the installation of the gutter was part of the recent repairs made. It spans the entire west (front) side of the building and has no detectable slope.

Water ponding was observed in two places during the my initial roof walk on July 22, and evidence of ponding (accumulated sediment/debris) was observed throughout most of the gutter span. I did another daytime roof walk during the afternoon of July 24, after a light rain several hours earlier. Water ponding was observed almost from one end to the other.

Prolonged exposure to moisture can result in an accelerated deterioration of the metal resulting in leaks. Since the gutter is located within the building walls leaking water may enter the building.



Gutters/Down Spouts: Water ponding observed on July 24, several hours after a light rain.



Gutters/Down Spouts: Ponded water near the drains on the north end.

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Gutters/Down Spouts: Evidence of water ponding observed on July 22.



Gutters/Down Spouts: Downspouts and drains on the north and south ends of buildings appear satisfactory.

## EXTERIOR SURFACE

Monitor Condition  Recommend Repairs

|  | ACC                                 | MAR                      | NI                       | NP                                  | DEF                                 |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| EXTERIOR WALLS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| EXTERIOR LIGHTING  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| EXTERIOR ELECTRICAL OUTLETS <input type="checkbox"/> NO GFCI | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| SEALANT/CAULK  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Wood                                | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Synthetic Stucco                    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> General Deterioration               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Needs Caulk / Seal       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Metal                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Composite                           | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Needs Paint                         | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Poor Earth / Siding Clearance       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Vinyl                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Veneer                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Missing / Loose                     | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Stucco                              | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input type="checkbox"/> Brick                               | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <input checked="" type="checkbox"/> Cracked                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Comments : Minor cracks and rust stains on wall surfaces.

The sealant between wall sections (expansion joints) is cracked, worn, and has at least two gaps. Recommend repair.

There are a number of exposed snap ties inside the west (front) wall, above the roof. Rusting metal will cause deterioration of the concrete over time. Recommend repairs.

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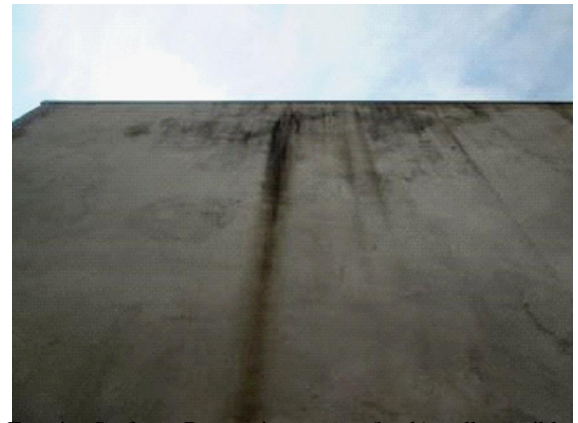
Exterior Surface: Minor crackng under window at west (front) of building.



Exterior Surface: Gap and cracking of sealant in expansion joint between wall sections.



Exterior Surface: Exposed snap tie embedded in concrete inside the west (front) wall above the roof.



Exterior Surface: Rust stains on east (back) wall, possibly from earlier cap flashing and/or cap fasteners that had rusted out.

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## WINDOWS

Monitor Condition

Recommend Repairs

| ACC                      | MAR                                 | NI                       | NP                       | DEF                      |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- |  |  |  |                                |
|--|--|--|--------------------------------|
| <input type="checkbox"/> Wood                  | <input type="checkbox"/> Vinyl                         | <input checked="" type="checkbox"/> Metal                  | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Insulated Panes       | <input checked="" type="checkbox"/> Single Pane        | <input type="checkbox"/> Window Wells                      |                                |
| <input type="checkbox"/> General Deterioration | <input checked="" type="checkbox"/> Needs Caulk / Seal | <input type="checkbox"/> Defective / Damaged Storm Windows |                                |
| <input type="checkbox"/> Needs Paint / Finish  | <input type="checkbox"/> Fogged                        | <input type="checkbox"/> Painted Shut                      |                                |

Comments : Loose gasket in one window on west (front) side.

Window sills at front windows are open at each end. The material used to seal the ends has gaps. Recommend repair.

A noticeable gap is present along a window frame stile. Recommend it be repaired, and maybe consider re-application of sealant around the perimeter of each window.



Windows: Loose gasket in window.



Windows: Open end on window sill.



Windows: Gap on window frame stile.

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## EXTERIOR DOORS

|   |                          |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> Monitor Condition            | ACC                      | MAR                      | NI                       | NP                       | DEF                                 |
| <input checked="" type="checkbox"/> Recommend Repairs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- Wood       Metal       Vinyl       Fiberglass       \_\_\_\_\_
- General Deterioration       Delaminated / Damaged       Missing / Damaged Hardware       Doorbell Inoperative
- Screen / Storm Door Damaged       Evidence of Leak(s)       Repair/Replace Weather-Strip       Needs Caulk / Seal

Comments : The exterior door on the back wall at the north end does not have functioning hardware and has been secured with rope after business hours. Recommend repair.

The exterior door on the front side of the building on the far left was locked on the outside. Could not confirm operability from inside due to obstructions.

None of the exterior doors in back of the building have weather stripping. My understanding is that water sometimes intrudes through them during times of heavy, wind-driven rainfall. Recommend repair.



Exterior Doors: Exterior door on back wall at north end does not have functioning hardware. Must be tied after business hours.



Exterior Doors: Another view of exterior door on back wall at north end.

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Exterior Doors: Exterior door on front wall at south end next to overhead door. Minor cosmetic damage (typical).

## FOUNDATION

Monitor Condition

Recommend Repairs

| ACC                                 | MAR                      | NI                       | NP                       | DEF                      |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Concrete Block                   | <input checked="" type="checkbox"/> Concrete | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Post / Pier         |
| <input type="checkbox"/> Brick                            | <input type="checkbox"/> Stone               | <input type="checkbox"/> Wood            | <input type="checkbox"/> Insulated Concrete Forms (ICF) |
| <input checked="" type="checkbox"/> General Deterioration | <input type="checkbox"/> Horizontal Cracks   | <input type="checkbox"/> Step Cracks     | <input type="checkbox"/> Vertical Cracks                |
| <input type="checkbox"/> Limited Observation              | <input type="checkbox"/> Needs Caulk / Seal  | <input type="checkbox"/> Trim Vegetation | <input type="checkbox"/> Sub-Grade Entryway             |

Comments : The foundation appears to be providing adequate support for the structure. Inspector did not observe any evidence of significant movement that would indicate adverse performance in the foundation. The interior and exterior structural door and window openings showed no significant stress cracking or binding that would indicate adverse performance and the slab does appear to have noticeable unlevelness. There are minor crack and some breakage in the foundation wall at one of piers. None appear to be active.



Foundation: Breakage of foundation beam wall over pier.



Foundation: Minor cracking.

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Foundation: Minor cracking.

## ATTIC / ROOF INSULATION

Monitor Condition

Recommend Repairs

| ACC                      | MAR                      | NI                       | NP                       | DEF                                 |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Loose Fill

Blanket

Missing

Uneven Distribution

Comments : There is torn insulation on at least one air duct. (Unable to observe much of the attic area over the offices/showroom due to obstructions.) Recommend repair.

Much of the blanket insulation is out of position and some missing. Recommend repair.



Insulation: Torn insulation on air duct.



Insulation: Blanket insulation over ceiling grid in office.

Inspection Date :  
10/15/2013

Inspector: Chris Quoyeser  
Inspector Phone: (281) 818-1266

Email: npi.chrisq@gmail.com  
TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## ATTIC ELECTRICAL

- Monitor Condition
- Recommend Repairs

| ACC                      | MAR                      | NI                       | NP                       | DEF                                 |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- Open Splices / Junction Boxes

Comments : **Limited visibility due to obstructions. See Electrical Section for additional Information.**

At least 2 junction boxes have missing covers and several wire splices are not enclosed in junction boxes. Recommend repair.

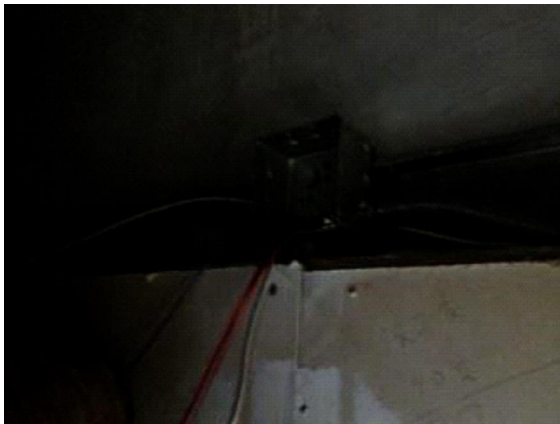
Electrical wires run throughout, some of which are buried in insulation. Recommend review by a qualified electrical contractor.



Attic Electrical: Open junction box above ceiling grid.



Attic Electrical: Open splices above ceiling grid.



Attic Electrical: Open junction box above ceiling grid.



Attic Electrical: Wires on insulation above ceiling grid.

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TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## FLOOR/SLAB

Monitor Condition

Recommend Repairs

| ACC                                 | MAR                      | NI                       | NP                       | DEF                      |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Concrete

Wood

Tile/Concrete

Settlement

Cracks

Differential

Obscured / Covered

Comments : Inspector did not detect problems with slab/floor in office or warehouse.

Inspection Date :  
10/15/2013

Inspector: Chris Quoyeser  
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TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## ELECTRICAL

Monitor Condition  Recommend Repairs

### SERVICE SIZE (Main Panel)

- 110 Volt (Nominal)     110 / 220 Volt (Nominal)     120 / 240 Volt (Nominal)     60 Amp     100 Amp  
 125 Amp     150 Amp     200 Amp     Undetermined

Main Disconnect Location: Outside, south side.  \_\_\_\_\_

### SERVICE SIZE (Sub Panel)

- 40 Amp     60 Amp     100 Amp     Undetermined  
 125 Amp     150 Amp     200 Amp     \_\_\_\_\_

|  |  |  |  | ACC                                 | MAR                      | NI                       | NP                                  | DEF                                 |
|--|--|--|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>SERVICE</b>                             | <input checked="" type="checkbox"/> Overhead | <input type="checkbox"/> Underground                       |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>ENTRANCE CABLE</b>                      | <input type="checkbox"/> Aluminum            | <input type="checkbox"/> Copper                            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>PANEL</b>                               | <input type="checkbox"/> Breaker(s)          | <input type="checkbox"/> Fuse(s)                           | <input type="checkbox"/> Combination             | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>SUB-PANEL</b>                           | <input type="checkbox"/> Breaker(s)          | <input type="checkbox"/> Fuse(s)                           | <input type="checkbox"/> Combination             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>BRANCH CIRCUITS</b>                     | <input type="checkbox"/> Solid Aluminum      | <input checked="" type="checkbox"/> Copper                 |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>BONDING/GROUNDING</b>                   |  |  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>GFCI(IN PANEL)*</b>                     |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>ARC FAULT</b>                           |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>SMOKE DETECTORS*</b>                    |  |  |  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <input type="checkbox"/> Overfused         | <input type="checkbox"/> Double Tapping      | <input type="checkbox"/> Rust / Corrosion                  | <input type="checkbox"/> Insufficient Access     |                                     |                          |                          |                                     |                                     |
| <input type="checkbox"/> Loose Connections | <input type="checkbox"/> No Main Disconnect  | <input type="checkbox"/> Fuse / Breakers Incorrectly Sized | <input type="checkbox"/> Overheating / Scorching |                                     |                          |                          |                                     |                                     |
| <input type="checkbox"/> Improper Splices  | <input type="checkbox"/> Open Knockouts      | <input type="checkbox"/> Water Meter Not Jumpered          | <input type="checkbox"/> Improper Ground         |                                     |                          |                          |                                     |                                     |

Comments : **\*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.**  
 400 amp, 3 phase power service supplied through two, 200 amp service entrance disconnect boxes.

Electrical panels should be accessible with 3 foot clearance in front and 30" side to side. The main distribution panel is blocked by adjustable shelving. Recommend repair.

The cover of the main distribution panel is missing two fastener screws. Recommend repair.

There are two missing breakers on the bottom of the left buss bar that should be covered to prevent electrical shock hazard. Recommend repair.

There are two 20 amp breakers on the left buss bar that have elevated temperatures. (See infrared image below.) Breakers can get hot when they supply power at near peak amperage over a long period and may begin to breakdown internally. Other factors that can cause elevated temperatures are loose connections, improperly sized conductors, and wrong type of breakers. Recommend review by a qualified electrical contractor.

The electrical pole from which the service entrance conductors connect has a broken guy wire and is tilted toward the building. The pole is approximately 32" from the building at ground level and 15" from the top of the parapet wall. Recommend that this be brought to the attention of the City of Austin utility department.

Inspection Date : 10/15/2013  
 Inspector: Chris Quoyeser  
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 TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758



Electrical: Overhead service entrance mast.



Electrical: Two, 200 amp main service entrance disconnect boxes.



Electrical: Main panel obstructed by adjustable shelving.



Electrical: Infrared image of electrical panel showing elevated temperatures in the 4th and 7th (from the top) breakers on the left buss bar. Both are 20 amp breakers.

Inspection Date :  
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Inspector: Chris Quoyeser  
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TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## PLUMBING

Monitor Condition  Recommend Repairs

Water Service :  Water Public  Water Private  Water Off

Sewage Service :  Sewage Public  Sewage Private  Fuel Off

|   | ACC                                 | MAR                      | NI                                  | NP                                  | DEF                      |
|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <b>SUPPLY</b> <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Polybutylene <input type="checkbox"/> PEX <input type="checkbox"/> CPVC | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>DRAINS</b> <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input type="checkbox"/> ABS  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>EJECTOR PUMP</b>   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>VENTS</b> <input type="checkbox"/> PVC <input type="checkbox"/> Cast Iron <input type="checkbox"/> Copper <input type="checkbox"/> ABS   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/> General Deterioration <input type="checkbox"/> Improper Connections <input type="checkbox"/> Low Flow <input type="checkbox"/> Water Conditioner Not Part of Insp.   |                                     |                          |                                     |                                     |                          |
| <input type="checkbox"/> Missing / Improper Cleanouts <input type="checkbox"/> Suspected Leak(s) <input type="checkbox"/> Improper Venting <input type="checkbox"/> Water Hammer / Noise      |                                     |                          |                                     |                                     |                          |

Comments : Main utility line, septic systems and gray water systems are excluded from this Inspection.

Functional water flow in the building is satisfactory.

The main water shut-off was not visible due to a covering of dirt. Recommend repair.



Plumbing: Water meter.



Plumbing: Dirt covering shut-off.

## WATER HEATER

Monitor Condition

Recommend Repairs

| ACC                      | MAR                      | NI                       | NP                                  | DEF                      |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Brand :

Model :

Size :

Age :

Design Life :

Serial No :

- Gas  Electric  Oil  Solar  Integral with Boiler  Tankless  \_\_\_\_\_  
 Leaks  Rust / Corrosion  Improper Elevation  Insulation Blanket Obstructs View  
 Gas Leak  Faulty Flue Connection  At or Near Design Life  Beyond Design Life  
 Missing / Improper Pressure Relief Valve / Extension  Seismically Strapped  Impact Protection

Comments : There does not appear to be hot water available in the building.

Inspection Date :  
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# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## HEATING

Monitor Condition  Recommend Repairs

Brand : Model : BTUs :

| Age :                             | Design Life : | Serial No: | ACC                      | MAR                      | NI                                  | NP                       | DEF                      |
|-----------------------------------|---------------|------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>OPERATION</b>                  |               |            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>ABOVE GROUND STORAGE TANKS</b> |               |            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>HUMIDIFIER</b>                 |               |            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Forced Air                                     | <input type="checkbox"/> Heat Pump                                       | <input type="checkbox"/> Boiler / Hot Water | <input type="checkbox"/> Steam                |
| <input type="checkbox"/> Baseboard / Radiant                            | <input type="checkbox"/> Gravity   | <input type="checkbox"/> _____              |   |
| <input type="checkbox"/> Gas  | <input checked="" type="checkbox"/> Electric                             | <input type="checkbox"/> Oil                | <input type="checkbox"/> Propane              |
| <input type="checkbox"/> Air Source                                     | <input type="checkbox"/> Water Source                                    | <input type="checkbox"/> _____              |   |
| <input type="checkbox"/> Rusted Heat Exchanger                          | <input type="checkbox"/> Unusual Flame Pattern                           | <input type="checkbox"/> Too Warm to Test   | <input type="checkbox"/> Shut Down For Season |
| <input type="checkbox"/> Corroded / Leaking                             | <input type="checkbox"/> At or Near Design Life                          | <input type="checkbox"/> Beyond Design Life |   |
| <input type="checkbox"/> Improper Temperature Rise                      | <input type="checkbox"/> Needs Normal Maintenance / Cleaning             |   |   |
| <input type="checkbox"/> Missing / Improper Pressure Relief Valve Leaks | <input type="checkbox"/> Underground Storage Tank Not Part of Inspection |   |   |

Comments : **Heat Exchanger - Unable to detect cracks/holes without dismantling unit.**

Inspector was not able to access the furnace due to obstructions in the showroom. The building does not have natural gas service so the unit is most likely electric.



Heating: Obstructions preventing inspection of furnace.



Heating: Obstructions preventing inspection of furnace.

Inspection Date :  
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# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758



Cooling:



Cooling: Rusted switch box on one of the 3.5 ton units.



Cooling: Uncovered openings in switch boxes on the 5 ton unit and on one of the 3.5 ton units.

Inspection Date :  
10/15/2013

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TREC # 21071



# National Property Inspections

**Richard Bailey, 0000 Burnet Rd, Austin, Tx, 78758**

## INTERIOR ROOMS (SHOWROOM, OFFICES, CONFERENCE ROOM, AND RESTROOM.)

Monitor Condition     Recommend Repairs

|   | ACC                                 | MAR                                 | NI                       | NP                       | DEF                                 |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>CEILINGS</b> <input checked="" type="checkbox"/> Typical Crack(s) <input checked="" type="checkbox"/> Stain(s)                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>WALLS</b> <input type="checkbox"/> Typical Crack(s) <input type="checkbox"/> Stain(s)  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>WINDOWS/TRIM</b> <input type="checkbox"/> Evidence of Leak(s) <input type="checkbox"/> Inoperative <input type="checkbox"/> Fogged | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>WINDOW SCREENS</b> <input type="checkbox"/> Missing <input type="checkbox"/> Damaged   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>FLOOR/FINISH</b>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>INTERIOR DOORS/HARDWARE</b>  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>CLOSETS</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b>   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>HEAT/AIR DISTRIBUTION</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Comments : Walls: Walls are cracked and bowed, especially along the south walls of the offices and conference room. The bottom of the south wall of the conference room appears to have been pushed outward and there are several vertical cracks that extend from floor to ceiling. Vinyl cove base is loose in several areas. Walls appear to be intact and the defects cosmetic.

Ceilings: There are water stained and bowed ceiling tiles throughout the offices, showroom, closet (by restroom), and restroom. At least one ceiling tile is missing along west exterior wall. Water has leaked into the light fixture in the restroom in the past, which is a safety hazzard. Recommend monitoring during periods of heavy rainfall to determine if the leak is still active.

Windows: Overall, the windows appear to be in good condition. The gasket/seal on one office window is pulled out in the bottom corner.

Interior Doors: Most of the doors and door hardware are in satisfactory condition function as intended. The deadbolt on the interior door connecting the far right office and area between the restroom and storage closet is misaligned, but the door lock is fine. The conference room door has minor damage, a split on the edge opposite the hinges. It still appears to be functional. The door hardware on the 4' x 6'-8" door connecting the showroom area with the warehouse is not operational and should be repaired.

Receptacles and Light Switches - overall in satisfactory condition. Two receptacle covers were found to be loose, one in the conference room and one in the office to the left of the conference room. Recommend repair. The receptacles in the restroom (next to conference) and warehouse restroom are not GFCI protected and probably should be due to proximity to sinks. Recommend repair. The light switch next to the sink on the coffee bar (storage room) does have GFCI protection.

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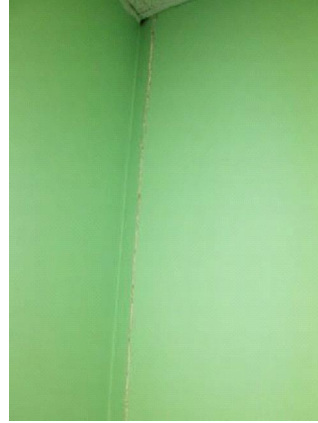


# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758



Interior Rooms (showroom, offices, conference room, and restroom.: Level used as straight edge to illustrate bow in wall.



Interior Rooms (showroom, offices, conference room, and restroom.: Vertical crack with displacement on back wall of an office.



Interior Rooms (showroom, offices, conference room, and restroom.: Typical ceiling stains.



Interior Rooms (showroom, offices, conference room, and restroom.: Bowed ceiling tile.

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10/15/2013

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TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## WAREHOUSE INTERIOR

Monitor Condition  Recommend Repairs

|   |  |                                      |                                 | ACC                                 | MAR                      | NI                       | NP                                  | DEF                                 |
|---|--|--------------------------------------|---------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>CEILINGS</b>   | <input checked="" type="checkbox"/> Typical Crack(s) | <input type="checkbox"/> Stain(s)    |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>WALLS</b>  | <input type="checkbox"/> Typical Crack(s)            | <input type="checkbox"/> Stain(s)    |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>WINDOWS/TRIM</b>   | <input type="checkbox"/> Evidence of Leak(s)         | <input type="checkbox"/> Inoperative | <input type="checkbox"/> Fogged | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>WINDOW SCREENS</b>   | <input type="checkbox"/> Missing                     | <input type="checkbox"/> Damaged     |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>FLOOR/FINISH</b>   |  |                                      |                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| <b>INTERIOR DOORS/HARDWARE</b>                                      |  |                                      |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>CLOSET</b>   |  |                                      |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)</b> |  |                                      |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| <b>HEAT/AIR DISTRIBUTION</b>  |  |                                      |                                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments : Ceilings: The insulation and insulation covers are loose/sagging in a number of areas. Recommend repair. Insulation is missing in one area measuring approximately 5' x 55'.

Walls: The sheetrock walls around the overhead door on the south (right) side and pump room closet have significant damage. There is a crack (about 1/8" wide) on the east wall, starting at the northeast corner and extending approximately 24 ft to an exterior door. does not appear to be active but recommend monitoring it over time.

Doors/Hardware: The exterior door on the back warehouse wall on the north end does not have functioning hardware and has been secured by rope. The other 3 exterior doors on the back wall have been permanently closed. None of these doors appear to have weather stripping and it is my understanding that some water gets into the building through them during heavy rains, particularly when accompanied by strong wind. Recommend monitoring. Inspector was not able to inspect the exterior door on the far left (north end) at the front of the building. It was locked and obstructed from the inside.

The closet next to the overhead door on the south (right) end has significant sheetrock damage. Recommend repair.

Electrical Outlets: The receptacles do not have GFCI protection. Recommend repair.



Warehouse Interior: Sagging insulation.



Warehouse Interior: Missing insulation.

Inspection Date :  
10/15/2013

Inspector: Chris Quoyeser  
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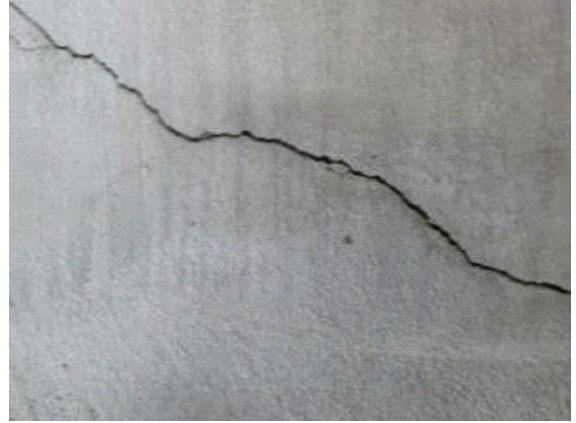


# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758



Warehouse Interior: Sheetrock damage.



Warehouse Interior: Crack on east (back) wall, extending from northeast corner to 1st exterior door - about 24 ft.

## STAIRS / RAILINGS

Monitor Condition

Recommend Repairs

| ACC                      | MAR                      | NI                       | NP                       | DEF                                 |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Missing Hand Rail

Rail Opening Unsafe

Railing / Handrail Loose

Tripping Hazard

Loose / Damaged Tread Riser

Comments : Stairs should have handrails, 34" to 38" above the nose of the treads and two-way light switches at the top and bottom. Recommend repair.



Stairs / Railings: Warehouse stairs to upper level.

Inspection Date :  
10/15/2013

Inspector: Chris Quoyeser  
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TREC # 21071



# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

## Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### GRADING / DRAINAGE

Marginal

The grading on the north (left) side of the building has a pronounced slope toward the building and a very slight slope from the back of the building to the front. A perforated drain pipe was installed along the north side to remedy water ponding. It terminates in the parking lot. Recommend monitoring during heavy rainfall to determine effectiveness of the drain pipe. The grading on the other 3 exterior walls appear adequate.

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# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

**ROOFING**

Marginal

Inspection Date :  
10/15/2013

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## National Property Inspections

**Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758**

A number of translucent fiberglass skylight panels were installed in the roof and then covered with the white elastomeric coating, making them difficult to detect. This creates a safety (fall) hazard for foot traffic on the roof. (Be sure that anyone climbing on the roof is aware of them.) Recommend that each panel be painted around the perimeter and a warning sign be installed next to the building ladder.

The building has a standing seam, metal roof with what appears to be an elastomeric coating. The structural steel frame members beneath the roof are spaced approximately 5 ft. on center. Weatherproof fasteners were used to secure the metal panels to the underlying structural members. Typical metal roof problems include poor design and detailing, inadequate slope (poor drainage), inadequate provision for thermal movement of panels and flashings, poor installation quality, inferior materials, improper repairs and fixes used, and deterioration of the gasketed washer under the fastener head. Frequently, the easiest and least expensive solutions to roof problems are applied to the surface of the roof (such as replacing problem fasteners and sealants and applying surface roof coatings) due to the potential for business interruption for major repairs or replacement. Acrylic based elastomeric coating are commonly used for addressing leak problems. They have good flexibility and elongation properties to accommodate movement and thermal stress. The success of a coating application is dependent upon the condition and surface preparation of the existing panels to create proper coating adhesion. Any foreign material (sealing products, previous coatings, oxidation, etc.) must be removed before the coating is applied. Also, permissible environmental conditions (temperature, humidity, wind, etc.) must be take into account for successful application. Most coatings can accommodate uniform panel thermal movement, but concentrated movement at panel lap joints and excessive vertical deflection from live loads (foot traffic, equipment) can exceed the coatings allowable elongation.

My understanding is that recent repairs for roof leaks have been made and have significantly reduced water intrusion into the building. The effectiveness of these repair over time remains to be seen. Here are my concerns:

1. Evidence of ponding water concentrated at the low end of the roof and a few other small areas may indicate an inadequate slope or roof sag. The ponding water could cause the elastomeric coating to loose adhesion and allow moisture to become entrapped, resulting in an accelerated deterioration of the metal.
2. Cracking of the elastomeric coating which may indicate that the roof is subject to stresses beyond the coatings allowable elongation.
3. Delamination and irregularities observed in several areas may indicate that there wasn't adequate surface preparation prior to the application.
4. Ponding water in the gutter spanning the west (low end) of the roof. The roof was designed with the gutter sitting inside of the surrounding parapet wall rather than on the exterior of the building. The ponding water will eventually result in corrosion/leaks, but rather than dripping outside of the building, it will drip into the interior.

My understanding from conversations with the owner is that recent repairs for roof leaks have been made and significantly reduced water intrusion into the building. (I got substantially the same feedback from two warehouse employees.) The effectiveness of the repairs over time remains to be seen. In my opinion, there will be on-going maintenance issues until more substantial and permanent solutions/measures are taken. I would recommend consultation with qualified metal roofing contractor with a strong background in roof coatings.

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TREC # 21071





# National Property Inspections

Richard Bailey, 00000 Burnet Rd, Austin, Tx, 78758

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## FLASHING/VALLEYS

Marginal

New cap and side flashing were recently installed and appear to be satisfactory. The problem is cracking where the side flashing laps over the roof surface, which may allow moisture to be trapped underneath.

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## GUTTERS/DOWN SPOUTS

Marginal

My understanding is that the installation of the gutter was part of the recent repairs made. It spans the entire west (front) side of the building and has no detectable slope.

Water ponding was observed in two places during the my initial roof walk on July 22, and evidence of ponding (accumulated sediment/debris) was observed throughout most of the gutter span. I did another daytime roof walk during the afternoon of July 24, after a light rain several hours earlier. Water ponding was observed almost from one end to the other.

Prolonged exposure to moisture can result in an accelerated deterioration of the metal resulting in leaks. Since the gutter is located within the building walls leaking water may enter the building.

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## EXTERIOR SURFACE

Sealant/Caulk

Defective

The sealant between wall sections (expansion joints) is cracked, worn, and has at least two gaps. Recommend repair.

There are a number of exposed snap ties inside the west (front) wall, above the roof. Rusting metal will cause deterioration of the concrete over time. Recommend repairs.

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## WINDOWS

Marginal

Loose gasket in one window on west (front) side.

Window sills at front windows are open at each end. The material used to seal the ends has gaps. Recommend repair.

A noticeable gap is present along a window frame stile. Recommend it be repaired, and maybe consider re-application of sealant around the perimeter of each window.

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## EXTERIOR DOORS

Defective

The exterior door on the back wall at the north end does not have functioning hardware and has been secured with rope after business hours. Recommend repair.

The exterior door on the front side of the building on the far left was locked on the outside. Could not confirm operability from inside due to obstructions.

None of the exterior doors in back of the building have weather stripping. My understanding is that water sometimes intrudes through them during times of heavy, wind-driven rainfall. Recommend repair.

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## INSULATION

Defective

There is torn insulation on at least one air duct. (Unable to observe much of the attic area over the offices/showroom due to obstructions.) Recommend repair.

Much of the blanket insulation is out of position and some missing. Recommend repair.

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## ATTIC ELECTRICAL

Defective

At least 2 junction boxes have missing covers and several wire splices are not enclosed in junction boxes. Recommend repair.

Electrical wires run throughout, some of which are buried in insulation. Recommend review by a qualified electrical contractor.

---

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# National Property Inspections

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## ELECTRICAL

Panel

Defective

Electrical panels should be accessible with 3 foot clearance in front and 30" side to side. The main distribution panel is blocked by adjustable shelving. Recommend repair.

The cover of the main distribution panel is missing two fastener screws. Recommend repair.

There are two missing breakers on the bottom of the left buss bar that should be covered to prevent electrical shock hazard. Recommend repair.

There are two 20 amp breakers on the left buss bar that have elevated temperatures. (See infrared image below.) Breakers can get hot when they supply power at near peak amperage over a long period and may begin to breakdown internally. Other factors that can cause elevated temperatures are loose connections, improperly sized conductors, and wrong type of breakers. Recommend review by a qualified electrical contractor.

The electrical pole from which the service entrance conductors connect has a broken guy wire and is tilted toward the building. The pole is approximately 32" from the building at ground level and 15" from the top of the parapet wall. Recommend that this be brought to the attention of the City of Austin utility department.

## COOLING

Marginal

Two switch boxes on the AC units have openings that should be covered. Recommend repair.

The larger 5 ton unit has been disconnected by current tenant. Could not confirm operability of the unit.

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# National Property Inspections

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## INTERIOR ROOMS (SHOWROOM, OFFICES, CONFERENCE

|  |           |
|--|-----------|
| Ceilings   | Marginal  |
| Walls  | Marginal  |
| Interior Doors/Hardware                                      | Defective |
| Electrical (Random sampling of outlets, switches, fixtures.) | Defective |

Walls: Walls are cracked and bowed, especially along the south walls of the offices and conference room. The bottom of the south wall of the conference room appears to have been pushed outward and there are several vertical cracks that extend from floor to ceiling. Vinyl cove base is loose in several areas. Walls appear to be intact and the defects cosmetic.

Ceilings: There are water stained and bowed ceiling tiles throughout the offices, showroom, closet (by restroom), and restroom. At least one ceiling tile is missing along west exterior wall. Water has leaked into the light fixture in the restroom in the past, which is a safety hazard. Recommend monitoring during periods of heavy rainfall to determine if the leak is still active.

Windows: Overall, the windows appear to be in good condition. The gasket/seal on one office window is pulled out in the bottom corner.

Interior Doors: Most of the doors and door hardware are in satisfactory condition function as intended. The deadbolt on the interior door connecting the far right office and area between the restroom and storage closet is misaligned, but the door lock is fine. The conference room door has minor damage, a split on the edge opposite the hinges. It still appears to be functional. The door hardware on the 4' x 6'-8" door connecting the showroom area with the warehouse is not operational and should be repaired.

Receptacles and Light Switches - overall in satisfactory condition. Two receptacle covers were found to be loose, one in the conference room and one in the office to the left of the conference room. Recommend repair. The receptacles in the restroom (next to conference) and warehouse restroom are not GFCI protected and probably should be due to proximity to sinks. Recommend repair. The light switch next to the sink on the coffee bar (storage room) does have GFCI protection.

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# National Property Inspections

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## WAREHOUSE INTERIOR

|  |           |
|--|-----------|
| Ceilings   | Defective |
| Walls  | Defective |
| Interior Doors/Hardware                                      | Defective |
| Closet   | Defective |
| Electrical (Random sampling of outlets, switches, fixtures.) | Defective |

Ceilings: The insulation and insulation covers are loose/sagging in a number of areas. Recommend repair. Insulation is missing in one area measuring approximately 5' x 55'.

Walls: The sheetrock walls around the overhead door on the south (right) side and pump room closet have significant damage. There is a crack (about 1/8" wide) on the east wall, starting at the northeast corner and extending approximately 24 ft to an exterior door. does not appear to be active but recommend monitoring it over time.

Doors/Hardware: The exterior door on the back warehouse wall on the north end does not have functioning hardware and has been secured by rope. The other 3 exterior doors on the back wall have been permanently closed. None of these doors appear to have weather stripping and it is my understanding that some water gets into the building through them during heavy rains, particularly when accompanied by strong wind. Recommend monitoring. Inspector was not able to inspect the exterior door on the far left (north end) at the front of the building. It was locked and obstructed from the inside.

The closet next to the overhead door on the south (right) end has significant sheetrock damage. Recommend repair.

Electrical Outlets: The receptacles do not have GFCI protection. Recommend repair.

## STAIRS / RAILINGS

Defective

Stairs should have handrails, 34" to 38" above the nose of the treads and two-way light switches at the top and bottom. Recommend repair.

### MAR (MARGINAL)

The item/system was marginally acceptable. (It performed its designed function as of the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.)

### DEF (DEFECTIVE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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