NATIONAL PROPERTY INSPECTIONS®

America's Premier Inspection Service

INSPECTION REPORT

Jason Rosh Baker TREC #23659
National Property Inspections, Central Texas

2400 Jackson Street
Inspection Prepared For: The Commercial Group
Agent: The Best Commercial Agent - We Are Commercial

Date of Inspection: 3-9-2021
Year Built: 2007 Size: 7500
Weather: Cloudy 61 degrees Fahrenheit

Jason Baker, TREC Lic. #23659
Jason.Baker@npiinspect.com
512-673-8008

Like us on Facebook! @NPICenTex
Review us on Google: www.g.page/NPIRoundRock

General Information

INTRODUCTION
We appreciate the opportunity to conduct this assessment. Please carefully read the entire Report.

Properties being assessed do not "PASS" or "FAIL". The following report is based on an review of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE
This document was prepared as a report of visible defects noted at the time and date of the inspection. It is NOT Technically Exhasutive. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some

level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

1. Property Description

Good	Fair	Poor	N/A	None
X				

Observations:

1.1. 2 buildings, 1 story steel frame storage and 1 2 story office building service center approximately 7500 total square feet . 3 wire, single phase 120-220V service. Materials include: metal roof surfaces with EIFS stucco and metal exteriors. Constructed in 2007, the building is in GOOD condition, needing some nominal maintenance repairs and cosmetic issues addressed that are typical for the building's age. NOTE: water service was off to both buildings and electricity off at building 2, at the time of inspection.

2400 Jackson Building 1

2400 Jackson Building 2

Roof

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

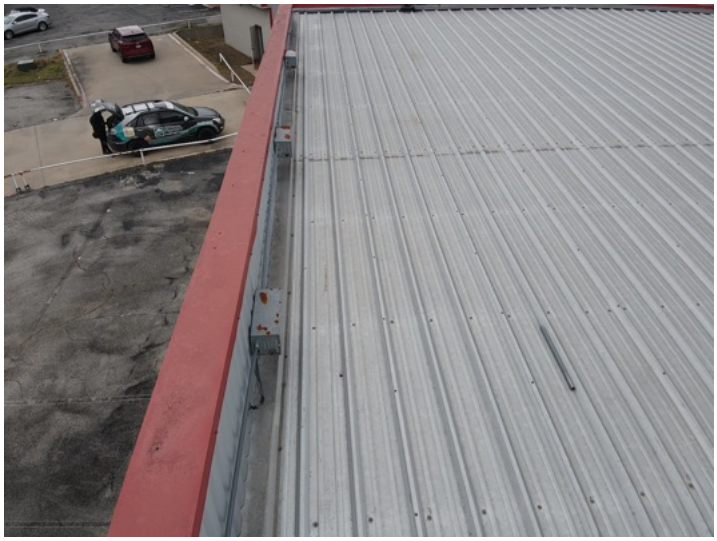
Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof

Good	Fair	Poor	N/A	None
X				

Materials: Segmented metal

Building 1 roof

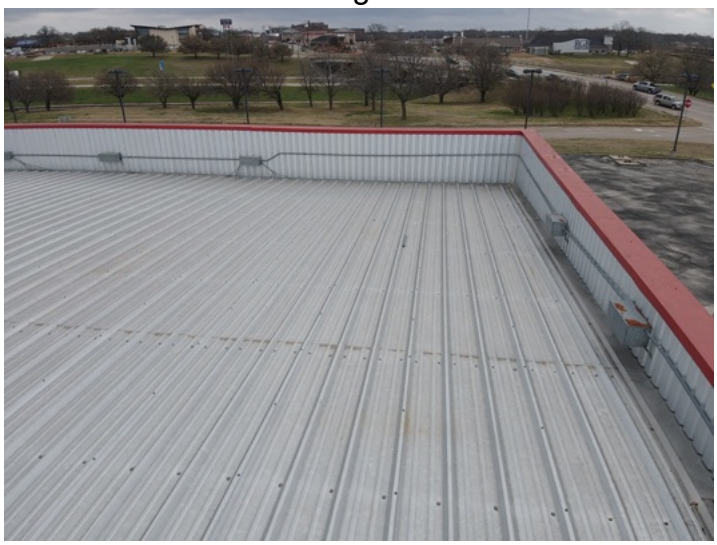


Building 1 roof

Building 1 roof

Building 1 roof

Building 1 roof

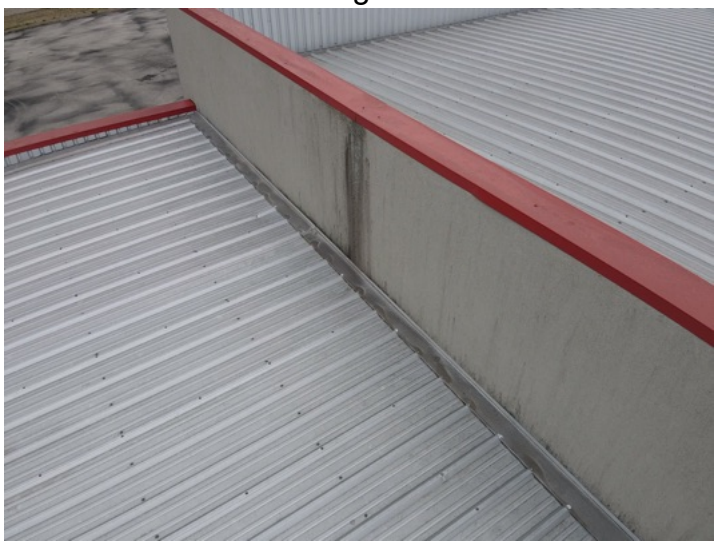


Building 1 roof

Building 1 roof

Building 1 roof

Building 1 roof

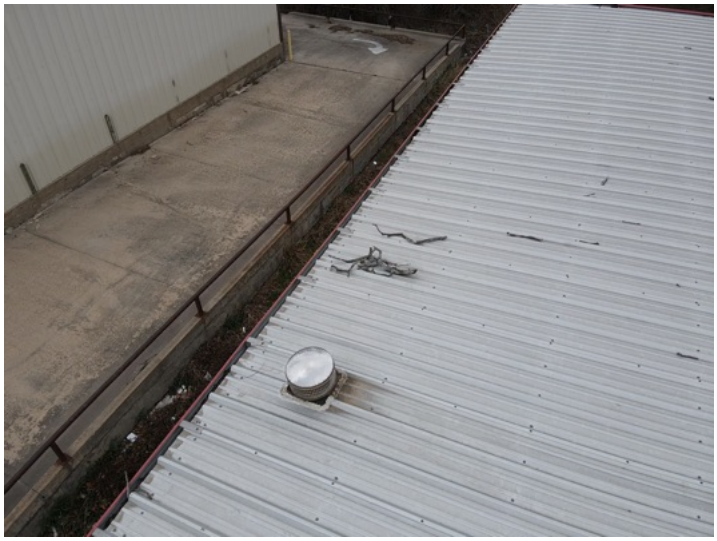


Building 1 roof

Building 2 roof

Building 2 roof

Building 2 roof



Building 2 roof

Building 2 roof

Building 2 roof

Exterior

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Exterior Areas

Good	Fair	Poor	N/A	None
X				

Observations:

1.1. Built in 2007, the exteriors are in overall GOOD condition. Natural wear and lack of maintenance throughout the life of the building has resulted in some deficiencies that should be addressed. They are outlined below.

1.2. May consider resurfacing parking lots.

1.3. Damage observed. Uneven grade in SOME areas. Should slope away from foundation. Stains on EIFS stucco exteriors. Several areas.

Front damaged panel

Damaged rails. Left entry

Damaged thresholds. Several exterior doors

Building 2 rear. Uneven grade

Exterior stucco stains. Several areas

Front

Parking lot lights

Right side

Service bay

Fire hydrant. Right side

Rear

Exterior lights

Left side


Downspouts


Front walkway


Service bay lights


Building 2 front


Building 2 left

Building 2 lights

Building 2 right

Building 2 walkway

Water shedding retention and drainage

Abandoned parking lot lights

Left lot

Let lot

Front lot

Right lot

Rear lot

Basement and Foundation

1. Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

1.1. Slab foundation is performing as intended at the time of inspection. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. It is important to keep this in mind throughout the life of the building and ensure water is controlled and sloped away from the foundation walls, lots and grounds.

Building 1 foundation

Building 2 foundation

Interior floors

Interior floora

Heating and Cooling

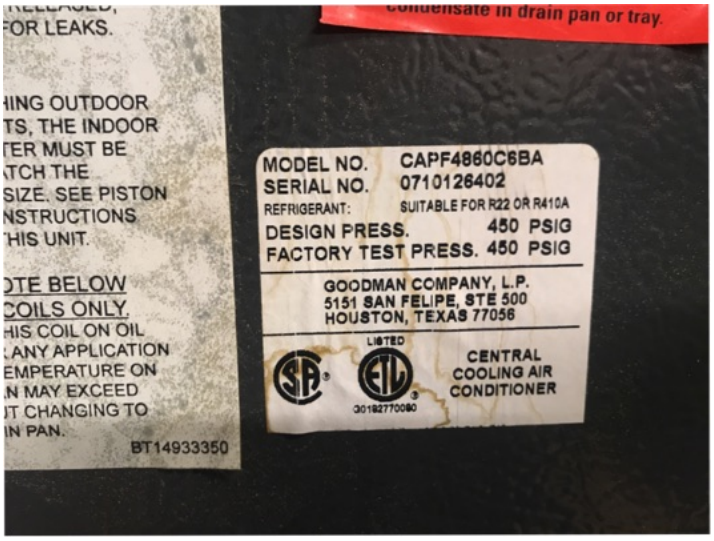
1. Heating and Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

1.1. 4 forced warm-air heating systems are installed, gas. Units operated as intended, at the time of inspection. Recommend annual service.

Gas furnaces 1-4. 2007



Sample furnace label

Ducts

Ducts

2. Cooling

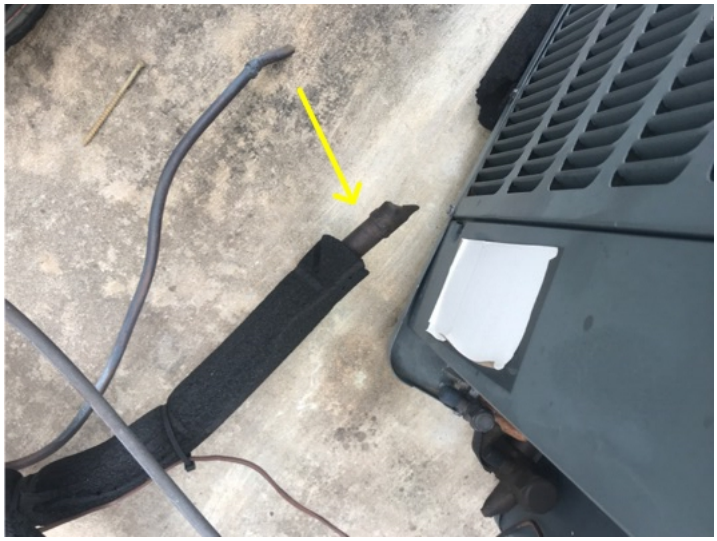
Good	Fair	Poor	N/A	None
	X			

Observations:

2.1. 4 split air conditioning units. They are the original 2007 systems. Some deficiencies are outlined below. Recommend repairs and annual service.

2.2. Could not test cooling functions. Outside temperature too low, at the time of inspection.

2.3. Broken refrigerant lines. Missing insulation. Evidence of repairs.

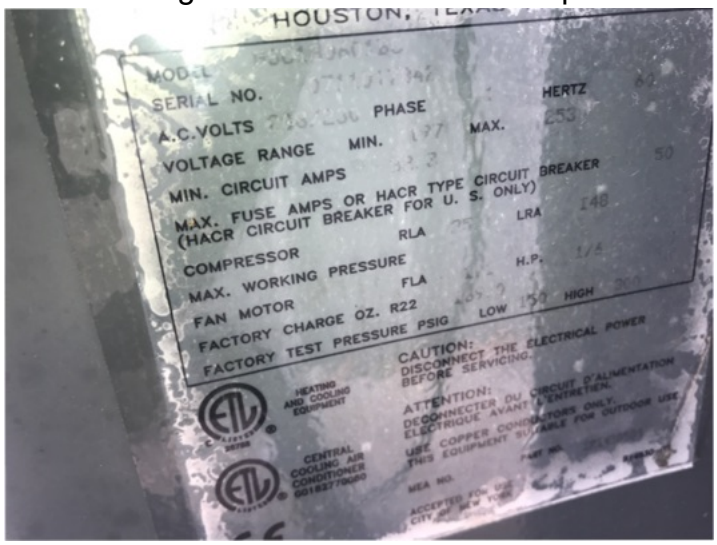


Broken refrigerant line. Condenser 1

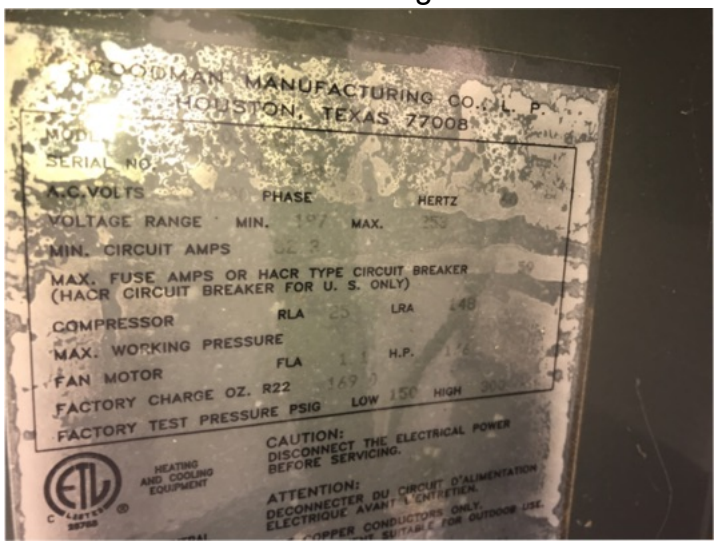
Broken refrigerant line. Condenser 2

Missing insulation. Evidence of repairs

Condensers 1-4 Building 1. 2007. Rear



Sample condenser label



Sample condenser label

Plumbing

1. Plumbing

Good	Fair	Poor	N/A	None
	X			

Observations:

1.1. Many portions of drain, waste, and vent system were hidden from view. Observable portions appeared to consist of copper supply, PVC drain lines. The building is connected to public water and sewer systems. The Inspector did not locate the water meter and shutoff. Some deficiencies regarding plumbing are outlined below. NOTE: water service was OFF at the time of inspection.

1.2. Valve leaking. Broken sewer clean out caps.

Water leak. Service bay


Building 2 clean out. Broken caps. Front right


Building 1 gas line


Building 1 sewer clean outs. Rear

Building CSST gas distribution

Electrical

1. Electrical

Good	Fair	Poor	N/A	None
X				

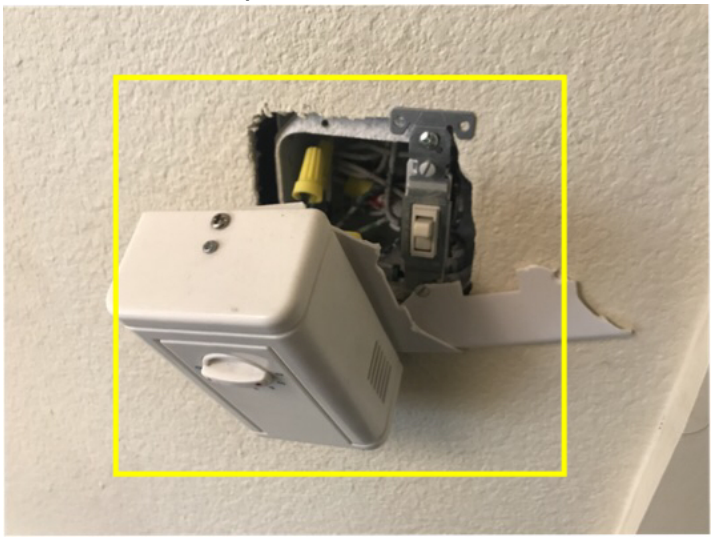
Observations:

1.1. Service to the units is delivered via under ground service laterals. Electrical panels and meters are installed at rear walls. Services is rated 200 amperes, and 120/220 volts of alternating current. Some deficiencies are outlined below. NOTE: service to building 2 was OFF at the time of inspection. Meter removed.

1.2. Exposed wires. Missing switch covers.

Exposed wires. Front

Missing switch cover. Building 1 service bay



Missing switch cover. Office 5

Building 1 main electrical and data panels. Rear

Building 2 main electrical meter

Building 2 main panel. 200 amp. Rear

Building 1 main panels. 200 amp. Office 1

Doors, Windows & Interior

1. Interior

Good	Fair	Poor	N/A	None
X				

Observations:

1.1. The interiors are in overall GOOD condition. SOME deficiencies should be addressed. They are outlined below. NOTE: building 1 has areas upstairs that are roughed in and unfinished.

1.2. Evidence of moisture. Dry at the time of inspection. Appears to be from HVAC unit or plumbing pipes above area. Holes present. Missing and broken hand rails. Missing vertical insulation in SOME unfinished areas.

Evidence of moisture. Break room area ceiling. Dry

Building 2 walls holes. Rear

Missing hand rail

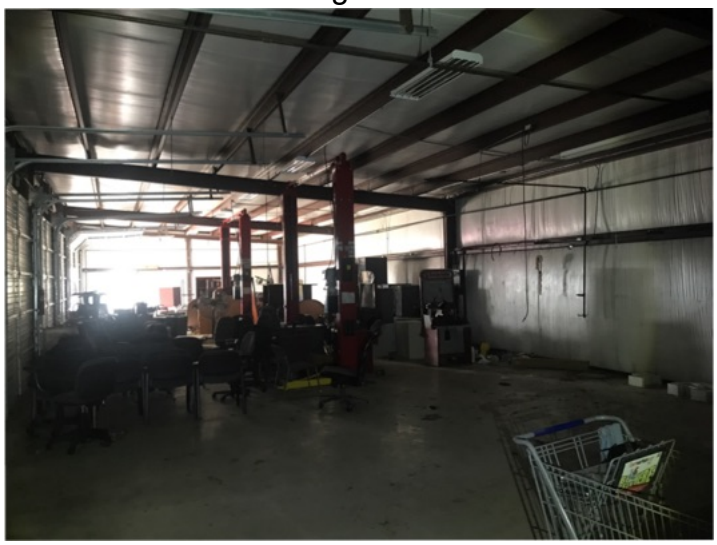
Broken hand rail. Building 1

Missing vertical insulation. Unfinished upstairs Building 2 area

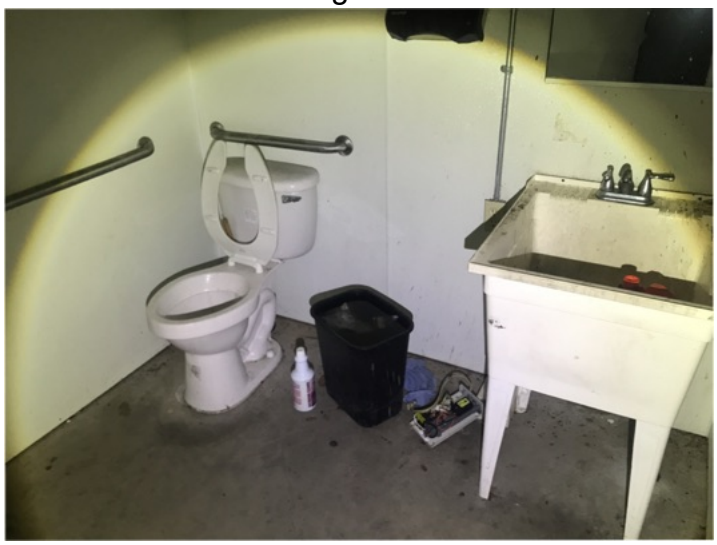
Building 2 interior

Building 2 interior

Building 2 interior



Building 2 interior



Building 2 bathroom

Building 2 interior

Building 1 interior

Building 1 interior

Office 1

Office 2

Office 3

Office 4

Storage

Bathroom

Bathroom

Break area

Building 1 interior

Storage

Office 5

Building 1 upstairs unfinished space

Building 1 upstairs unfinished space

Building 1 upstairs unfinished space

Building 1 upstairs unfinished space

Building 1 upstairs unfinished space

Building 1 upstairs unfinished space

2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

2.1. Doors serve as a means of emergency egress and highlight potential structural issues. For this reason, the Inspector makes every effort to operate accessible doors for proper operation and latching. Some deficiencies are outlined below.

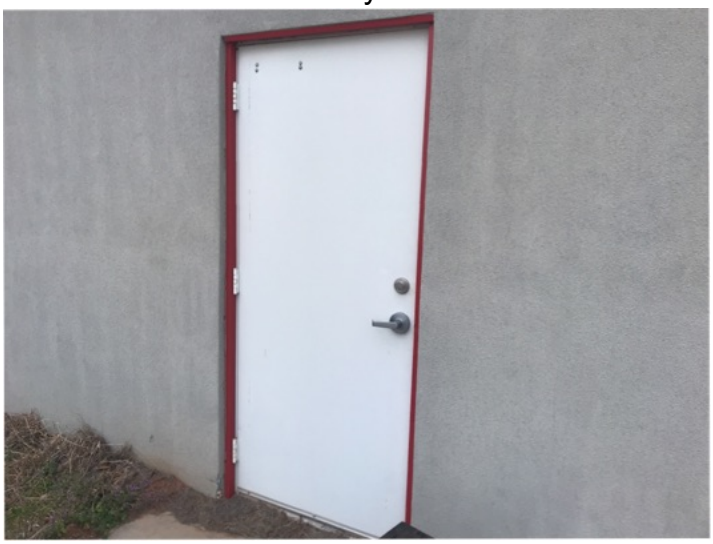
2.2. Bay door not operational manually.

Bay door 2 would not operate

Exterior doors

Left entry doors

Front entry doors



Building 2 doors

Building 2 roll up doors

SOME bay doors locked.

Exit doors

3. Windows

Good	Fair	Poor	N/A	None
X				

Observations:

3.1. Similar to doors, windows serve as a means of emergency egress and highlight potential structural issues. For this reason, the Inspector makes every effort to operate accessible windows for proper operation and latching.

Windows

Interior windows

Interior windows

Interior windows

Glossary

Term	Definition
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

Exterior		
Page 8 Item: 1	Exterior Areas	1.3. Damage observed. Uneven grade in SOME areas. Should slope away from foundation. Stains on EIFS stucco exteriors. Several areas.
Heating and Cooling		
Page 16 Item: 2	Cooling	2.3. Broken refrigerant lines. Missing insulation. Evidence of repairs.
Plumbing		
Page 17 Item: 1	Plumbing	1.2. Valve leaking. Broken sewer clean out caps.
Electrical		
Page 19 Item: 1	Electrical	1.2. Exposed wires. Missing switch covers.
Doors, Windows & Interior		
Page 21 Item: 1	Interior	1.2. Evidence of moisture. Dry at the time of inspection. Appears to be from HVAC unit or plumbing pipes above area. Holes present. Missing and broken hand rails. Missing vertical insulation in SOME unfinished areas.
Page 26 Item: 2	Doors	2.2. Bay door not operational manually.