NATIONAL PROPERTY INSPECTIONS
281-985-1333
din.karnitskiy@npiinspect.com
https://npiweb.com/westhouston/

COMMERCIAL MASTER TEMPLATE

Property Street Address
City, TX Zip Code

Client Name

JULY 27, 2022

Inspector
Din Karnitskiy
TREC # 25091
2819851333
din.karnitskiy@npiinspect.com

TABLE OF CONTENTS

5: STORM WATER DRAINAGE

5.1	Parking lot: Storm Water Drainage

Information

Parking lot: Storm Water Drainage: Drainage system description

Grate inlets

Parking lot: Storm Water Drainage: Drainage system description

Site runoff was drained by gravity away from the building towards the grate inlets located throughout the parking lot. This property utilizes an underground drainage system. Termination of drain could not be verified.

With construction still ongoing, the efficacy

Strom drains - grate inlet

Strom drains - grate inlet

Strom drains - grate inlet

De ciencies

5.1.1 Parking lot: Storm Water Drainage

Minor concern/Maintenance Item

INLET GRATE BLOCKAGE

Rear drainage inlet grates were blocked by debris. Grates should be kept clear to avoid problems related to flooding. Construction of grates is still ongoing.

Recommendation

Contact a qualified professional.

8: STRUCTURAL FRAME & BUILDING ENVELOPE

8.1	Thermal Envelope

Information

Bearing Wall System
Steel frame

Bearing Wall System
Wood Frame

Ceiling Type
Drywall/ ceiling joists

Exterior cladding
Exterior Insulation and Finish Systems (EIFS)

Partition Wall Construction
Wood frame

Exterior cladding
Masonry

Roof Membrane Type
EPDM

General Pictures

Below are general pictures of the framing observed.


Conventional wood framing


Steel framing

Limitations

Thermal Envelope

THERMAL ENVELOPE UNDETERMINED

The thermal envelope of the building could not be determined due to the building being under construction. There are still many large openings to the exterior.

13: ROOF SYSTEMS: LOW-SLOPE

Information

Membrane Installation Method
Adhered

Primary Roof Membrane
Thermoplastic Polyolefin (TPO)

Warranty Requirements: Warranty requirements

Failure to provide timely notification to the roof membrane manufacturer of membrane damage or leakage, of changes in roof-mounted equipment, or failure to perform inspections, repairs, or routine maintenance according to a schedule that complies with the manufacturer's warranty terms may result in voiding of the roof membrane warranty. You should read the warranty terms carefully to ensure that any applicable warranty remains in effect.

FYI Installation Details

Many installation details are proprietary and should be reviewed by the inspector before walking the roof. If roof membrane information is lacking it may be possible to identify the manufacturer by a name applied to roofing components. Having an internet connection during the inspection may allow you to look up installation details while you are on the roof.

Limitations

Thermoplastic Polyolefin (TPO)

DISCLAIMER: HIDDEN COMPONENTS

A thermoplastic polyolefin (TPO) roof-covering membrane roof system typically consists of multiple components (base sheets, rigid foam insulation, adhesives, fasteners, cover boards, etc.) the presence- and type- of which are no longer visible once installation is complete. Because the Inspection is non-invasive, the Inspector disclaims responsibility for identifying deficiencies, the identification of which would require direct viewing of a hidden component.

De ciencies

13.2.1 Thermoplastic Polyolefin (TPO)

Moderate concern/Repair or correct

REMOVE STORED MATERIAL/EQUIPMENT

The Inspector observed materials or unnecessary equipment being stored on on the TPO roof membrane. This condition may result in roof damage, may impede roof drainage, and may void any warranty still in effect. All such materials or equipment should be removed and the roof maintained free of any such materials and equipment in the future.

Recommendation

Contact a qualified professional.


Unnecessary materials on roof


Unnecessary materials on roof


Unnecessary materials on roof


Unnecessary materials on roof

14: ROOF FLASHING: LOW-SLOPE

14.1	Base Flashing
14.2	Cap Flashing
14.3	Roof to Wall Flashing

Information

Base Flashing: Comments

No significant deficiencies or anomalies observed at the time of inspection

Flashing

Roof to Wall Flashing: Comments

No significant deficiencies or anomalies observed at the time of inspection

Roof to wall flashing

Roof to wall flashing

De ciencies

14.2.1 Cap Flashing

Moderate concern/Repair or correct

CAP FLASHING IMPROPERLY INSTALLED

Cap flashing protecting the parapet wall was improperly sealed and should be corrected. We recommend further evaluation by a roofing professional.

Recommendation

Contact a qualified roofing professional.

Poorly sealed allowing moisture intrusion

18: PLUMBING

18.1	Water Supply and Distribution
18.2	Sewage and DWV Systems
18.3	Gas Water Heater
18.4	Gas System

Information

Water Supply and Distribution: Main water shut-off: location

The main water supply shut-off was located in the North East corner.

Main shut-off

Water Supply and Distribution: Main Water Supply Pipe:

Plastic

Water Supply and Distribution: Potable Water Source:

Public Water Supply

Water Supply and Distribution: Water Distribution Pipes:

Chlorinated Polyvinyl Chloride (CPVC)

Sewage and DWV Systems: Drain Waste and Vent Pipe Materials:

Polyvinyl Chloride (PVC)

Sewage and DWV Systems: Functional Drainage:

All plumbing fixtures had functional drainage

Sewage and DWV Systems: Sewage System Type:

Public

Gas Water Heater: Water Heater Manufacturer

Rheem

Gas Water Heater: Water Heater Tank Capacity

100 Gallons

Gas Water Heater: Water Heater Type

Tank (conventional)

Gas System: Gas Pipe Material:

Black Steel

Gas System: Gas Supply Source

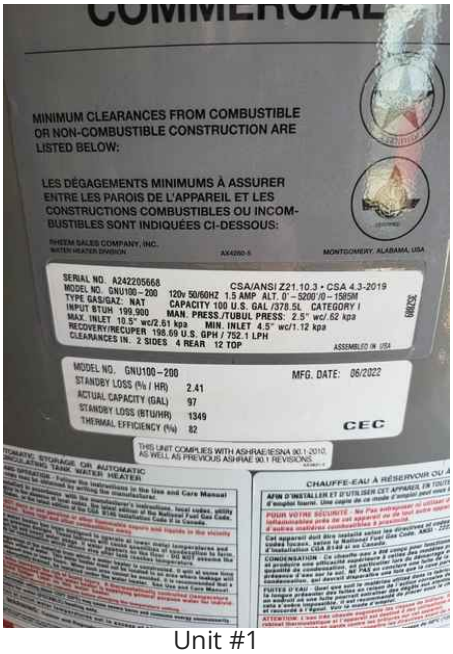
Public Utility

Gas System: Type of Gas:

Natural Gas

Gas Water Heater: Water Heater Information

Water Heater	Serial Number	Model Number	Manufacture Date
Unit #1	A242205668	GNU100-200	06/2022
Unit #2	A242205670	GNU100-200	06/2022
Unit #3	A242205671	GNU100-200	06/2022
Unit #4	A242205673	GNU100-200	06/2022
Unit #5	A242205669	GNU100-200	06/2022
Unit #6	A242205667	GNU100-200	06/2022
Unit #7	A242205672	GNU100-200	06/2022



Unit #1

Unit #2

Unit #3

General Condition: PTAC Units

Below is a representative sampling of the PTAC units installed throughout the structure. Due to no power at the time of inspection, these units were not tested.


PTAC Unit - RM 202


PTAC Unit - RM 209


PTAC Unit - RM 217


PTAC Unit - RM 317


PTAC Unit - RM 327


PTAC Unit - RM 402


PTAC Unit - RM 415


PTAC Unit - RM 424


PTAC Unit - RM 434

General Condition: VTAC Units

Below is a representative sampling of the VTAC units installed throughout the structure. Due to no power at the time of inspection, these units were not tested.


VTAC Unit - RM 101


VTAC Unit - RM 201


VTAC Unit - RM 202


VTAC Unit - RM 211


VTAC Unit - RM 213


VTAC Unit - RM 222

20: DUCTS

20.1	Duct Condition

Information

Duct Condition: Comments

No significant deficiencies or anomalies observed at the time of inspection.


Visible ductwork


Visible ductwork


Visible ductwork


Visible ductwork


Visible ductwork


Visible ductwork

21: ELECTRICAL: 3-PHASE

21.1	Service Entrance
21.2	Service Panels and Sub-panels

Information

Service Entrance: Conduit/cable feeds switchboard

Power from the transformer was routed through a conduit and cable assembly to a switchboard.

Transformer

Switch board

Main shut-off

Service Panels and Sub-panels: 4-wire configuration

The 3-phase electrical service utilized a 4-wire configuration. The electrical system is still under construction and can not be evaluated beyond a visual examination. Below are representative pictures of the work completed.

Panelboard - 1st Floor


Main electrical panels - 1st Floor

Switchboard - 1st Floor


Electrical Panel - 2nd Floor


Electrical Panel - 3rd Floor


Electrical Panel - 3rd Floor

23.46	Unit #320
23.47	Unit #322
23.48	Unit #323
23.49	Unit #325
23.50	Unit #326
23.51	Unit #327
23.52	Unit #329
23.53	Unit #330
23.54	Unit #332
23.55	Unit #333
23.56	Unit #335
23.57	Unit #400
23.58	Unit #401
23.59	Unit #402
23.60	Unit #405
23.61	Unit #407
23.62	Unit #409
23.63	Unit #411
23.64	Unit #413
23.65	Unit #414
23.66	Unit #415
23.67	Unit #416
23.68	Unit #417
23.69	Unit #418
23.70	Unit #419
23.71	Unit #420
23.72	Unit #421
23.73	Unit #422
23.74	Unit #423
23.75	Unit #424
23.76	Unit #425
23.77	Unit #426
23.78	Unit #427
23.79	Unit #429
23.80	Unit #430
23.81	Unit #431
23.82	Unit #432
23.83	Unit #433
23.84	Unit #434
23.85	Unit #435

Information

Scope: Comments

The scope of this inspection is to document the progress of the build during the time of inspection. Below are representative pictures from each room available. We tried to go into as many rooms as possible where no work was currently being performed and where access was available.

Unit #100: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #100

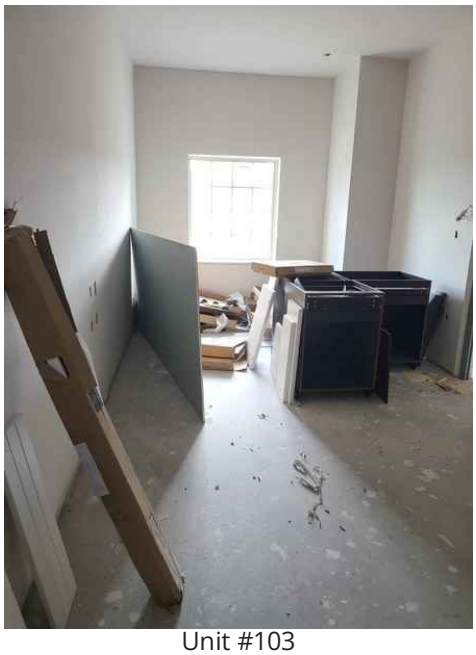

Unit #100

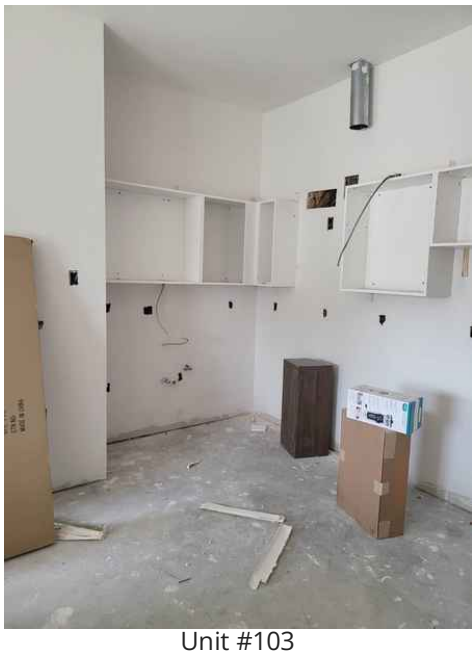

Unit #100

Unit #103: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #103


Unit #103


Unit #103

Unit #201: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #201


Unit #201


Unit #201


Unit #201


Unit #201

Unit #214: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #214


Unit #214


Unit #214


Unit #214


Unit #214

Unit #316: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #316


Unit #316


Unit #316

Unit #317: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #317

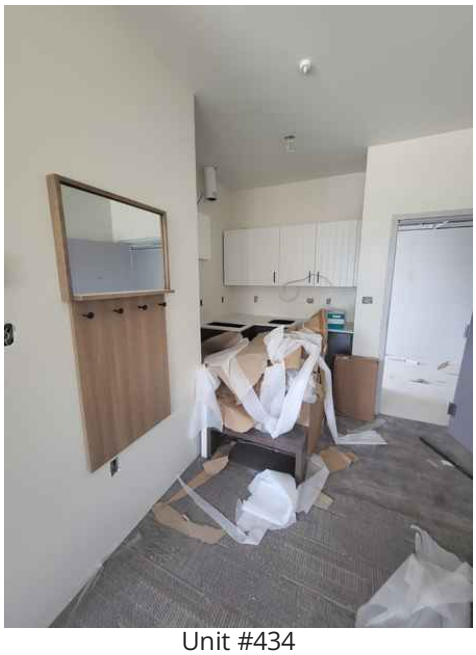

Unit #317


Unit #317

Unit #434: Comments

Below are representative pictures of the progress of the construction of each unit.

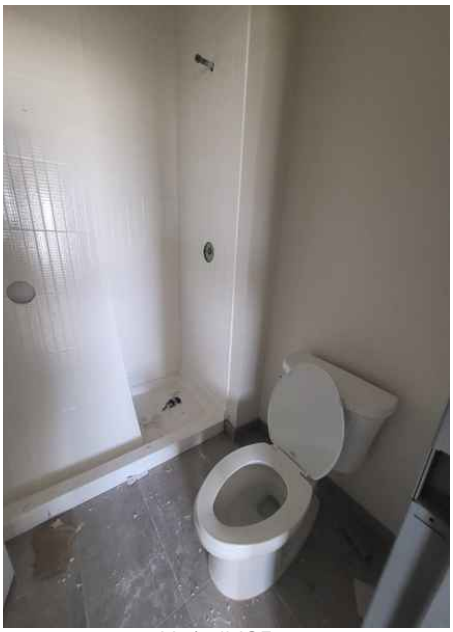

Unit #434


Unit #434


Unit #434

Unit #435: Comments

Below are representative pictures of the progress of the construction of each unit.


Unit #435


Unit #435


Unit #435