



COMMERCIAL BUILDING INSPECTION REPORT

Prepared For:
Mr. Dan Glassanos

Property Address:
4139 Centurion Way
Addison TX 75001



Dynamic Property Inspection, LLC

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Date: 11/28/2011	Time:	Report ID: 103445
Property: 4139 Centurion Way Addison TX 75001	Customer: Mr. Dan Glassanos	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

- This inspection does not inspect for the American Disability Act requirements. I suggest you review the requirements of the ADA if you further concerns.
- Buildings more than 5 years old may have areas that are not current in code requirements. This is not a new building and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that buildings of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in building. Sometimes buildings have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further inspection.
- Warranty, Guarantee, and Code compliance Exclusions: This report merely provides an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the report be construed as either a warranty or guarantee of any of the following: Any systems or components physical condition or use. Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes, or zoning ordinance compliance's with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the person doing the inspection they should be identified in the inspection report.
- This inspection was performed by Stephen Ferguson #7807
- We recommend that any of the items written up as in need of repair be performed by qualified specialist in those related fields such as roofing, electrical, plumbing, etc...
- The electric service provider is Reliant, the gas provider is Atmos, and the water and sewage is the City of Addison.
- Owner reports that the last parking lot asphalt overlay was done in 2009.
- Owner reports that he has not experienced any site ponding problems.
- Owner reports that the roof was installed in 2011 by Top Wall Roofing Company out of Tyler Tx 800-259-6813. It has a 5 year warranty.

Age Of Building:
Over 25 Years

Client Is Present:
No

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
No

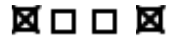
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IN NI NP RR

1. Roof System, Drainage, Roof Penetrations**1.0 ROOF COVERINGS****VIEWED ROOF COVERING FROM:** WALKED ROOF**ROOF COVERING:** MODIFIED BITUMEN**ROOF-TYPE:** FLAT*Comments:*

1. Walked entire roof. Roof is new and in good condition. There were two of the drain covers missing. These will need to be installed to keep debris from entering the drain. The roof drainage appeared normal. There was some standing water on the west side.(Picture 1,2,3)
2. Old components and tar buckets left of top of roof. These items need removed so they don't blow off onto someone's car. (Picture 4)
3. Awning over loading dock has some rusted attach brackets.(Picture 8)



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

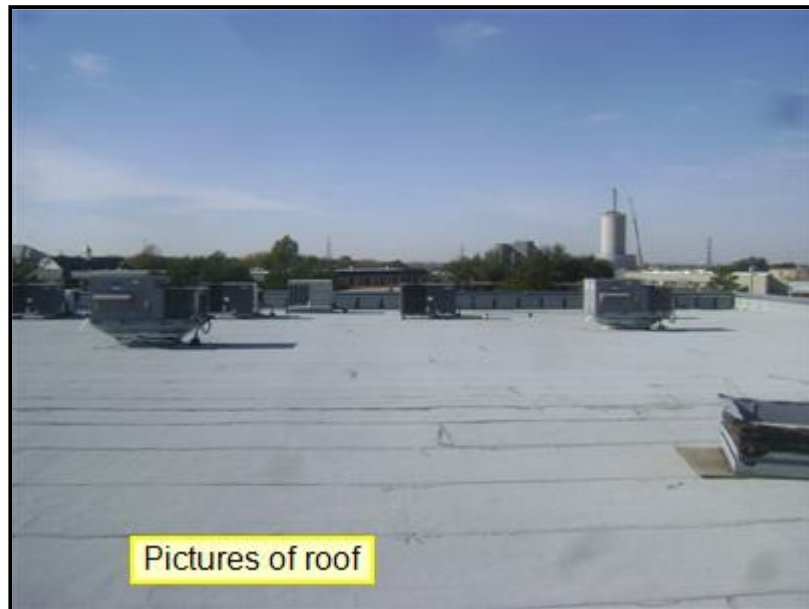


1.0 Picture 4

IN NI NP RR



1.0 Picture 5



1.0 Picture 6

IN NI NP RR



1.0 Picture 7



1.0 Picture 8

☒ ☐ ☐ ☐ 1.1 FLASHINGS - *Comments:*

☒ ☐ ☐ ☒ 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

SKY LIGHT (S): ONE

Comments:

1. There were several small cracks in the skylight. They did not appear to be large enough to leak.(Picture 1)

IN NI NP RR



1.2 Picture 1

☐ ☐ ☒ ☐ 1.3 VENTILATION OF ATTIC - *Comments:*

☒ ☐ ☐ ☐ 1.4 ROOFING DRAINAGE SYSTEMS - *Comments:*

☒ ☐ ☐ ☒ 1.5 GUTTERS - *Comments:*

1. There are no downspouts on west side building coming down the wall. They do have them in the front. The windows on this side appear to have water leak into them in the past. See comments under windows section. This may be why water is leaking into them. These drains are located directly above the windows on west side of building.



1.5 Picture 1

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2. Exterior Components

☒ ☐ ☐ ☐ 2.0 EAVES, SOFFITS AND FASCIAS - *Comments:*

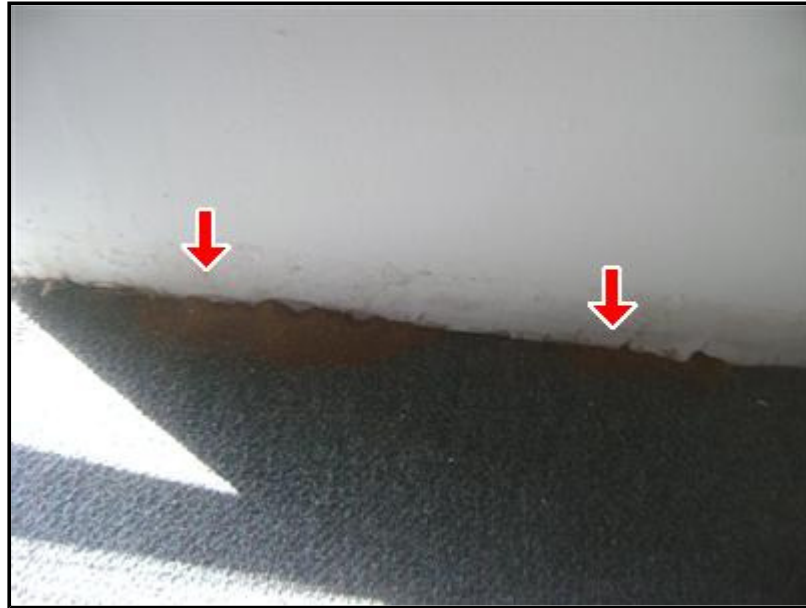
☒ ☐ ☐ ☒ 2.1 WALL CLADDING FLASHING AND TRIM

SIDING STYLE: BRICK

SIDING MATERIAL: BRICK VENEER

Comments:

1. Ant beds inside building on west side. (Picture 1)



2.1 Picture 1

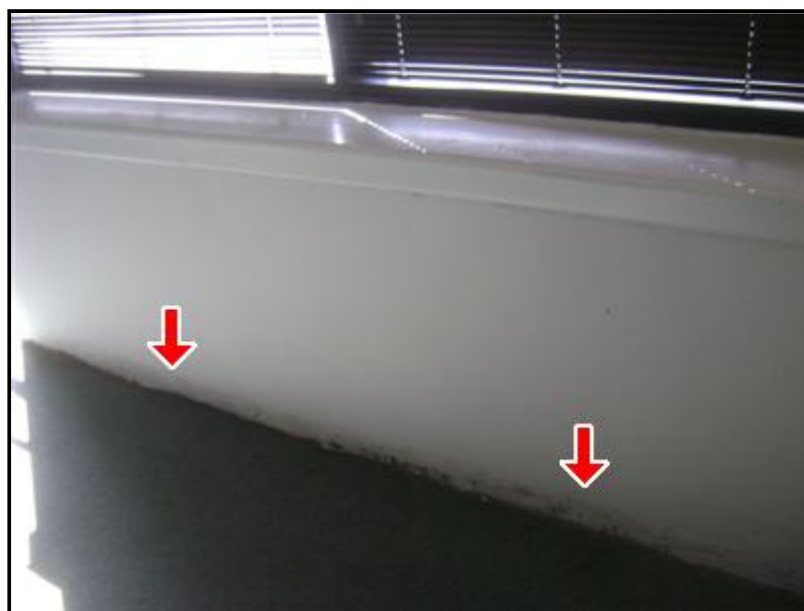
☒ ☐ ☐ ☒ 2.2 WINDOWS - *Comments:*

1. Windows leak into wall area on west side of building in several areas. They have been caulked which is a temporary repair. This may be leaking due to the roof drainage system draining directly above these windows. There are water stains on the wall below these windows and the wood cabinet has water damage also.(Picture 1-4)
2. Tinting on windows coming loose on many of the windows and some of the frames are corroded. (Picture 5)

IN NI NP RR



2.2 Picture 1

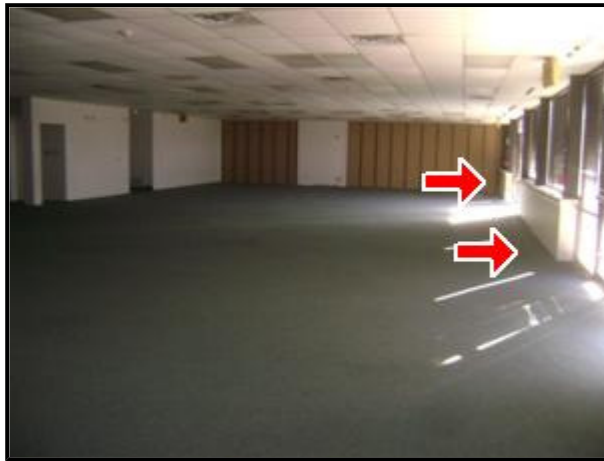


2.2 Picture 2

IN NI NP RR



2.2 Picture 3



2.2 Picture 4



2.2 Picture 5

IN NI NP RR

☒ ☐ ☐ ☒ **2.3 DOORS (Exterior)**
EXTERIOR ENTRY DOORS: INSULATED GLASS

Comments:

1. Motorized roll up door needs assistance to go up. Tracks need adjusted.
2. One roll up door has a broken lift cable and does not open.(Picture 1)



2.3 Picture 1

☒ ☐ ☐ ☒ **2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, FENCE, GATES AND APPLICABLE RAILINGS -** *Comments:*

1. Upstairs storage area in warehouse do not have proper handrails installed and are loose.(Picture 1)
2. Bumper stop damaged on loading dock.(Picture 2)
3. Bumper pole damaged at loading dock.(Picture 3)



2.4 Picture 1

IN NI NP RR



2.4 Picture 2



2.4 Picture 3

☒ ☐ ☐ ☒ **2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS**
(With respect to their effect on the condition of the building)

DRIVEWAY: CONCRETE

Comments:

1. Landscaping is in poor condition. This is due to sprinkler system not working.
2. Drains filled with leaves at loading dock.(Picture 1)



2.5 Picture 1

☒ ☐ ☐ ☐ **2.6 FOUNDATION WALLS AND MORTAR JOINTS** - *Comments:*

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IN NI NP RR

3. Attic and Roof Structure

☒ ☐ ☐ ☐

3.0 ATTIC ACCESS

METHOD USED TO OBSERVE ATTIC: VIEWED FROM CEILING PANELS

Comments:☒ ☐ ☐ ☐

3.1 ROOF STRUCTURE AND ATTIC

ROOF STRUCTURE: STEEL TRUSS

Comments:

1. Inspected attic area in several places throughout building. All roof structure and trusses appeared normal.

☒ ☐ ☐ ☐

3.2 INSULATION

ATTIC INSULATION: FIBERGLASS

Comments:☐ ☐ ☒ ☐

3.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC) - *Comments:*

☒ ☐ ☐ ☒

3.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view) - *Comments:*

1. Skylight has small cracks in several places. See pictures under roof section.

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4. Kitchen and Components☒ ☐ ☐ ☐ 4.0 **CEILINGS** - *Comments:*☒ ☐ ☐ ☐ 4.1 **WALLS** - *Comments:*☒ ☐ ☐ ☐ 4.2 **FLOORS** - *Comments:*☒ ☐ ☐ ☐ 4.3 **COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**
CABINETRY: WOOD
COUNTERTOP: LAMINATE
Comments:☒ ☐ ☐ ☐ 4.4 **DOORS (REPRESENTATIVE NUMBER)** - *Comments:*☐ ☐ ☒ ☐ 4.5 **WINDOWS (REPRESENTATIVE NUMBER)** - *Comments:*☐ ☐ ☒ ☐ 4.6 **FOOD WASTE DISPOSER**
DISPOSER: NONE
Comments:☐ ☐ ☒ ☐ 4.7 **DISHWASHER**
DISHWASHER: NONE
Comments:☐ ☐ ☒ ☐ 4.8 **RANGES/OVENS/COOKTOPS**
RANGE/OVEN: NONE
Comments:☐ ☐ ☒ ☐ 4.9 **RANGE HOOD**
EXHAUST/RANGE HOOD: NONE
Comments:☐ ☐ ☒ ☐ 4.10 **MICROWAVE COOKING EQUIPMENT**
BUILT-IN MICROWAVE: NONE
Comments:☐ ☐ ☒ ☐ 4.11 **TRASH COMPACTOR**
TRASH COMPACTORS: NONE
Comments:

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IN NI NP RR

5. Rest Rooms

☒ ☐ ☐ ☐

5.0 CEILINGS

CEILING MATERIALS: SUSPENDED CEILING PANELS*Comments:*☒ ☐ ☐ ☐

5.1 WALLS

WALL MATERIAL: SHEETROCK*Comments:*☒ ☐ ☐ ☐

5.2 FLOORS

FLOOR COVERING(S): SELF ADHESIVE TILE*Comments:*

1. Floor in bathrooms in average condition.

☒ ☐ ☐ ☐

5.3 SINK BASE AND CABINETRY - *Comments:*

☒ ☐ ☐ ☐

5.4 DOORS (REPRESENTATIVE NUMBER) - *Comments:*

☐ ☐ ☒ ☐

5.5 WINDOWS (REPRESENTATIVE NUMBER) - *Comments:*

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6. Offices/Suites☒ ☐ ☐ ☐**6.0 CEILINGS****CEILING MATERIALS:** SUSPENDED CEILING PANELS*Comments:*☒ ☐ ☐ ☐**6.1 WALLS****WALL MATERIAL:** SHEETROCK*Comments:*☒ ☐ ☐ ☒**6.2 FLOORS****FLOOR COVERING(S):** CARPET*Comments:*

1. Floor tiles popped up at front entry area. This will need to be re-tiled.
2. Carpet in office areas in average condition.

☒ ☐ ☐ ☒**6.3 DOORS (REPRESENTATIVE NUMBER)****INTERIOR DOORS:** HOLLOW CORE, WOOD*Comments:*

1. One door in vacate office area missing screws on door hinge.

☒ ☐ ☐ ☐**6.4 WINDOWS (REPRESENTATIVE NUMBER)****WINDOW TYPES:** THERMAL/INSULATED*Comments:*☒ ☐ ☐ ☐**6.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS -** *Comments:*☒ ☐ ☐ ☐**6.6 OTHER -** *Comments:*

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7. Electrical Systems

☒ ☒ ☐ ☐ 7.0 SERVICE ENTRANCE CONDUCTORS ELECTRICAL SERVICE CONDUCTORS: BELOW GROUND

Comments:

- Service panel covers are not taken due to business being conducted at time of inspection in the units and accidentally tripping breakers causing loss of business.

☒ ☐ ☐ ☐ 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

PANEL TYPE: CIRCUIT BREAKERS**ELEC. PANEL MANUFACTURER:** SQUARE D, Sylvania*Comments:*

☒ ☐ ☐ ☐ 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

BRANCH WIRE 15 and 20 AMP: COPPER**WIRING METHODS:** CONDUIT*Comments:*

☒ ☐ ☐ ☒ 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) - *Comments:*

1. Outside building lights do not work. The wires are not connected at top where previous roof replacement was done. The light conduit also needs secured on top of wall going around roof. It is missing some of the mounting straps. (Picture 1)
2. Outlet loose on wall in back NW room. Needs secured.
3. There are several J-boxes in attic area and upstairs storage missing the covers. All J-box's are supposed to have covers installed. (Picture 3)
4. Light lens missing at light fixture in hallway. (Picture 5)



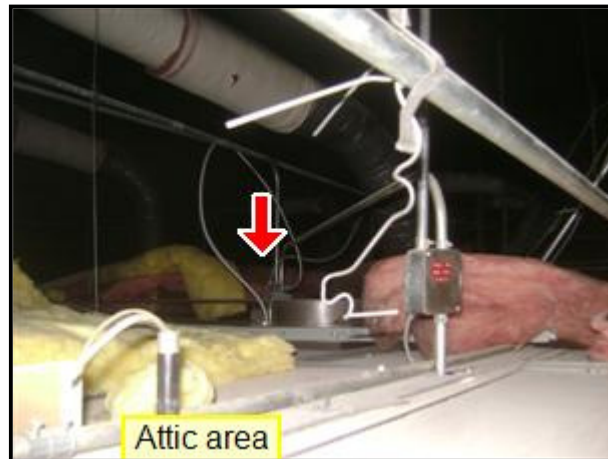
7.3 Picture 1



7.3 Picture 2

IN NI NP RR

7.3 Picture 3



7.3 Picture 4



7.3 Picture 5

☒ ☐ ☐ ☒ 7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) - Comments:

1. No GFCI outlets installed around kitchen sink.
2. One of the door exit signs was not lit.

☒ ☒ ☐ ☐ 7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS - Comments:

1. There are three sets of distribution panels inside building. There are three primary meters installed on east side of building. There are 2-225 amp service panels, 4-200 amp service panels, 1-600 amp service panel, 2-400 amp service panel, 1-800 amp safety switch, 1-600 amp safety switch, 1-400 amp safety switch. The panels are a mixture of Square-D and Sylvania manufacture type. They all appeared in good condition. (Picture 1-10)
2. The gutter box on north panel area in warehouse is missing a cover plate.(Picture 11)
3. Service panel covers are not taken due to business being conducted at time of inspection in the units and accidentally tripping breakers causing loss of business.



IN NI NP RR

7.5 Picture 1



7.5 Picture 2



7.5 Picture 3



7.5 Picture 4



7.5 Picture 5

IN NI NP RR



7.5 Picture 6



7.5 Picture 7



7.5 Picture 8



7.5 Picture 9



7.5 Picture 10

IN NI NP RR



7.5 Picture 11

☐ ☐ ☒ ☐ 7.6 EXHAUST VENTING SYSTEMS (Kitchens, Baths and Laundry) - Comments:

☐ ☒ ☐ ☒ 7.7 SMOKE DETECTORS/FIRE ALARM SYSTEM - Comments:

1. There is a fire alarm system installed inside building. We do not test these systems. There was no inspection date on the box itself which is located in the front office area.(Picture 1,2)
2. There are no building sprinkler system installed in this building. Some cities in the DFW metroplex require a sprinkler system as of 2008 if any remodeling is done to the building. Make sure you check with the city to see if this is going to be required to this building.



7.7 Picture 1

IN NI NP RR



7.7 Picture 2

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IN NI NP RR

8. Structural Components

☒ ☐ ☐ ☒ 8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.) - *Comments:*

1. Sidewalk in front entry area is cracked in several places. This has caused the window and door frame to bend and the glass to separate from the frame. The sidewalk on the west side of building has dropped 4-5 inches. The engineer reported to me that this is not part of the main building foundation. The sidewalk area that has dropped was added. See structural engineers report for repairs and evaluation. This will be sent in a separate email. (Picture 1-6)

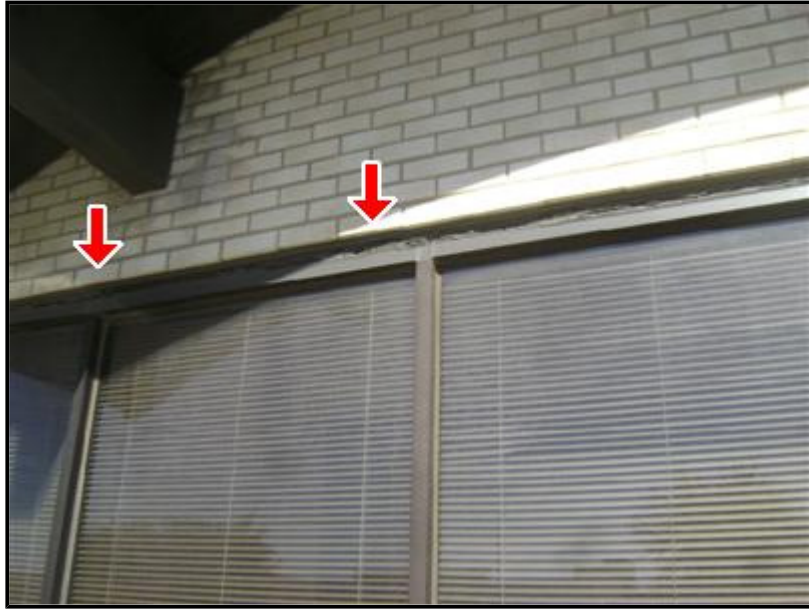


8.0 Picture 1



8.0 Picture 2

IN NI NP RR



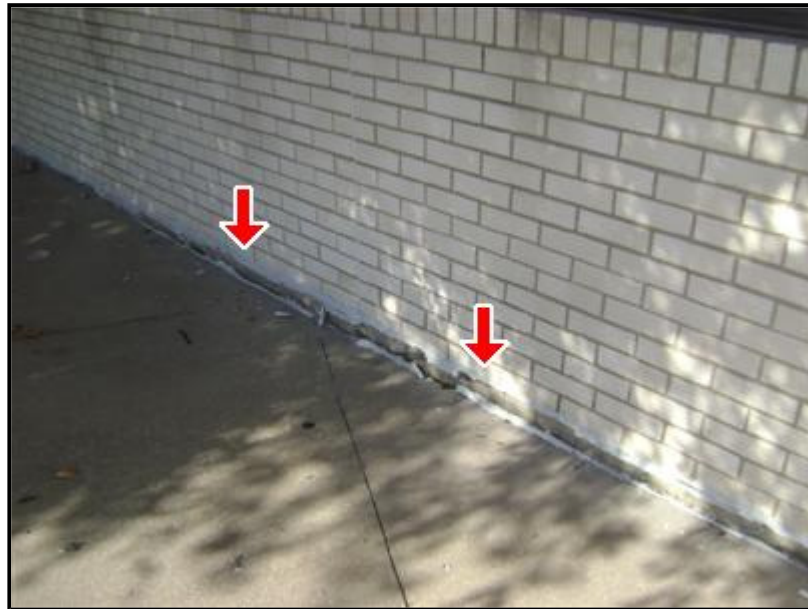
8.0 Picture 3



8.0 Picture 4

IN NI NP RR

8.0 Picture 5



8.0 Picture 6

☒ ☐ ☐ ☐ 8.1 COLUMNS OR PIERS - *Comments:*

☒ ☐ ☐ ☐ 8.2 WALLS (Structural)
WALL STRUCTURE: MASONRY
Comments:

☒ ☐ ☐ ☐ 8.3

IN NI NP RR

FLOORS (Structural) - Comments:

☒ ☐ ☐ ☐ 8.4 CEILINGS (structural) - Comments:

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9. Plumbing System**☒ ☐ ☐ ☐ 9.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS**
PLUMBING WASTE: PVC*Comments:***☒ ☐ ☐ ☒ 9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**
WATER SOURCE: PUBLIC
PLUMBING SUPPLY: COPPER
PLUMBING DISTRIBUTION: COPPER*Comments:*

1. The plumbing fixtures throughout the building in the bathrooms is old and many of the faucets leak when tested. I would plan on updating the plumbing fixtures soon. This is normal when plumbing fixtures are not used and the seal and "O" rings dry up causing them to leak. (Picture 1,2,3,4) .



9.1 Picture 1



9.1 Picture 2

IN NI NP RR



9.1 Picture 3



9.1 Picture 4

☒ ☐ ☐ ☒ 9.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**WATER HEATER POWER SOURCE: ELECTRIC****CAPACITY: 30 GAL (SMALL), 40 GAL (1-2 PEOPLE), 5 gallon***Comments:*

1. I located three water heaters. One gas and two electric. The only one that was working was the one under the kitchen sink. The other two did not work. There is no hot water at any sink except in the kitchen. (Picture 2,3)
2. The water heater under the kitchen sink does not have the proper material used for the T and P valve in it terminates under the cabinet. It is supposed to terminate in a drain or the outside of the building. (Picture 1)



9.2 Picture 1



9.2 Picture 2



9.2 Picture 3

☒ ☐ ☐ ☐ 9.3 MAIN WATER SHUT-OFF DEVICE (Describe location) - Comments:

IN NI NP RR

1. Water meter is located at the NW corner of property by street. (Picture 1)



9.3 Picture 1

☒ ☐ ☐ ☐ 9.4 GAS - Comments:

1. The one gas meter is located at the SE corner of property. The only components that were using gas were the two heaters in the warehouse and the water heater at the upstairs storage room in warehouse area.



9.4 Picture 1

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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10. Heating**☒ ☐ ☐ ☒ 10.0 HEATING EQUIPMENT****HEAT TYPE:** FORCED AIR**ENERGY SOURCE:** ELECTRIC**NUMBER OF HEAT SYSTEMS (excluding wood):** 25**HEAT SYSTEM BRAND:** CARRIER, GOODMAN, LENNOX, RHEEM*Comments:*

1. There are 25 commercial electric type heaters installed in building. There are two gas heaters in the warehouse hanging from the ceiling. Total 27 heaters. The life expectancy of the commercial electric heaters is around 15 years. The gas heaters is around 23 years.
2. There are two closets that house 22 of the thermostats. The front area of the building has two of its own thermostats located in owner office and hallway and the server room has its own thermostat.
3. I tried to test all the heaters. The front and east office area worked normal. In the one closet that has seven thermostats installed only four out of the seven worked. The other three has no power and were blank. The closet that holds 15 of the thermostats none of them worked. Some had power but were blinking and you could not set the them. The heating and air conditioning system came on at several of the rooms on the west side with all the thermostat panels either blank or blinking. This is not normal and a HVAC company needs to come out and evaluate the systems to see why and what controls these areas.(Picture 1,2)



10.0 Picture 1



10.0 Picture 2

☒ ☐ ☐ ☒ 10.1 NORMAL OPERATING CONTROLS - Comments:

1. Controls did not work for 20 of the units. See comments under heating equipment.

☒ ☐ ☐ ☐ 10.2 CHIMNEYS, FLUES AND VENTS - Comments:**☒ ☐ ☐ ☐ 10.3 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****DUCTWORK:** INSULATED**FILTER TYPE:** DISPOSABLE*Comments:*

IN NI NP RR

☐ ☐ ☒ ☐ 10.4 GAS/LP FIRELOGS AND FIREPLACES - *Comments:*

☒ ☐ ☐ ☐ 10.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM - *Comments:*

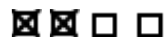
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IN NI NP RR

11. Central Air Conditioning**11.0 COOLING AND AIR HANDLER EQUIPMENT****COOLING EQUIPMENT TYPE:** AIR CONDITIONER UNIT**COOLING EQUIPMENT ENERGY SOURCE:** ELECTRICITY**CENTRAL AIR MANUFACTURER:** CARRIER, GOODMAN, LENNOX, RHEEM**NUMBER OF A/C UNITS:** 25*Comments:*

- A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit (S).
- There are 25 HVAC units installed on the roof. The life expectancy of a electric commercial HVAC system is around 15 years. I have shown the date, model, size, S/N, brand and unit number below. Each unit has a number written on it. 24 out of 25 are located on the roof. There is one unit that is only a condensing unit on roof and the furnace itself is located in the computer server room.
- The approximate replacement cost for a 5 ton electrical commercial HVAC system installed is around \$8000 for each unit.

Unit #	Manufacture date	Model Number	Serial Number	Size	Brand
1.	2001	50TFF006-501	2101G24636	5 TON	CARRIER
2.	2001	50TFF006-501	2201G2212	5 TON	CARRIER
3.	2001	50TFF006-501	2101G24634	5 TON	CARRIER
11.	2001	50TFF006-501	2101G24633	5 TON	CARRIER
14.	2000	50TJ-006-511GA	1800G20870	5 TON	CARRIER
23.	2001	50TFF006-501	2201G22120	5 TON	CARRIER
12.	2001	50TFF006-501	2101624638	5 TON	CARRIER
13.	2001	50TFF006-501	2201622122	5 TON	CARRIER
8.	2000	50TJ-006-5116A	1800G20871	5 TON	CARRIER
9.	2000	50TJ-006-5116A	1800620867	5 TON	CARRIER
10.	2000	50TJ-006-5116A	1800G20869	5 TON	CARRIER
17.	1999	CHA16-120-24	5699G03297	5 TON	LENNOX
16.	DATA PLATE FADED- OLD				
15.	DATA PLATE FADED- OLD				
7.	2010	GPC1360H41BB	1008371336	5 TON	GOODMAN
19.	2010	CPC060XXX1DXXXBA	1009643499	5 TON	GOODMAN
18.	2010	GPC1360H41BA	1005600238	5 TON	GOODMAN

IN NI NP RR

20.	2010	GPC1360H41BB	1008371331	5 TON	GOODMAN
21.	2010	GPC136H41BA	1004183743	5 TON	GOODMAN
22.	2010	GPC1360H41BB	1009027622	5 TON	GOODMAN
6.	2010	GPC1360H41BB	1010624271	5 TON	GOODMAN
4.	2010	GPC1360H41BA	1006699090	5 TON	GOODMAN
5.	2010	GPC1360H41BB	1010624270	5 TON	GOODMAN
25.	1989	USND-060C	4648	5 TON	RHEEM
24.	1989	USND-060COOO	4648	5 TON	RHEEM

☒ ☐ ☐ ☒ 11.1 NORMAL OPERATING CONTROLS - Comments:

1. See comments under heating equipment. Thermostats do not work on many of the units.

☒ ☐ ☐ ☐ 11.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) - Comments:**☒ ☐ ☐ ☒ 11.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM - Comments:**

1. The ducts are not connected to furnace plenum at front section of west vacate room area .(Picture 1,2)



11.3 Picture 1

IN NI NP RR



11.3 Picture 2

IN=Inspected

NI=Not Inspected

NP=Not Present

RR=Repair or Replace

IN NI NP RR

12. Parking Lot☒ ☐ ☐ ☒ **12.0 Striping - Comments:**

1. Striping and fire lanes worn throughout parking lot. (Picture 1,2)



12.0 Picture 1



12.0 Picture 2

☒ ☐ ☐ ☐ **12.1 Number of spaces - Comments:**

1. I counted 138 parking spots and 4 handicap spots.

☒ ☐ ☐ ☒ **12.2 Condition - Comments:**

1. Parking lot is in god shape. There are some cracks in the asphalt that need to be sealed to keep from getting worse. There is also some asphalt buckled by covered parking area in front.(Picture 1,2)



12.2 Picture 1

IN NI NP RR



12.2 Picture 2

IN=Inspected

NI=Not Inspected

NP=Not Present

RR=Repair or Replace

IN NI NP RR

13. Sprinkler System

☒ ☐ ☐ ☒ 13.0 Sprinkler heads - *Comments:*

1. Sprinkler system did not work when tested.
2. Could not locate back flow valve. This is required per the city.

☒ ☐ ☐ ☒ 13.1 Control box - *Comments:*

1. Sprinkler control box loose on wall and has conduit pulling away from box. Control box is located on west side of building.(Picture 1)



13.1 Picture 1

General Summary



Dynamic Property Inspection, LLC

**1701 Cimarron Tr.
Grapevine, TX 76051
817-442-9100**

Customer
Mr. Dan Glassanos

Address
4139 Centurion Way
Addison TX 75001

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof System, Drainage, Roof Penetrations

1.0 ROOF COVERINGS

Inspected, Repair or Replace

1. Walked entire roof. Roof is new and in good condition. There were two of the drain covers missing. These will need to be installed to keep debris from entering the drain. The roof drainage appeared normal. There was some standing water on the west side.(Picture 1,2,3)
2. Old components and tar buckets left of top of roof. These items need removed so they don't blow off onto someone's car. (Picture 4)
3. Awning over loading dock has some rusted attach brackets.(Picture 8)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

1. There were several small cracks in the skylight. They did not appear to be large enough to leak.(Picture 1)

1.5 GUTTERS

Inspected, Repair or Replace

1. There are no downspouts on west side building coming down the wall. They do have them in the front. The windows on this side appear to have water leak into them in the past. See comments under windows section. This may be why water is leaking into them. These drains are located directly above the windows on west side of building.

2. Exterior Components

2.1 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

2. Exterior Components

1. Ant beds inside building on west side. (Picture 1)

2.2 WINDOWS

Inspected, Repair or Replace

1. Windows leak into wall area on west side of building in several areas. They have been caulked which is a temporary repair. This may be leaking due to the roof drainage system draining directly above these windows. There are water stains on the wall below these windows and the wood cabinet has water damage also.(Picture 1-4)
2. Tinting on windows coming loose on many of the windows and some of the frames are corroded.(Picture 5)

2.3 DOORS (Exterior)

Inspected, Repair or Replace

1. Motorized roll up door needs assistance to go up. Tracks need adjusted.
2. One roll up door has a broken lift cable and does not open.(Picture 1)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, FENCE, GATES AND APPLICABLE RAILINGS

Inspected, Repair or Replace

1. Upstairs storage area in warehouse do not have proper handrails installed and are loose.(Picture 1)
2. Bumper stop damaged on loading dock.(Picture 2)
3. Bumper pole damaged at loading dock.(Picture 3)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

1. Landscaping is in poor condition. This is due to sprinkler system not working.
2. Drains filled with leaves at loading dock.(Picture 1)

3. Attic and Roof Structure

3.4 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS (attic view)

Inspected, Repair or Replace

1. Skylight has small cracks in several places. See pictures under roof section.

6. Offices/Suites

6.2 FLOORS

Inspected, Repair or Replace

1. Floor tiles popped up at front entry area. This will need to be re-tiled.
2. Carpet in office areas in average condition.

6.3 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

1. One door in vacate office area missing screws on door hinge.

7. Electrical Systems

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

1. Outside building lights do not work. The wires are not connected at top where previous roof replacement was done.The light conduit also needs secured on top of wall going around roof. It is missing some of the mounting straps. (Picture 1)
2. Outlet loose on wall in back NW room. Needs secured.
3. There are several J-boxes in attic area and upstairs storage missing the covers. All J-box's are supposed to have

7. Electrical Systems

covers installed.(Picture 3)

4. Light lens missing at light fixture in hallway.(Picture 5)

7.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

1. No GFCI outlets installed around kitchen sink.
2. One of the door exit signs was not lit.

7.7 SMOKE DETECTORS/FIRE ALARM SYSTEM

Not Inspected, Repair or Replace

1. There is a fire alarm system installed inside building. We do not test these systems. There was no inspection date on the box itself which is located in the front office area.(Picture 1,2)
2. There are no building sprinkler system installed in this building. Some cities in the DFW metroplex require a sprinkler system as of 2008 if any remodeling is done to the building. Make sure you check with the city to see if this is going to be required to this building.

8. Structural Components

8.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

1. Sidewalk in front entry area is cracked in several places. This has caused the window and door frame to bend and the glass to separate from the frame.The sidewalk on the west side of building has dropped 4-5 inches. The engineer reported to me that this is not part of the main building foundation. The sidewalk area that has dropped was added. See structural engineers report for repairs and evaluation. This will be sent in a separate email. (Picture 1-6)

9. Plumbing System

9.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

1. The plumbing fixtures throughout the building in the bathrooms is old and many of the faucets leak when tested. I would plan on updating the plumbing fixtures soon.This is normal when plumbing fixtures are not used and the seal and "O" rings dry up causing them to leak.(Picture 1,2,3,4) .

9.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

1. I located three water heaters. One gas and two electric.The only one that was working was the one under the kitchen sink. The other two did not work. There is no hot water at any sink except in the kitchen. (Picture 2,3)
2. The water heater under the kitchen sink does not have the proper material used for the T and P valve in it terminates under the cabinet. It is supposed to terminate in a drain or the outside of the building.(Picture 1)

10. Heating

10.0 HEATING EQUIPMENT

Inspected, Repair or Replace

1. There are 25 commercial electric type heaters installed in building. There are two gas heaters in the warehouse hanging from the ceiling. Total 27 heaters. The life expectancy of the commercial electric heaters is around 15 years. The gas heaters is around 23 years.
2. There are two closets that house 22 of the thermostats. The front area of the building has two of its own thermostats located in owner office and hallway and the server room has its own thermostat.
3. I tried to test all the heaters. The front and east office area worked normal. In the one closet that has seven thermostats installed only four out of the seven worked. The other three has no power and were blank. The closet that holds 15 of the thermostats none of them worked. Some had power but were blinking and you could not set the them. The heating and air conditioning system came on at several of the rooms on the west side with all the

10. Heating

thermostat panels either blank or blinking. This is not normal and a HVAC company needs to come out and evaluate the systems to see why and what controls these areas.(Picture 1,2)

10.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

1. Controls did not work for 20 of the units. See comments under heating equipment.

11. Central Air Conditioning

11.1 NORMAL OPERATING CONTROLS

Inspected, Repair or Replace

1. See comments under heating equipment. Thermostats do not work on many of the units.

11.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected, Repair or Replace

1. The ducts are not connected to furnace plenum at front section of west vacate room area .(Picture 1,2)

12. Parking Lot

12.0 Striping

Inspected, Repair or Replace

1. Stripping and fire lanes worn throughout parking lot. (Picture 1,2)

12.2 Condition

Inspected, Repair or Replace

1. Parking lot is in god shape. There are some cracks in the asphalt that need to be sealed to keep from getting worse. There is also some asphalt buckled by covered parking area in front.(Picture 1,2)

13. Sprinkler System

13.0 Sprinkler heads

Inspected, Repair or Replace

1. Sprinkler system did not work when tested.
2. Could not locate back flow valve. This is required per the city.

13.1 Control box

Inspected, Repair or Replace

1. Sprinkler control box loose on wall and has conduit pulling away from box. Control box is located on west side of building.(Picture 1)

Building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to

obtain current information concerning this property.



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