



Property Inspection Report

COMMERCIAL INSPECTION

John Smith
1235 American Dr.
Pale Horse, TX 77555-1234

December 01, 2017



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SCOPE

Clay Collins, of Grace Home Inspection Services, LLC was contracted by John Smith to inspect and evaluate the property described below and offer this inspector's opinions on general condition of the property and improvements and deficiencies observed. This was not a technically exhaustive inspection and was based on conditions observed without removal of wall covering (interior or exterior), furnishings, decorations, etc. The kitchen equipment and appliances were inspected by Seaward Restaurant Repair.

PROPERTY DESCRIPTION

Address

12135 American Dr.
Pale Horse, TX 77555-1234
County of Joshua, Texas
29° 33' 41.5" N / 95° 01' 51.0" W¹
County of Harris

Inspection Conditions

Clear conditions. The last rainfall was within seven (7) days.

General Description

The Building was 4,418 sq ft situated on 20,860 sq ft of land and was single use occupancy; Commercial Restaurant, type Assembly Group 2 (A2). Harris County Tax rolls show that the building was constructed in 1992 and substantially remodeled in 2007.²

Structural Description

- The foundation was concrete slab, reinforced with un-bonded, post-tensioned cables. Tendon ends were visible along the perimeter of the slab.
- The structural framing appeared to be wood. Wood building materials were visible at wall damage at the corner and there were manufactured wood trusses forming the roof structure and attic space.
- Exterior wall cladding was masonry, both brick and adhered stone, and fiber-cement panels.
- The roof was primarily a-frame with standing seam metal sheathing. A flat roof, behind a façade along the frontage road, was covered with rolled asphalt with tar-sealed laps.
- The parking lot was concrete with 65 marked spaces primarily on the Southwest, Northwest and North sides of the building.

Location

The structure faced Southeast³ onto American Dr. with two curb-cut entrances.

American Dr. is a six (7) lane undivided thoroughfare with the center lane being a dedicated turn lane in front of this property. The closest road to the East is 7th Street. The closest road to the West is Ocean View Ln. Bordering properties are all Commercial, either Business or Mercantile.

Utility services in include;

- Electric – Overhead service running from the meter at the North corner along the dividing line between property parking toward 7th Street.
- Gas – Underground service with the meter at the North corner.
- Water – Underground service; meter not observed.

Photographs

The photographs provided are representative and may not depict every occurrence of the deficiency.

¹ Source, Google Maps

² Harris County Appraisal District

³ Compass directions are approximate

GENERAL

The property's address (i.e. street number) was not marked, or was not visible from the street. This should be marked on signage or on the front of the building and should be clearly visible from the street for emergency services.

Signage reporting the buildings Occupancy Load was not posted.

EXTERIOR

Slab

The slab appeared to be stable and without need of repair at the time of this inspection. There was no evidence of excessive movement which might include cracks in the exterior masonry veneer and fiber-cement wall cladding, the interior drywall or doors and windows. Cracks in the masonry noted below did not appear to be related to the foundation or structural movement.

There were exposed un-bonded, post-tensioned cables around the perimeter of the slab. Exposure of these can facilitate corrosion of the steel and may, over time, cause failure of the cable or anchorage. This should be expected to be exacerbated by the proximity of this property to saline waters. We recommend that these cables be treated against corrosion and covered to preserve their useful life.



Grading and Drainage

The height of the mulch in the garden beds was high, which likely contributed to the corroded steel lintels and the infestation of Wood Destroying Insects (WDI). We recommend that landscaping be improved minimize these risks.

Drainage appeared adequate at the time of this inspection.

Walls - Exterior

The masonry on the Southwest side was installed on steel lintels, some of which had significant measures of corrosion. The lintels were no more than two (2) inches above the ground along the garden bed, which served to promote the corrosion. These were not accessible for casual observation and appeared, with exception, to have been ignored since construction. While the walls were generally intact, this may fail over time without treatment and maintenance.



Exception: There were lintels that were newer than most. There were adhered stone insets within the brick on the Southwest side that appeared to reflect previous remodeling. These lintels were primed and in relatively good shape. We recommend maintenance to preserve the material's useful life.



Older - Beneath brick



Newer - Beneath stone

Brick was not secured at an isolated location on the Southwest side the control joint within the masonry veneer. Corrosion of the steel lintels may have contributed to this condition. We recommend that this be repaired to minimize the risk of exacerbating the damage and affecting proximate materials.



There was no flashing visible above the steel lintels. Flashing should extend out to the front of the wall. Note that this does not preclude the presence of flashing, just that it was not visible. While no repair is recommended, we recommend maintenance to preserve the material's useful life.



Masonry had been tuck-pointed at the south corner on either side of the window pictured below. The cracks were generally along the width of the steel lintel. It is not uncommon for such movement in these areas; the lintel is used to support the overlying brick and transfer the load to the slab. The area may be tuck-pointed again for cosmetics and otherwise, should be observed and maintained as necessary.



Mortar cracks in the vertical joint between the masonry wall and adhered stone façade appeared to be due to movement in the wood structure supporting the façade. See I.(g) below.



Damaged and decayed wood, providing the structural support to the façade hiding the roof-mounted mechanical equipment was observed. While performing at the time of this inspection, further deterioration should be expected. We recommend that the damaged materials be treated, reinforced or replaced as necessary. Recognize that these materials will pose a safety hazard should they fall.



Isolated soffit vent covers were missing.

Fascia beneath the gutter system was decayed in isolated areas.

The bargeboard at the West corner was decayed.



Flashing was not observed at some wall penetrations.

Sealant was observed on the underside at service panels and service disconnects. This may allow moisture to be trapped rather than drain.



Windows

The windows at the front door were not labeled as tempered, or "safety" glass. Each pane of tempered glass should be identified with the applicable safety glazing standard with acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. Glass in hazardous areas including "...in a fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24" arc of the door in a closed position" should be safety glass.

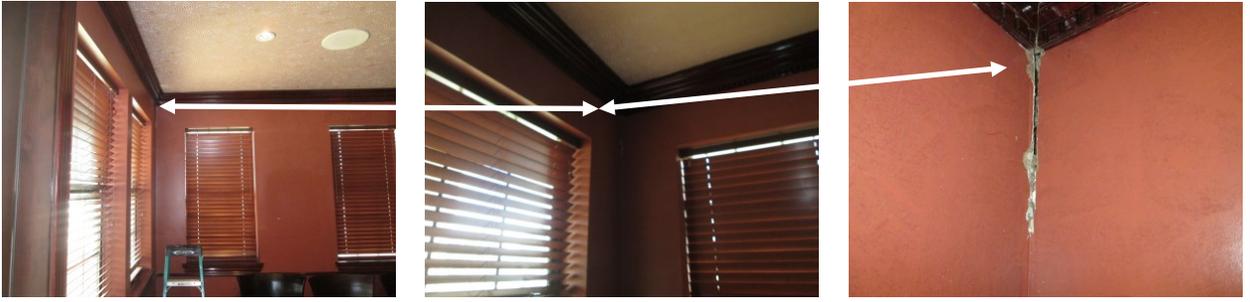
There was one or more missing window screens.

Doors

The finish on the wooden egress door, on the side near the restrooms was damaged. We recommend refinishing the door to preserve its useful life.

INTERIOR

Damage to the drywall at the South corner of the waiting room was consistent with infestation of Wood Destroying Insects. While this was not a Wood Destroying Insects (WDI) inspection, the deterioration of the drywall and the dirt observed is typical of subterranean termite activity. We did observe drill holes in the concrete flatwork which would indicate previous treatment. We were not able to determine whether there was structural damage, or the extent of structural damage, without destructive investigation which might include the removal of drywall and ceiling cover. We recommend that information about history of infestation and treatment be provided, including information on warranties, requirements for re-inspection (typically annual inspections) and associated costs.



ATTIC SPACE AND ROOF STRUCTURE

Access to the attic space was through a single scuttle in the kitchen space. Access to this cover was limited by its location above work and service tables.

There was not safe, unobstructed access to equipment within the attic space, including the carbon dioxide tank.

There was no safety pan beneath the carbon dioxide tank. The use of this tank may generate condensate which can damage the ceiling cover. We recommend that a safety pan be installed.



ROOF

Evidence of moisture penetration and damage was observed beneath the front porch canopy and the drywall at the West corner waiting area. These areas were not wet at the time of this inspection as measured with a GE Surveymaster Protimeter (aka "moisture meter").



Evidence of repair to the roof cover was observed above the canopy. We were not able to view the space above the wall; there was no accessible attic space beneath the flat roof.



ELECTRICAL

Service Panel(s)

Revised: There were two (2), 200 amp panels located within the utility room at the water heating equipment.

Not all circuit breakers observed were identified as to use, purpose and location. We could not comply with the minimum inspection standards of practice requiring evaluation of breaker sizes against manufacturer specifications.

Several breakers labeled "Spare" were in use.

Undersized conductors were observed in two (2) or more locations:

- 10 AWG conductors were observed on each leg of a 240 volt, 50 amp overcurrent device. 10 AWG conductors are only rated for up to 30 amps.
- 12 AWG conductors were observed on each leg of a 240 volt, 30 amp overcurrent device. 12 AWG conductors are only rated for up to 20 amps.

Sheet metal screws were used to secure the panel covers. Only blunt-tip type screws should be used for fire and personal safety.

There were open knockouts in the bottom of the panel box. We recommend that this be closed or filled.

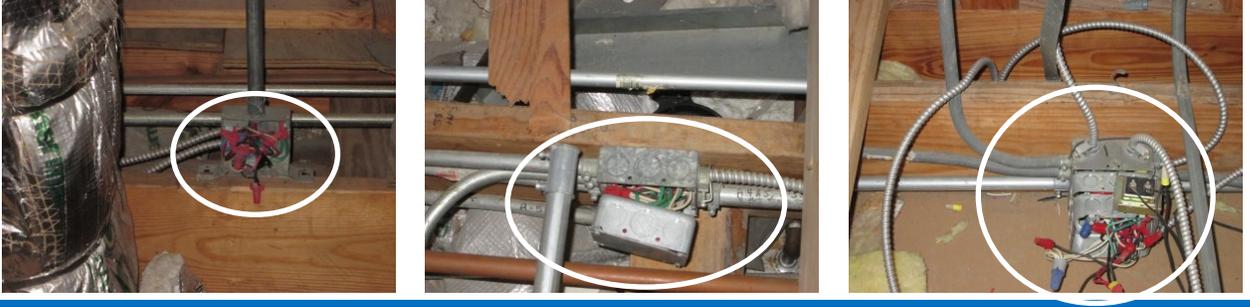
There was contamination in the bottom of the panel box. We recommend that this be cleaned, only as a part of regular service.



There were multiple grounded conductors, (aka "neutrals"), on an individual terminal (aka "lug"). Each grounded conductor shall terminate within the panelboard on an individual terminal that is not also used for another conductor (i.e. no more than one conductor per lug).

Branch Circuits

Cables and splice boxes were not covered or protected within the attic space.



Evidence of scorching was observed at a receptacle within the utility closet. The receptacle appeared clean and damage free which would indicate repair. No recommendation.



Some outdoor receptacles did not have proper covers and were not GFCI protected.



Cables within the utility closet were abandoned in place and did not terminate in listed splice boxes. There was no way to determine what conditions might occur that would energize these conductors. These should be properly terminated or pulled.



Lighting

Lights in signage were not evaluated. These are generally operated by timers or light sensors. Some lights in signage above the canopy were not lighted.

Security lighting was not evaluated.

This should not be considered an all-inclusive or exhaustive list of deficiencies in the electrical system. It should be expected that a complete inspection of the electrical system by a qualified, licensed electrical contractor will identify additional issues and deficiencies. Many of these items may be technical deficiencies without real need for repair. A qualified, licensed electrical contractor should be selected to address these conditions make repairs and replacements as necessary.

PLUMBING

Some water fixtures at the drinks bar were not functional. Not all valves were immediately accessible.

The left-hand and middle compartments leak at the drains (they appeared loose).



The pre-wash spray head leaked.

There were no drain cocks installed at the sinks; drain stops were used.

Water Heater

The water heater (Rheem GN100-200, 100 gallons, gas fired, mfd. 2006) appeared functional. While the water temperature was greater than 100° F, the system was not at a final temperature at the time of this inspection.

An expansion tank was installed at the Water Heater.

OTHER

The fireplace was not inspected. This equipment was a closed compartment, direct vent type system and appeared to utilize a remote control to ignite the gas. No remote was located.

Direct vent fireplaces do not typically require outside combustion air; no vent was observed.

Closed fireboxes do not typically require a non-combustible hearth extension; none was observed. The manufacturer's instructions were not available for comparison against this installation.



MECHANICAL

The bearings on one exhaust fan, located on the roof, appeared worn; the fan pulley squeaked during operation.

The belts on two of the exhaust fans, located on the roof were loose

The walk-in cooler did not appear functional; the system appeared to be running, but the compartment was not cooling.

The door blower above the cargo bay was not functional. This appeared to be due to a bad door switch.



HEATING, VENTILATION AND COOLING

There were four (4) systems installed, one on the back dock and three on the roof at the front. There was no permanent access to the roof space for service.

Systems observed;

RTU 1	Lennox	LGA090H2BS3Y, Mfd. 2007, Refrigerant HCFC 22
RTU 2	Lennox	LGA090H4BS3Y, Mfd. 2007, Refrigerant HCFC 22
RTU 3	Lennox	LGC150S2BH2Y, Mfd. 2007, Refrigerant HCFC 22
RTU 4	Lennox	LGA060H2BH2Y, Mfd. 2007, Refrigerant HCFC 22

Temperature control thermostats were observed at the Bar, one each on the left and right side of the dining room area, and in the kitchen space. We did not attempt to determine the areas or zones covered by the individual equipment

The filters in the equipment housing were present but were not all well seated which allowed air to bypass them.

Cooling

Functionality of the equipment was measured by the temperature differential between Return and Supply air. The differentials measured, in °F, were;

<u>Location</u>	<u>Return</u>	<u>Supply</u>	<u>ΔT° F</u>
• Bar	73	60	7
• Dining room (right)	70	59	11
• Dining room (left)	68	57	11
• Kitchen	80	62	18

While functional, the equipment may perform at a higher efficiency if serviced and maintained.

Heating

The heating equipment did not appear functional. This equipment was operated after verifying that the gas service was "on" and that the equipment valves were open.

We recommend that the systems be further evaluated by a licensed HVAC operator to include cleaning as necessary, ensuring that coolants are at the manufacturer's recommended operating standards.

FIRE SAFETY

A single hand-held fire extinguisher was observed at the back-kitchen area. There was a fire suppression system installed over the kitchen cooking equipment. This equipment was not inspected.



ACCESSIBILITY

Most laws regarding accessibility regulate only new construction and remodeling and do not oblige existing building owners to reduce barriers if such reduction is not readily achievable. This report does not cover all of the possible local, state, provincial and federal requirements regarding accessibility or barrier reduction. Note that remodeling may require that accessibility be improved.

There were 65 parking spaces, only two (2) of which were marked with the International Symbol of Accessibility rather than the three (3) required. These two were the closet spaces to the accessible entrance to the building. We recommend that one or more additional spaces be set aside, and marked, for accessible parking spaces.

Two restrooms were observed, one each for Male and Female, which did not meet all current accessibility requirements.

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