

- ⚠ (2) The cooling fins on the exterior condensers show hail damage. These fins help to keep the motors cool. Re-aligning these fins by a professional is recommended for proper performance.



6.2 Picture 1



6.2 Picture 2



6.2 Picture 3

6.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

6.4 NORMAL OPERATING CONTROLS

Comments: Inspected

6.5 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.7 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Savvy Property Consulting



Savvy Real Estate Inspections

Austin Texas
(512) 573-8303

www.savvyinspections.com

Customer
Frank Spears


Address
5400 Executive Blvd
San Antonio Tx

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 **warrants 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 or efficiency 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. Roofing, Roof Structure, Chimneys, and Attic

1.0 ROOF COVERINGS


Inspected, Repair or Replace

-  Minor rain leak from roof was evident from puddle near front door. After roof inspection, it appears caulking to cover screws on roof will suffice to keep rain water out.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

-  Every side of the exterior walls show cracking of the cement stucco. There are areas where pieces of the cement have fallen off, exposing the steel mesh within. The cracking must be sealed, to prevent further water intrusion. Sealing may cost (\$200-900), whereas refinishing or coating all exterior surfaces with elastomeric paint can cost \$8,000 to \$18,500.

2. Exterior

It is advised to inquire with a commercial stucco expert for advisement for the proper way to repair.

2.1 DOORS (Exterior)

Inspected, Repair or Replace



(1) East warehouse overhead header shows damage as though a vehicle struck it.

Repair Estimate: \$500



(2) West side overhead door strikes a sprinkler head when opened all the way. If broken, flooding could result.

Repair Estimate: \$300 - \$700

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected, Repair or Replace



Loading dock is missing bumpers.

Install (4) estimate: \$500

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

Inspected, Repair or Replace



(1) Site drainage at the rear of the building appears inadequate and problematic to both the occupant and body shop next door.

The next door body shop has a collapsed retaining wall that appears to have been vehicular and belongs to them. Heavy rains will drain into their parking lot, without the retaining wall.

The drainage at the bottom of the hill at the sidewalk beside Volente Rd, looks like it pools with large amounts of rain water, and the steel plate with the three pipe drains are not adequate for for the drainage needed. It's recommended that the City of Cedar Park be contacted for better drainage design and installment at the sidewalk/ culvert area.

City of Cedar Park City Hall

600 North Bell Boulevard

Cedar Park, Texas 78613

Phone - (512) 401-5000



(2) The underground drainage for roof gutters shows broken areas of pipe. It's important to keep this drainage clear from clogging, since this property has grading that slopes towards the building on the north side.

Repair Estimate: \$500 - \$1200

2. Exterior

2.6 PARKING

Inspected, Repair or Replace



The fire lane curbs are faded and peeling.

Repaint Estimate: \$150 - \$400

3. Structural Components

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (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



Center slab foundation has several 10 - 15 ft wide continual cracks from one end to the other, and has separated from the perimeter footings. The cracking is symptomatic of one or combination of soft soils, lack of thickness, and incorrect re-bar meshing or lack thereof.

1. The center slab should be able to withstand within 3500 - 5000 lbs of pressure per square inch, therefore, should withstand weights, vehicles, and impacts normal of warehouse duties.

2. The separation of the slab from the footing is symptomatic of the floater slab not being poured at the same time as the perimeter footings, therefore not a continual solid bond.

The foundation still appears to be holding up, however, the visible failures are due to factors from original construction in my opinion. Built in 2002, slabs were commonly poured at 4 inch thickness, which is possible here.

3.2 FLOORS

Inspected, Repair or Replace



Tiling at the front room adjacent to the printing room appears damaged due to chemicals spilling on the ground. The tiling needs replacement.

Replacement Cost: \$900 - \$1400

4. Plumbing System for Building

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace




One of the toilets in the ladies room was clogged with paper.

4. Plumbing System for Building

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Inspected, Repair or Replace

-  Fire sprinkler pump is leaking and shows severe rust damage to seals. See 3rd party inspection attachment for estimate and repair recommendations.


6. Heating / Cooling

6.2 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

-  (1) After running the warehouse unit, it did not cool properly nor pass the basic supply/return vent temperature difference test. I recommend having an HVAC professional repair.

Repair Estimate: \$350 - Unknown

-  (2) The cooling fins on the exterior condensers show hail damage. These fins help to keep the motors cool. Re-aligning these fins by a professional is recommended for proper performance.

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Savvy Property Consulting



Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Fire Sprinkler Inspect](#)

[ADA Inspect](#)