

# PROPERTY INSPECTION REPORT

**Report #:** DTA20060210-01

**Prepared For:** [REDACTED]  
 (Name of Client)

**Concerning:** [REDACTED]  
 (Address of Inspected Property)

**By:** Dean T Abel, #3644 02/10/2006  
 (Name and License Number of Inspector) (Date)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

## ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions	Temperature	Approx. Age	Building Status	Utilities
Cloudy/drizzle	60 F	Various 70 + ?	Vacant	All on



Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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I	NI	NP	R	Inspection Item		

**I. STRUCTURAL SYSTEMS**

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**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)

*Comments (An opinion on performance is mandatory.):*

**Special Comments:**

This inspection was performed by Dean Abel (TREC #3644) and Duke Bannister (TREC #6349).

All directions given in this report (i.e. left, right, front, rear) are to be taken as if standing in front of the building facing it.

This inspection is of a commercial property. On the front of the building there is a plaque stating that this building is registered as a historical landmark. Client may wish to seek further documentation regarding this designation if this has not already been done.

Overall, this building consists of a variety of building styles and includes construction from different ages and methods. Portions of the building are concrete slab, portions are pier and beam, and it is apparent that the building has had an extensive history of additions and building modifications. It is outside the scope of this inspection to give a complete structural history of the building and there are many areas where construction details are hidden from us. It is recommended that all available documentation be sought as to the history of the building and, in particular, its construction and use history. This documentation should include any history of treatment for wood destroying insects such as termites.

**Foundation Type:**  Slab  Post/pier & Beam  Continuous Beam  Other:  
**Reinforcement:**  Undetermined  Rebar  Post Tension  Other:

**Evidence of Structural Movement Noted: (refer to specific sections for details)**

- Cracks in exposed cement floors.
- Cracks in floor tiles.
- Floors visibly out of level.
- Cracks in walls and/or ceilings.
- Repairs to walls and/or ceilings.
- Twisted or pulling apart tape joints.
- Cracks in exterior brick/stone siding.
- Separations between trim and siding veneer.
- Door frame(s) out of square.
- Door striker(s) with poor alignment.
- Door(s) swings open/closed by themselves.
- Door(s) rubbing or hitting their door frames.
- Window frame(s) out of square.

**Structural Performance Opinion:**

Signs of structural movement/distress noted. A professional in this field should be consulted for evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be utilized. Also, see further comments below.

There are numerous indications of severe structural movement and foundation distress. Floor slopes at the interior (at many areas) far exceed levels considered to be acceptable. Extensive foundation leveling and repair is warranted. In particular there is a severely "dropped" section at the front main room near the center, and the wall section at the rear of the "bar area" has dropped severely.

The floor section behind the bar area is constructed of a pier and beam style foundation that is apparently quite old or original. The cedar posts used as foundation support in this area are severely pencil-pointed and water damaged at bottom. It is apparent that some unprofessional repairs were

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made at some point in the past with stacked two by fours. This is entirely inadequate for structural bracing. Note also that the crawl space access was quite limited (with very low clearances). This area was viewed from at/near the floor access opening only.

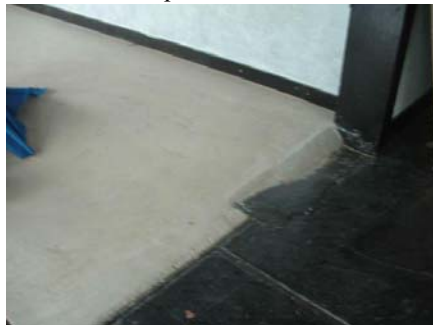


Crawl space portions of the structure do not have adequate crawl space ventilation.

The left rear concrete slab section is severely cracked and broken. The amount and severity of cracking here is evidence of poor or inadequate steel reinforcement or shallow beams. This slab section should be considered to be in a state of "failure".



Noted a newer section of concrete flooring that was poured at the left front room of the building. The reason for this pour was undetermined.



The perimeter beam is noticeably dropped and cracked at the left front corner of the front main room. There is extensive cracking at this front main room overall with quite noticeable unevenness.



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The slab addition at the rear of the building does not visibly have a proper foundation grade beam. The bottom of the concrete is visible and soil erosion is occurring here exposing the foundation underside.



The rear addition is visibly separating from the main structure.



Also, see the exterior walls section and other sections for related comments.

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**B. Grading & Drainage**

*Comments:*

**Conditions Conducive to Structural Movement:**

**Note:** Any area where the ground or grade does not visibly slope away from the house is considered an area of improper drainage. Further, roof runoff can result in soil erosion or water penetration. Any of these conditions that are present should be addressed.

There is not positive drainage away from the foundation edge in place around many areas of the foundation. In particular, drainage along the left side of the building is trapped against the structure. There is also visibly poor drainage at the right side of the structure.



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Tree(s) and/or foliage that are excessively close to the structure may have a tendency to disrupt drainage pipes, cause mechanical damage to the exterior of the structure, and influence the foundation over time.



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**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect.)

*Comments:*

**Roof Covering Type(s):**  Composition Shingle  Tile  Metal  Tar & Gravel  
 Wood Shingles/Shakes  Rolled Roofing  Other:

**Inspection/viewing Method:**  Walked on roof top  Roof was only partially accessible  
 Viewed from the ground level  Viewed with binoculars  Viewed from the roof edge

**Roof Covering Approximate Age:** 12-14? Yrs.

**Average Design Life:** 13-15 Yrs.

Limited Useful Design Life Remaining

**Roof Covering(s):**

Sections of the rolled roofing are excessively buckled. This can lead to accelerated deterioration and leakage. Roofing is also visibly lifted at some areas at the roof edge, such as at the left side.



There is an extensive amount of debris on the roof in areas.

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Exposed nail and/or staple heads are visible through the roof shingle surfaces. These are potential roof leakage points (i.e. nails have backed up thru the shingles or are otherwise exposed).



There are areas of considerable degranulation of the roofing materials. Life is very limited.



There are several areas visible where repairs have been made to the roof surfaces with a considerable amount of sealing tar. It could not be determined how effectively these repairs were made.



Active roof leakage was observed at the right rear side of the structure at the roof overhang (see the exterior walls section).

At the left rear addition, the roof coverings do not cover the rafter ends. These rafters are water damaged in many areas.

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I observed at least one plumbing vent pipe where the lead casing does not fully extend up to and over the pipe opening.

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**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect.)

*Comments:*

**Attic Viewing Method:**  Areas inside the attic  viewed from near the access only

**Note:** All attics have areas of limited access due to insulation/obstructions/clearances.

**Attic:**

The attic pull down stairs are loose/wobbly in areas.

There is an unsealed attic opening at the left rear of the building.

There are numerous indications of widespread rodent activity in the attic spaces.

Inadequate or improper attic ventilation.

**Ceiling Insulation:**

**Insulation Type(s):**  Blown in  Batts  N/A

**Approximate Depth:**  less than 3"  3 - 5"  5 - 7"  7 - 10"  greater than 10"

There is no ceiling insulation visible at the rear portion of the building.



Insulation levels are minimal by today's standards.

**Roof Decking/Sheathing:**

Note: I did not observe use of H-clips at the decking.

**Roof Structure:**

Collar ties and rafters are visibly deflecting toward the rear end of the attic. The rear gas heater is being improperly supported by roof collar ties in this area.

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**E. Walls (Interior and Exterior)**

*Comments:*

**Siding Materials:**  Brick  Stone  Wood  Wood byproducts/composition Board  
 Stucco  Aluminum  Vinyl  Cement Composite  Asbestos  Tile  Other:

**Exterior Walls/Siding:**

It is clear that the original structure has had multiple sidings/veneers placed on it over the years. This can be seen at the store room, where the original siding was wood, with plaster/stucco placed over the wood, and another veneer placed on top of the stucco. Multiple layers (such as exist here) can conceal underlying damage. There are many surfaces that could not be adequately viewed to determine their condition.



The exterior walls/siding exhibit very poor protection against the elements at various siding and trim junctures and at exterior wall penetration points, and there are many areas where wood surfaces are exposed to damage. A thorough reevaluation of the exterior siding's ability to shed water and prevent water penetration is recommended. Also, see further below.



Some areas of composition type siding are quite water damaged, such as near the main electrical meter.