

## COMMERCIAL INSPECTION QUOTE FOR:

Address:  
**201 West Nasa Pkwy, Webster, TX**

**ATEX INSPECTS**  
**Commercial Real Estate Inspections**  
**Robert Welch – PRI, TREC License # 9292**

“Military Veterans – Serving You Yesterday, Today & Tomorrow”

24 August 2016

Kathy,

You recently requested a formal quote from ATEX Inspects for a commercial real estate inspection. Here is our inspection quote to perform the commercial real estate inspection:

Services Requested or Otherwise Agreed Upon	Inspection Cost	Total Cost For Commercial Inspection Service
Commercial Inspection Cost 4 - Buildings - 32,442 SF Total	\$3975.00	\$3975.00
Thermal (Infrared) Imaging Services (A Minimum of A \$400.00 Value)	No Charge	\$0.00
Estimated Time Required To Complete Inspection – 6 Hours With Additional Report Writing Time Requirement - 3 Hours		
	Tax	0.00
	<b>Total Inspection Cost</b>	<b>\$3975.00</b>

### ATEX Inspects - Your Houston Commercial Inspection Company:

We provide an array of commercial property inspections and services to help you make a sound decision about a property's potential. Our team of professional inspectors is certified, trained, licensed, insured and equipped to inspect multi-family dwellings, offices, day cares, restaurants, medical facilities, churches, daycares, warehouses, retail stores, strip malls, hotels, motels and commercial- industrial structures.

We take pride in our ability to address your commercial inspection needs. Once we understand what you want to accomplish, we will tailor our services to meet the scope of your project or transaction. Initial inspections are general condition assessments based on a visual review of readily accessible areas at the time of inspection. ATEX Inspects is a full service company; and therefore, in addition to the standard inspection, we also offer an extensive menu of specialized inspections to meet your needs.

Our detailed and thorough Houston area professional commercial inspections evaluate all aspects of the real estate property you are purchasing, from the roof to the foundation and all areas in between. ATEX Inspects is an independent property inspection company providing inspection services of commercial properties. When you choose ATEX Inspects, you will receive personalized, accurate inspection services, when you have no time wasted.

Our professional real estate inspection services are based on experience, knowledge and a constant pursuit of perfection. We have spent hundreds of exhausting hours developing our own real estate inspection website, commercial inspection software and commercial inspection procedures from scratch, through dedication, devotion and experience. Free property cost repair estimates are also available on a separate document upon request. Our cost repair estimates are developed using the latest materials, parts and labor cost. These are only cost repair estimates and under no means are we attempting to solicit for bid on any or all necessary repairs needed at the inspected property.

During our inspection process, we utilize the latest available inspection equipment and technology, such as infrared cameras, infrared thermometers, combustible gas detectors, ground fault circuit interrupters, voltage meters and several other inspection tools. Our technical knowledge is certainly important, but just as important is our ability to promptly deliver your inspection report. Our inspection reports are web-based, and you will receive your report electronically within 24-48 hours of the inspection completion date. Our commercial reports are concise and categorized by field, issues, buildings, floors, units, and areas. All items are supported with a short narrative and color digital photos.

Additional inspections and services such as Wood Destroying Insect (WDI) inspections can be added to the inspection service for an additional charge by a third-party contractor. These services and inspections can be performed during the property inspection with advance notice.

### **What's Included In The Property Inspection:**

Your onsite inspection includes a comprehensive list of items. For example, a typical property inspection includes current roof conditions, roof structure, roof vents, boot jacks, AC curbs, exhaust ducts, evidence of present roof leaks and roof penetrations and potential sources of future roof leaks. We inspect parapets, knee walls, decking, flashing, exterior trim, eaves, soffit, fascia, gutters, downspouts and splash guards.

Our inspection services cover exterior hose bibs and plumbing supplies, stoops, front entryways, entryway covers and awnings, service entries, loading docks, service doors, bay doors, walkways, stairwells, railings, parking, general accessibility, ADA compliance, signage, fire emergency egress, grading, drainage, elevation and landscaping.

General property exterior lawn irrigation systems can also be evaluated if arranged in advance for an additional charge. Access to irrigation system control panels must be available at the time of inspection for this service to be performed.

We thoroughly assess the foundation, signs of structural movement, sifting and uneven settlement, structural integrity, exterior walls, wall coverings, finishes, exterior trim, windows, exterior doors, and access all areas for water intrusion. Exterior stucco finishes, if present, are also scanned using infrared for evidence of moisture intrusion and retention. We evaluate crawlspaces for an additional charge is present and notified in advance.

We evaluate attics spaces, areas above drop ceilings, insulation levels, ventilation, interior doors, floors and floor coverings, interior walls and ceilings. Interior plumbing, shut-offs valves, visible floor drains, plumbing and hose bibs are also evaluated.

We assess electrical service lines, electrical distribution and junction outlets/switches, meter box, interior and exterior lighting, electrical grounding, electrodes, main electrical disconnect, breakers and fuses. Mechanical systems such as heating and cooling systems, roof top AC systems, water heating/boilers, appliances, gas services, gas shut-offs and much more are reviewed. We report the presences of deferred maintenance, property neglect and health/safety concerns.

Our completed comprehensive real estate inspection report is delivered within 24-48 hours from the inspection completion date; no other commercial inspection company offers the same degree of service.

### **Benefits of Infrared Scanning At No Additional Charge to You:**

1. Find hidden problems other inspection companies without thermal imaging can not detect.
2. Identify electrical breakers, switches, outlets and wiring behind walls that are damaged or overheating.
3. Roof leaks and water ponding.
4. Plumbing leaks in the walls, ceilings and in and around water fixtures.
5. Missing and/or inadequate insulation levels in upper ceilings, exterior walls and under roof decking.
6. HVAC issues such as leaking duct, registers and plenums
7. HVAC coolant (Freon) leaks at interior, exterior systems & coolant lines.
8. Identify issues faster with a more thorough evaluation of findings and present steady resolutions based on the infrared findings.
9. Identify areas for customers to reduce energy usage.
10. Document and validate our work and findings through infrared verification.
11. Reduction of client and property liability.
12. Increase in safety for building clients, tenants and workers.

### **Applications for Thermal Imaging during Building Inspections:**

1. Air infiltration (energy usage/comfort)
2. Missing, improperly installed or settled insulation
3. Roof leak inspection, roof drain defects, roof water ponding & moisture penetration
4. HVAC duct leaks
5. HVAC testing, HVAC duct flow and leaks and coolant system line leaks
6. In floor heating
7. Ventilation concerns
8. Electrical service and distribution inspections
9. Moisture intrusion, possible conditions for fungal growth and condensation issues
10. Moisture detection in roofs, ceilings and in interior/exterior walls
11. Steam traps
12. Electrical motors issues
13. Pumps and hydraulics concerns
14. Commercial energy loss (building envelope inspection)
15. Plumbing leaks, plumbing clogs

### **Scope Of Coverage:**

**Purpose**—To define good commercial and customary practices for conducting a property condition inspection of the improvements located on a parcel of commercial real estate by performing a thorough inspection and conducting inspection research as outlined within this guide.

**Physical Deficiencies**—To determine commercial and customary conditions and standards to identify and communicate physical deficiencies to a buyer. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the inspectors thorough and complete inspection. This definition includes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, and identify normal operating maintenance, etc. This inspection does not include conditions that generally do not present material physical deficiencies of the subject property.

**Physical Inspection**— A detailed physical and visual inspection to identify the subject property's physical deficiencies, and recommends various systems, components, and equipment that should be observed by the inspector and reported in the property inspection report.

**Document Reviews And Interviews**—Includes the review of any and all documents that are present and available during the inspection time to augment the physical and visual inspection so as to assist the consultant's understanding of the subject property and identification of physical deficiencies.

**Property Inspection Report**—The work product resulting from completing the inspection property inspection report. The property inspection report incorporates the information obtained during the inspection process and available document reviews, and includes Cost Repair Estimates upon request for suggested remedies of the physical deficiencies identified.

**Inspection Objectives**—Objectives are to: (1) define good commercial and customary practice for the primary commercial real estate improvements; (2) facilitate consistent and pertinent content (3) develop pragmatic and reasonable recommendations and expectations for site observations, document reviews and research associated with conducting property inspections; (4) assist in developing a standard of care for appropriate observations and repairs; and (5) recommend protocols for consultants for communicating observations, opinions, and recommendations in a manner meaningful to the user.

**Considerations Beyond Scope Of Inspection**— Certain physical conditions and specialty services and devices that may exist on the subject property, and certain activities or procedures (not an all inclusive list) that are beyond the scope of this property inspection report, but may warrant consideration by parties to a commercial real estate transaction to enhance the property inspection report. Examples of such services include fire suppression systems, elevators, loading dock lifts, fire alarms and security alarms.

Thank you for giving us the opportunity to bid for your business. We have been in the commercial real estate inspection business for several years and have established a reputation for quality. We look forward to showing you that it is well deserved. If you would like to discuss items in this quote, or if you need any additional information, please call me personally at 281-216-1171.

Client's Signature: \_\_\_\_\_

**By signing this proposal, the client agrees to the inspection at said address and the payment of inspection fees quoted herein. Payment will be made by check, cashier's check or money order the day the property inspection is performed. If payment is not received the day of the inspection, the property inspection report and any verbal details related to the property inspection will be withheld until payment is received.**

Sincerely,

Robert Welch  
TREC Licenses 9292  
ATEX Inspects  
281-216-1171  
[www.atexinspects.com](http://www.atexinspects.com)