

YOUR Inspection Report

FOR THE PROPERTY AT:

201 NASA Parkway. Fellowship Hall
Webster, TX 77598

PREPARED FOR:

COURTENY CLIFFORD

INSPECTION DATE:

Tuesday, November 15, 2016

PREPARED BY:

Kerry Kohl



Titans Commercial
105 E. Spreading Oaks Ave
Friendswood, TX 77546

281-295-1764

www.titanscommercial.com
Titans@Inspectorteam.com



November 21, 2016

Dear Courtney Clifford,

RE: Report No. 1090
201 NASA Parkway. Fellowship Hall
Webster, TX
77598

Thank you very much for choosing us to perform your commercial inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of an inspection.

Clients sometimes assume that a commercial inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the property, recording the conditions on a given date and time. Inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Kerry Kohl
on behalf of
Titans Commercial

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SUMMARY

201 NASA Parkway. Fellowship Hall, Webster, TX November 15, 2016

Report No. 1090

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SUMMARY

ELECTRICAL

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AIR CONDITI

VENTILATION

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Again starting at the top of structure. The roof has some missing and damaged shingles, but it really is well past its usable life. Replacement is recommended and should run between \$35,000 and \$38,000. There is quite a bit of stucco faade damage and it would be wise to seal and coat surface to prevent further deterioration. \$15,000 - \$20,000 would be a good budget if there are not any major hidden problems. The window frames all around the main entry are rusted through and will start to cause major problems including cracked windows if left unchecked. A good fix may still run as high as \$30,000. The brick veneer around building shows signs of settlement that could be corrected to ensure the integrity of building remains. Foundation was measured for deflection and there was very little noted. There are what appears to be slab joints running across main area that may have been additions done years before.

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_13_Maintenance_2011.pdf

Electrical

DISTRIBUTION EQUIPMENT \ General condition

Condition: • Minor deficiencies noted

Not all breakers are labeled, some wires on the neutral bus bar are double-lugged.

Location: Mechanical Room

Task: Remedy as needed

BRANCH CIRCUIT \ Outlet conditions

Condition: • Minor deficiencies noted - Broken blade in outlet near mechanical room

Task: Repair

Plumbing

DOMESTIC WATER HEATING \ Heater/Boiler and tank

Condition: • Beyond its expected useful life

Condition: • Missing discharge from the pressure relief valve
TRP valve drain line is missing.

Task: Remedy as needed to prevent burns from steam and hot water.

Roofing

ASPHALT SHINGLES \ Overall condition

Condition: • Poor

ASPHALT SHINGLES \ Deficiencies

Condition: • Beyond typical life expectancy

Roof system is missing shingles and is well past usable life.

Cost: \$35,000 - \$38,000

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Condition: • Damaged

Damaged shingles along edge of small upper roof.

Task: Evaluate and remedy as needed.

Condition: • Missing

Missing ridge shingles at both back lower hips.

Task: Repair as needed to stop leaking into main lobby area.

DRAINAGE \ Gutters and Downspouts

Condition: • Evidence of leakage noted

Condition: • Missing

Missing downspout.

Location: Back right corner of building.

Task: Remedy as needed.

Interior Components

GENERAL \ Interior Surfaces

Condition: • Cracked/Separated drywall and doors out of square are consistent with building settlement.

Location: Main Fellowship Hall

Task: Further evaluation

Condition: • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

INTERIOR SURFACES - FLOORS \ General

Condition: • Damaged

Cracks in resilient tile

Location: Main Fellowship Hall

Task: Repair or replace

Exterior Components

WALLS \ Brick veneer

Condition: • Numerous metal lintels are badly rusted and are causing minor deflection of brick veneer.

Task: Evaluate and remedy as needed.

Condition: • Damage

Location: Iron gate to A/C equipment.

Task: Remedy as needed.

Cost: \$1,000

WALLS \ Stucco - hardcoat

Condition: • Many areas of upper and lower exterior walls are badly faded and cracked.

Task: Seal and recoat as needed.

SUMMARY

SUMMARY	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION	STRUCTURE
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Cost: \$14,000 - \$20,000

DOORS \ Main entrance doors

Condition: • De-laminated/weathered door face

Location: Front Entrance

Task: Repair or replace

Cost: \$2,500

Condition: • Corroded

Location: Rear Right Exit Door

Task: Repair or replace

WINDOWS \ Conditions

Condition: • Rusted/pitted window frames

Location: Foyer

Task: Repair or replace

Cost: \$25,000 - \$30,000 Depending on system used for replacement.

Condition: • Cracked pane

Location: Foyer

Task: Replace

WOODWORK AND TRIM \ General

Condition: • Wooden drip edge is missing and rotted in numerous locations. Should be repaired when roof is replaced.

Task: Repair/replacement should be deferred until roof is replaced.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

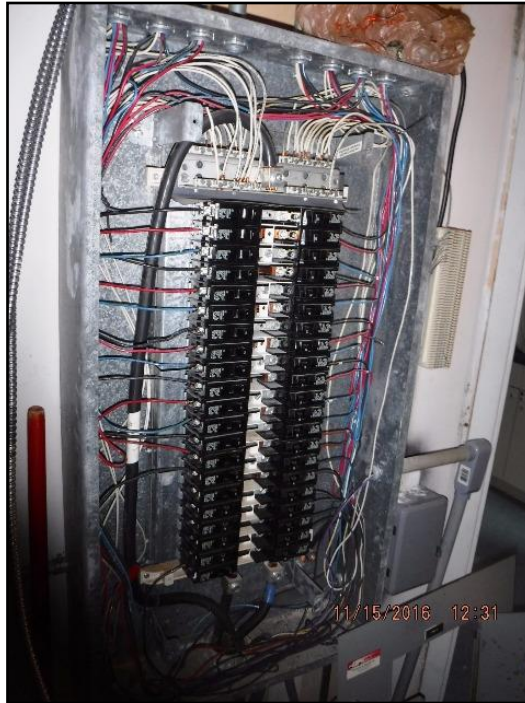
Description

Electrical service to the building: • Underground

Service distribution and metering: • Main metering at office/classroom building.

Distribution panels:

• Circuit breakers



1. Circuit breakers

Lighting fixture types: • Fluorescent • Incandescent

Limitations/Disclaimers

General: • Note: Storage and lack of access prevented inspection of all branch and distribution electrical systems.

Service adequacy: • It is impossible on an inspection such as this to determine adequacy for commercial demands

Deficiency

DISTRIBUTION EQUIPMENT \ General condition

1. **Condition:** • Minor deficiencies noted

Not all breakers are labeled, some wires on the neutral bus bar are double-lugged.

Location: Mechanical Room

Task: Remedy as needed

ELECTRICAL

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2. Minor deficiencies noted-missing labels

BRANCH CIRCUIT \ General condition

2. Condition: • Minor deficiencies noted

Missing Exit sign over main entrance into Fellowship Hall

Task: Repair or replace



3. Minor deficiencies noted-some wires...



4. Minor deficiencies noted

BRANCH CIRCUIT \ Outlet conditions

3. Condition: • Minor deficiencies noted - Broken blade in outlet near mechanical room

Task: Repair

ELECTRICAL

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5. *Broken blade in outlet near mechanical room*

HEATING

SUMMARY	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION	STRUCTURE
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Description

General: • Heat is supplied by split systems.

Limitations/Disclaimers

Operating status: • Inspection of heating units was not part of the scope of this inspection.

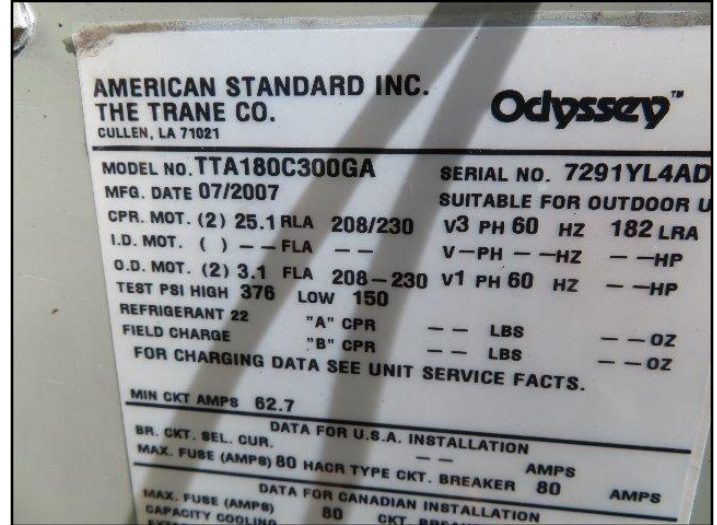
AIR CONDITIONING

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Description

Split system condenser coil #1 - Age and system type:

- 5 to 10 years

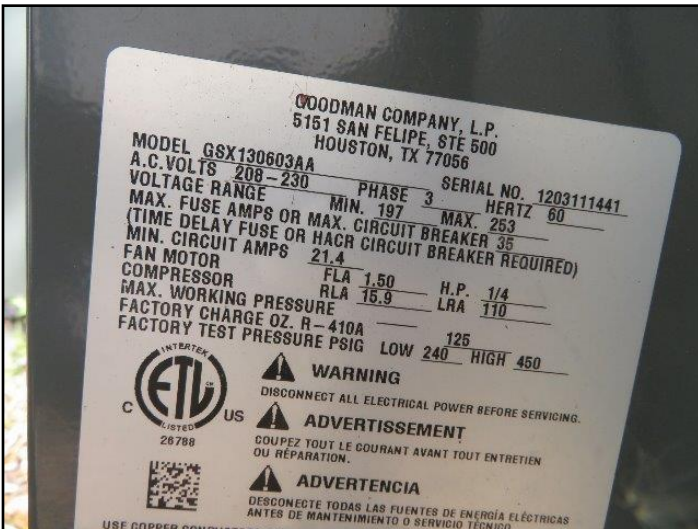


6. 11 to 15 years

7. 11 to 15 years

Split system condenser coil #2 - Age and system type:

- Between 5 to 10 years old



8. Between 5 to 10 years old

9. Between 5 to 10 years old

Split system condenser coil #3 - Age and system type:

- Between 11 to 15 years old

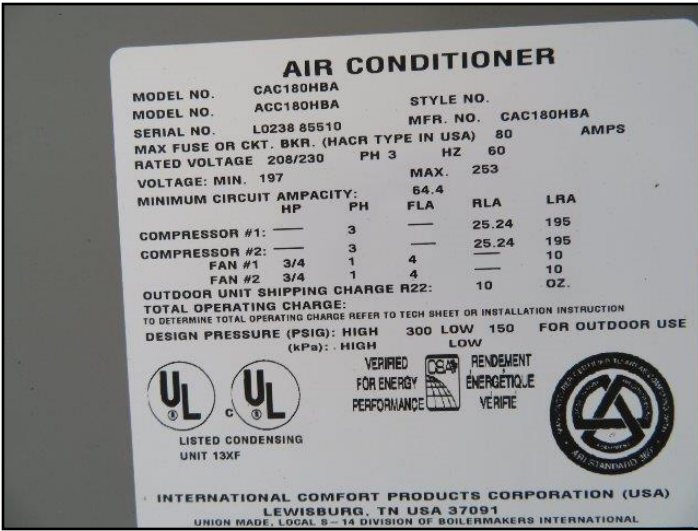
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10. Between 5 to 10 years old

11. Between 5 to 10 years old

Typical split system life expectancy: • Air-cooled system - 12 to 15 years

Refrigerant noted in air-conditioning system(s): • R-22

Limitations/Disclaimers

Operating status: • Not part of the scope of this inspection.

VENTILATION

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Description

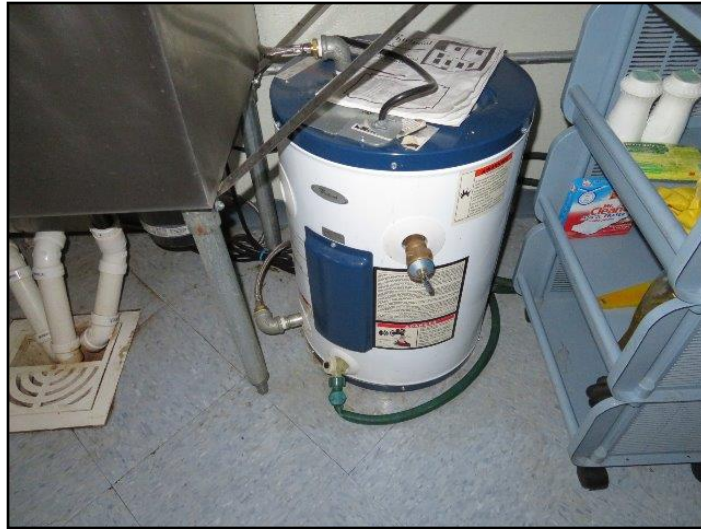
Individual exhaust fans - areas serviced: • Washroom(s)
Operable doors: • Front entry points and side emergency doors.

Description

Domestic water heaters: • Electric

Domestic water heater/boiler - approximate age:

- Over 15 yrs old



12. Over 15 yrs old

Typical domestic water heater/boiler life expectancy: • 15 years

Deficiency

DOMESTIC WATER HEATING \ Heater/Boiler and tank

4. Condition: • Beyond its expected useful life

5. Condition: • Missing discharge from the pressure relief valve
TRP valve drain line is missing.

Task: Remedy as needed to prevent burns from steam and hot water.

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13. Missing discharge from the pressure relief...

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Description

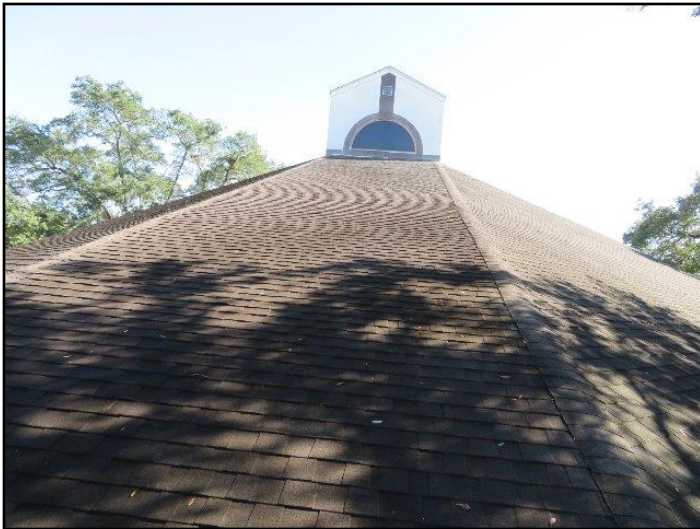
Asphalt shingles (single-layer): • Whole building.



14.



15.



16.



17.

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19.

Asphalt shingles - approximate age: • Over 20 years old

Typical asphalt shingle roof life expectancy: • 15 to 20 years

Deficiency

ASPHALT SHINGLES \ Overall condition

6. Condition: • Poor

ASPHALT SHINGLES \ Deficiencies

7. Condition: • Beyond typical life expectancy

Roof system is missing shingles and is well past usable life.

Cost: \$35,000 - \$38,000

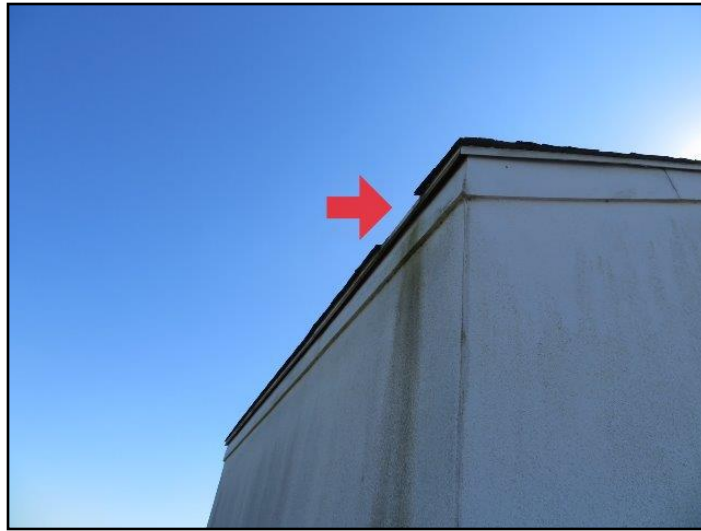
8. Condition: • Damaged

Damaged shingles along edge of small upper roof.

Task: Evaluate and remedy as needed.

ROOFING

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20. *Damaged*

9. Condition: • Missing

Missing ridge shingles at both back lower hips.

Task: Repair as needed to stop leaking into main lobby area.



21. *Missing*



22. *Missing*

DRAINAGE \ Gutters and Downspouts

10. Condition: • Evidence of leakage noted

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23. Evidence of leakage noted

11. Condition: • Missing
Missing downspout.

Location: Back right corner of building.

Task: Remedy as needed.



24. Missing

INTERIOR COMPONENTS

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Description

Finished area floor coverings: • Resilient tile

Wall finishes: • Drywall

Ceiling finishes: • Wood Ceiling

Ceiling finishes: • Drywall

Limitations/Disclaimers

General: • The interior areas were inspected from ground level. There is an access panel to the space above the foyer ceiling in the sound room, which was viewed from a ladder at the opening.

Deficiency

GENERAL \ Interior Surfaces

12. Condition: • Cracked/Separated drywall and doors out of square are consistent with building settlement.

Location: Main Fellowship Hall

Task: Further evaluation



25. Cracked/Separated drywall and doors



26. Cracked/Separated drywall and doors...

INTERIOR COMPONENTS

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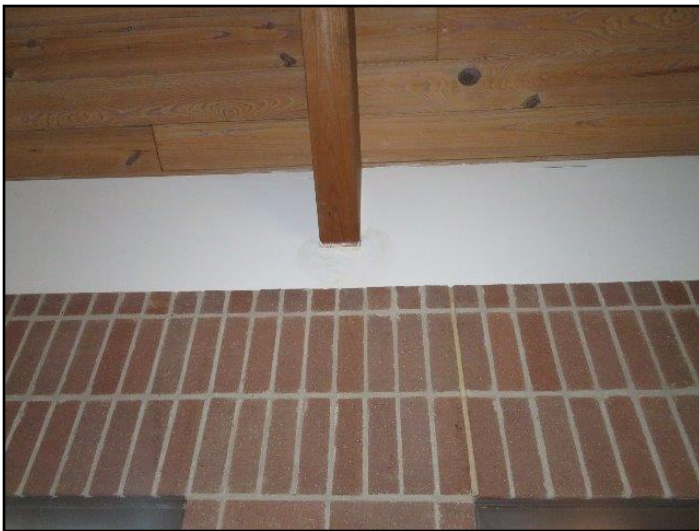
27. Cracked/Separated drywall and doors...

13. **Condition:** • As is typical, the walls, ceilings, and floors show cosmetic deficiencies due to normal use

14. **Condition:** • Water damage

Location: Main Fellowship Hall (Chancel Area); Right Rear Storage Closet; Foyer

Task: Further evaluation



28. Water damage



29. Water damage

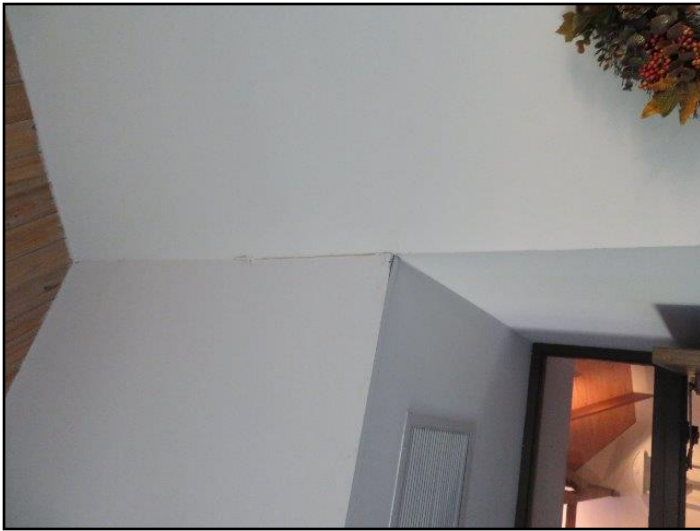
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30. Water damage



31. Water damage



32. Water damage



33. Water damage

INTERIOR SURFACES - FLOORS \ General

15. Condition: • Damaged

Cracks in resilient tile

Location: Main Fellowship Hall

Task: Repair or replace

INTERIOR COMPONENTS

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34. *Damaged*

INSULATION

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Limitations/Disclaimers

General: • Since access could not be gained, no comment can be offered on the insulation

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Description

Exterior walls: • Steel-frame

Internal framing: • Steel Framing



35. Steel Framing

Roof: • Steel deck • Wood deck • Supported by steel beams and columns

Limitations/Disclaimers

Attic: • No access gained - an investigation was not possible here

Deficiency

GENERAL \ Overall condition

16. **Condition:** • Serviceable

EXTERIOR COMPONENTS

SUMMARY	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION	STRUCTURE
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Description

- Exterior walls:** • Brick veneer • Stucco
- Main entrance doors:** • Wood-framed
- Personnel/exit doors:** • Steel-framed
- Building windows:** • Steel-framed • Single-glazed

Deficiency

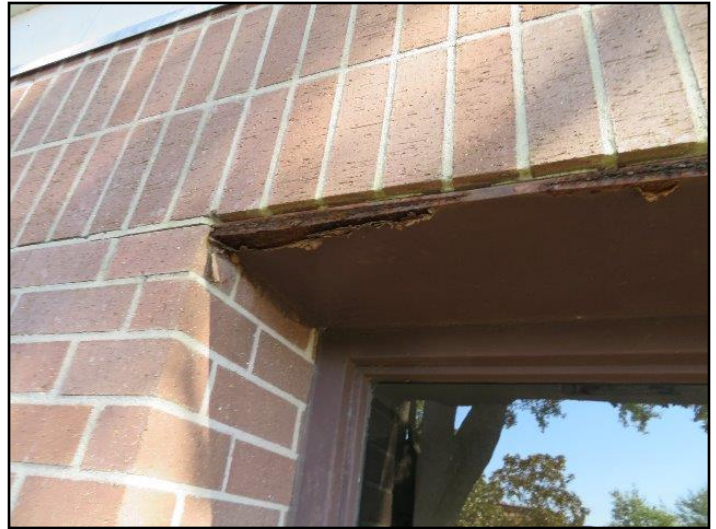
WALLS \ Brick veneer

17. Condition: • Numerous metal lintels are badly rusted and are causing minor deflection of brick veneer.

Task: Evaluate and remedy as needed.



36.



37.



38.



39.

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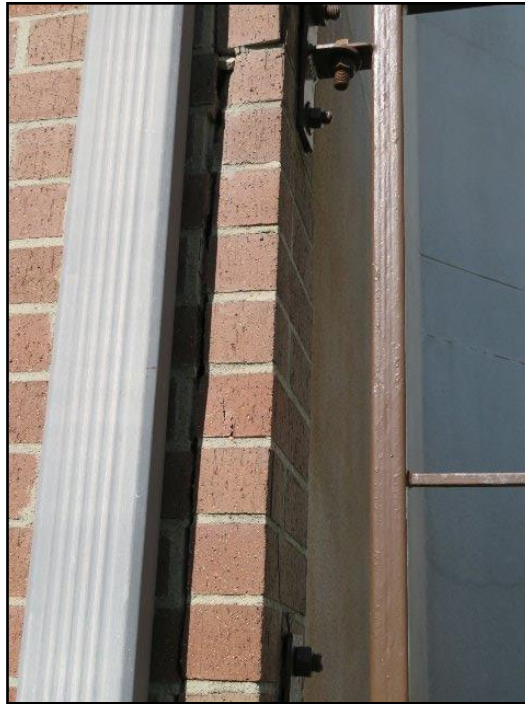
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18. Condition: • Damage

Location: Iron gate to A/C equipment.

Task: Remedy as needed.

Cost: \$1,000



40. Damage

WALLS \ Stucco - hardcoat

19. Condition: • Many areas of upper and lower exterior walls are badly faded and cracked.

Task: Seal and recoat as needed.

Cost: \$14,000 - \$20,000



41.



42.

EXTERIOR COMPONENTS

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DOORS \ Main entrance doors

20. Condition: • De-laminated/weathered door face

Location: Front Entrance

Task: Repair or replace

Cost: \$2,500



44. *De-laminated/weathered door face*

21. Condition: • Corroded

Location: Rear Right Exit Door

Task: Repair or replace

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45. Corroded

WINDOWS \ Conditions

22. Condition: • Rusted/pitted window frames

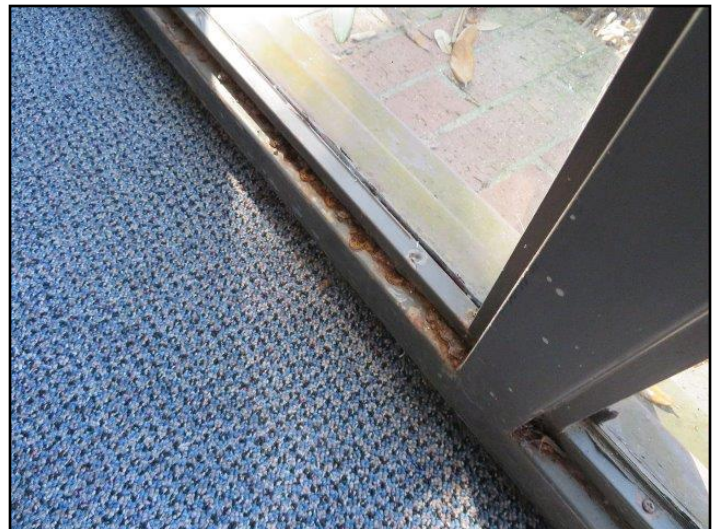
Location: Foyer

Task: Repair or replace

Cost: \$25,000 - \$30,000 Depending on system used for replacement.



46.



47.

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48. Rusted/pitted window frames



49. Rusted/pitted window frames

23. Condition: • Cracked pane

Location: Foyer

Task: Replace



50. Cracked pane

WOODWORK AND TRIM \ General

24. Condition: • Wooden drip edge is missing and rotted in numerous locations. Should be repaired when roof is replaced.

Task: Repair/replacement should be deferred until roof is replaced.

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51.



52.

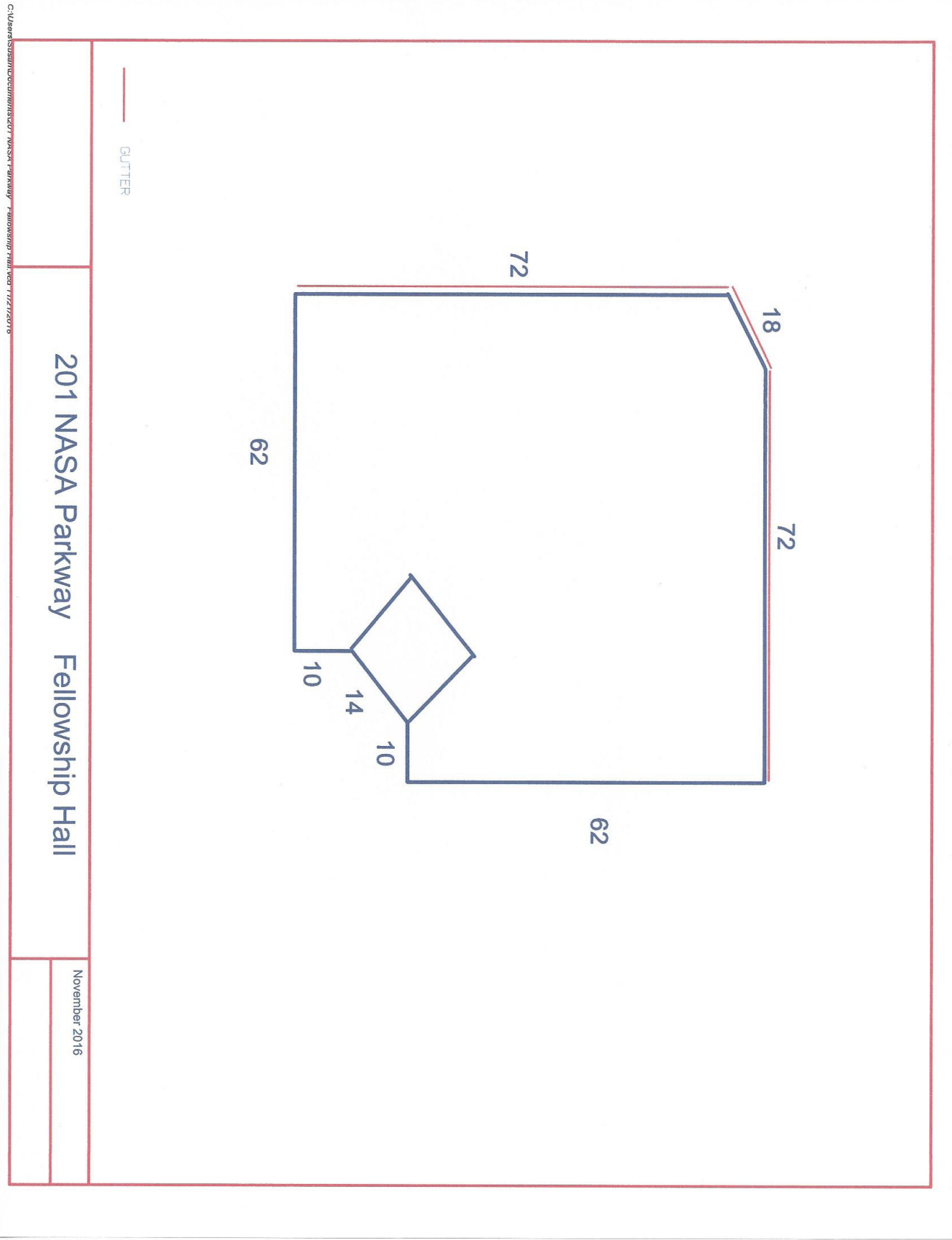


53.

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