

YOUR Inspection Report

FOR THE PROPERTY AT:

201 NASA Parkwy, Sanctuary, Suite Sanctuary
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 Courteny Clifford,

RE: Report No. 1089
201 NASA Parkwy, Sanctuary, Sanctuary
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, Sanctuary, Webster, TX November 15, 2016

Report No. 1089

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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 let us look at the building starting from the roof down. There are two different systems installed and the composition shingles are at the end of their usable life. Replacement of this system will cost between \$48,000 and \$52,000. There was noted some deflection in roof decking along the perimeter edges. If this is found to be minor at time of re-roof costs should stay within the given numbers but if there is bad decking the price could go as high as another \$5,000. The stucco faade found around the building shows lots of micro cracks. With in the next couple of years there should be a re-surfacing of these areas included in the budget. Sealing any cracks and coating with a proper elastomeric coating is recommended for best performance. This should be around a \$4.00 per linear foot cost. There were signs of previous leaking inside at entry to main sanctuary that was probably related to the repairs on the upper roof above and maybe preceded a roof replacement. Foundation had no measurable deflection and is performing as intended.

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

Roofing

TPO \ Deficiencies

Condition: • Small sections of blistering were observed.

Task: Monitor and remedy as needed.

ASPHALT SHINGLES \ Deficiencies

Condition: • Cupping or deflection of shingles and decking was observed.

Location: Along main perimeter edges.

Task: Monitor for leaking. When roof is replaced these areas will probably require new decking which will add cost to re-roof.

Condition: • Approaching end of typical life expectancy

Roof is at the end of its useful life. Re-roof project should be put into budge.

Cost: \$49,000 - \$52,000

TYPICAL ROOF DEFECTS \ Flashings

Condition: • Base flashing is lifted.

Location: Right edge at base of upper small wall and main roof deck at front of sanctuary over large stained glass windows.

Task: Seal and secure as needed to prevent moisture penetration.

DRAINAGE \ Gutters and Downspouts

Condition: • Damage and missing gutter and downspouts were observed.

Location: Gutter at back of upper roof and downspouts at upper and lower roof sections.

Task: Repair as needed.

Cost: \$1,500 - \$2,000

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Interior Components

GENERAL \ Interior Surfaces

Condition: • Water damage

Drywall and ceiling tiles.

Location: Entry into main sanctuary.

Exterior Components

General

• Mechanical roof door is not closing properly. Could be rusted out.

Location: Entry to HVAC equipment.

Task: Evaluate and remedy as needed to ensure proper operation.

Cost: Replacement: \$1,000-\$1,500

WALLS \ Stucco - hardcoat

Condition: • Cracking was observed in numerous sections.

Location: Upper wall over lower roof and lower wall sections.

Task: Properly seal and coat walls is recommended.

Cost: \$3.50-\$4.00 linear foot.

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the building 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.

[Home Improvement - ballpark costs](#)

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Description

Date of site visit: • November 15, 2016

Date of site visit: • Date:

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Description

Electrical service to the building: • Underground

Main electrical service transformer: • Pad-mounted transformer

Service distribution and metering: • Single meter for whole complex of buildings.

Distribution panels:

- Circuit breakers

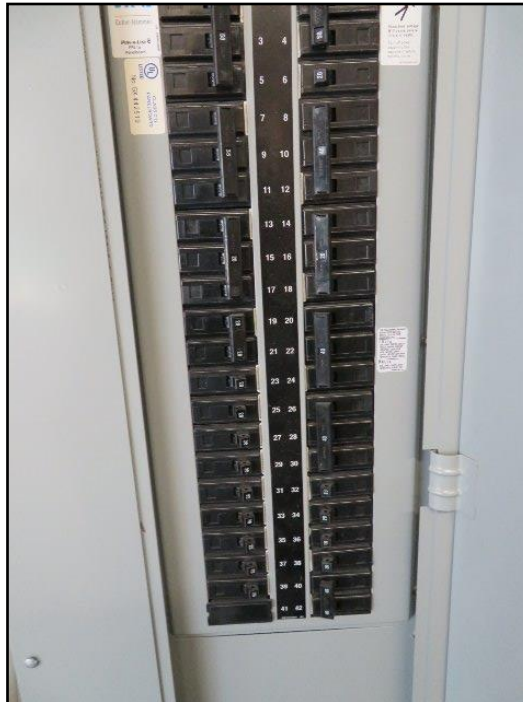


1. Circuit breakers



2. Circuit breakers

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3. Circuit breakers

Predominant wire types: • Copper

Lighting fixture types: • Fluorescent • Incandescent

Grounding - electrical system: • at grounding rods

Limitations/Disclaimers

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

Electrical service size: • Capacity not determined by size of main fuses.

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

Deficiency

GENERAL \ Level of Maintenance

1. **Condition:** • Satisfactory

DISTRIBUTION EQUIPMENT \ General condition

2. **Condition:** • No major deficiencies noted

HEATING

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Description

General: • Large split systems.

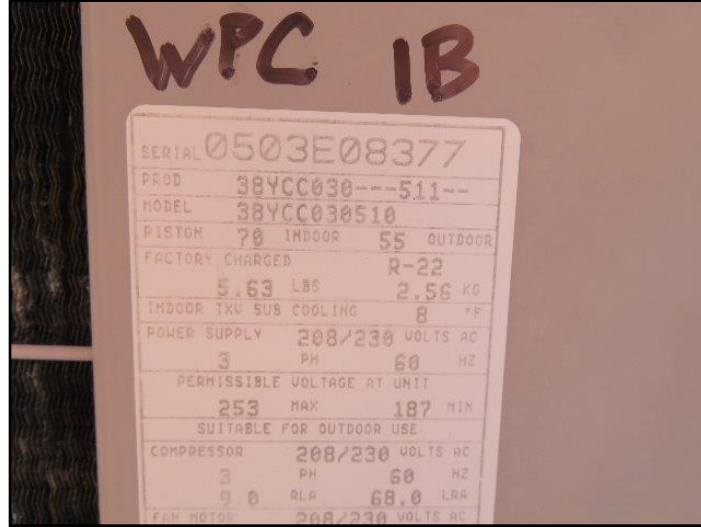
Limitations/Disclaimers

Operating status: • Operating in A/C mood and was not part of the scope of this inspection.

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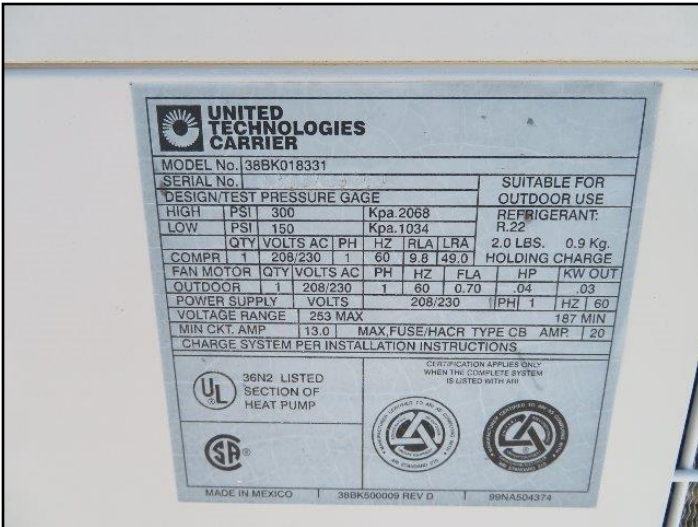
Description

General: • Split system #4. 13 years old.



4.

General: • Unit #5 is on the roof.



5.



6.

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

- 11 to 15 years

AIR CONDITIONING

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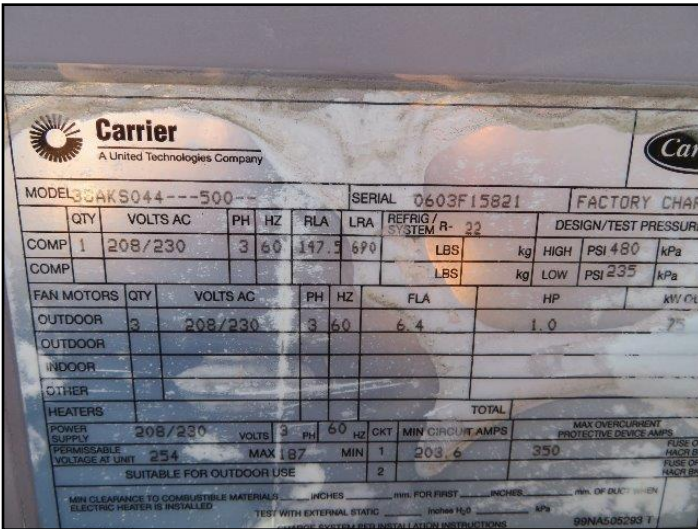
SUMMARY	SUMMARY B	ELECTRICAL	HEATING	AIR CONDITI	VENTILATION	PLUMBING	ROOFING	INTERIOR CO	INSULATION
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7. 11 to 15 years

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

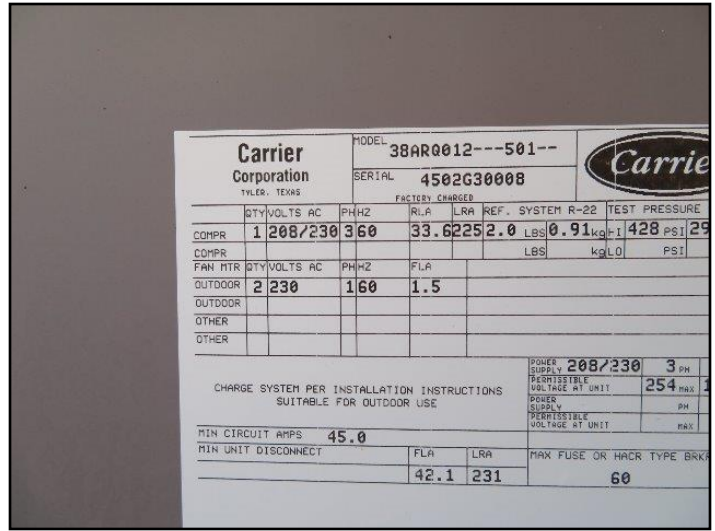
- Between 5 to 10 years old



9. Between 5 to 10 years old

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

- Between 11 to 15 years old



8. 11 to 15 years



10. Between 5 to 10 years old

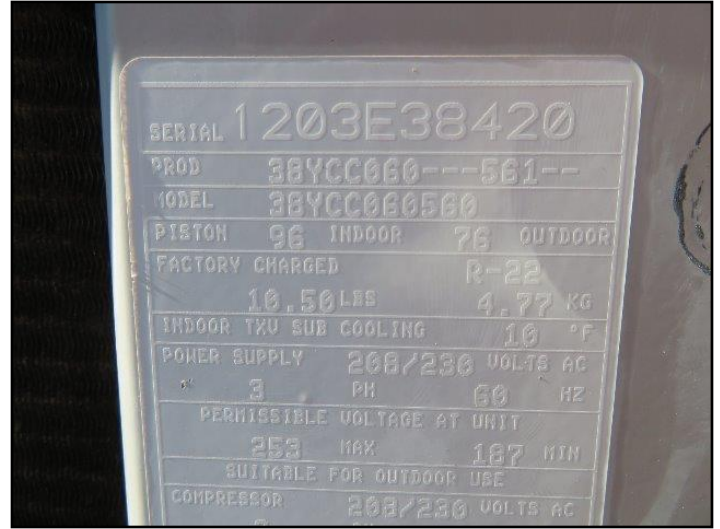
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11. Between 11 to 15 years old

12. Between 11 to 15 years old

Typical split system life expectancy: • Air-cooled system - 12 to 15 years • Water-cooled system - 15 to 20 years

Limitations/Disclaimers

Operating status: • Operation of unit(s) was not part of the scope of this inspection.

Deficiency

GENERAL \ Overall condition

3. **Condition:** • Satisfactory

GENERAL \ Level of Maintenance

4. **Condition:** • Satisfactory

VENTILATION

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Description

Individual exhaust fans - areas serviced: • Washroom(s)
Operable doors: • Main entry and side entry. Equipment room.

Deficiency

INDIVIDUAL EXHAUST FANS \ General

5. Condition: • No major deficiencies noted

WINDOWS \ General

6. Condition: • No major deficiencies

Description

Domestic water supply - size and pipe material:

- 2-inch diameter
- Plastic



13. Plastic

Water meters: • Exterior of building

Washroom locations: • Men and women's at front hallway.

Deficiency

GENERAL \ Overall condition

7. **Condition:** • Satisfactory

FIXTURES \ General

8. **Condition:** • No major deficiencies noted

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Description

General: • TPO roof over lower roof section.



14.



15.



16.

TPO approximate age: • 5 to 10 years old

Typical TPO roof life expectancy: • 20 to 25 years

Asphalt shingles (single-layer):

• Sanctuary

Main section of roof.

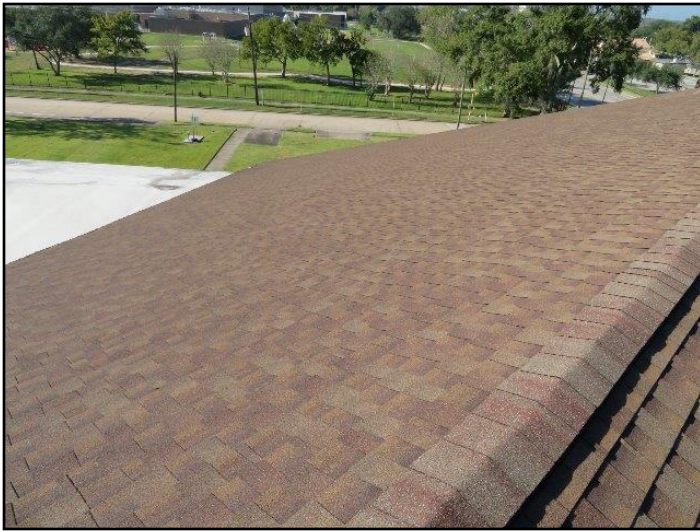
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17. Sanctuary



18. Sanctuary



19. Sanctuary



20. Sanctuary

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21. Sanctuary

Asphalt shingles - approximate age: • 10 to 15 years old

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

Limitations/Disclaimers

Flat roof covering(s): • No core was taken of system.

Deficiency

TPO \ Overall condition

9. Condition: • Satisfactory

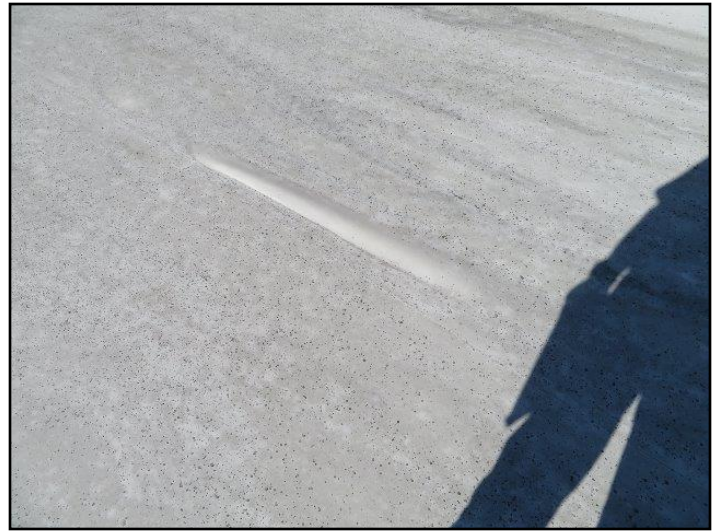
TPO \ Deficiencies

10. Condition: • Small sections of blistering were observed.

Task: Monitor and remedy as needed.

ROOFING

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22.

23.

ASPHALT SHINGLES \ Overall condition

11. **Condition:** • Fair

ASPHALT SHINGLES \ Deficiencies

12. **Condition:** • Cupping or deflection of shingles and decking was observed.

Location: Along main perimeter edges.

Task: Monitor for leaking. When roof is replaced these areas will probably require new decking which will add cost to re-roof.



24.

25.

13. **Condition:** • Approaching end of typical life expectancy

Roof is at the end of its useful life. Re-roof project should be put into budge.

Cost: \$49,000 - \$52,000

ROOFING

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TYPICAL ROOF DEFECTS \ Flashings

14. Condition: • Base flashing is lifted.

Location: Right edge at base of upper small wall and main roof deck at front of sanctuary over large stained glass windows.

Task: Seal and secure as needed to prevent moisture penetration.



26.

DRAINAGE \ Gutters and Downspouts

15. Condition: • Damage and missing gutter and downspouts were observed.

Location: Gutter at back of upper roof and downspouts at upper and lower roof sections.

Task: Repair as needed.

Cost: \$1,500 - \$2,000



27.



28.

ROOFING

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INTERIOR COMPONENTS

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Description

Finished area floor coverings: • Carpet • Resilient tile

Wall finishes: • Drywall

Ceiling finishes: • Suspended tile

Deficiency

GENERAL \ Overall condition

16. Condition: • Satisfactory

GENERAL \ Interior Surfaces

17. Condition: • Water damage

Drywall and ceiling tiles.

Location: Entry into main sanctuary.



30. Water damage



31. Water damage

INTERIOR COMPONENTS

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32. *Water damage*

INSULATION

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Limitations/Disclaimers

Flat roof: • The amount of insulation could not be ascertained

STRUCTURE

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Description

Configuration: • Slab-on-grade

Exterior walls: • Masonry • Steel-frame

Roof:

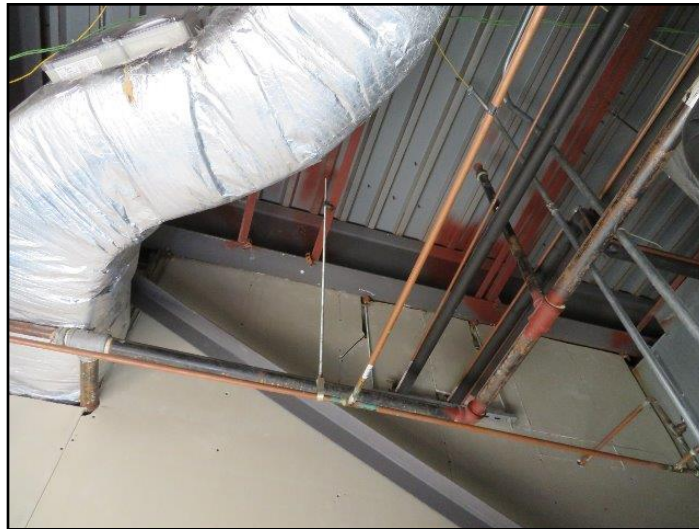
• Steel deck

Lower roof sections.

• Wood deck

Sloped roof deck appears to be wood over main sanctuary.

• Supported by steel beams and columns



33. Supported by steel beams and columns

Limitations/Disclaimers

General: • View of almost all upper roof sections was not possible.

General: • The examination of the structural components was visual only; a design review was not undertaken

Deficiency

GENERAL \ Level of Maintenance

18. **Condition:** • Satisfactory

GENERAL \ Structure

19. **Condition:** • No major structural defects were noted

EXTERIOR COMPONENTS

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Description

Exterior walls: • Brick veneer • Stucco

Main entrance doors: • Aluminum-framed

Personnel/exit doors: • Steel-framed

Sidewalks and walkways: • Poured-concrete

Deficiency

General

20. • Mechanical roof door is not closing properly. Could be rusted out.

Location: Entry to HVAC equipment.

Task: Evaluate and remedy as needed to ensure proper operation.

Cost: Replacement: \$1,000-\$1,500



34.



35.

GENERAL \ Level of Maintenance

21. Condition: • Satisfactory

WALLS \ Stucco - hardcoat

22. Condition: • Cracking was observed in numerous sections.

Location: Upper wall over lower roof and lower wall sections.

Task: Properly seal and coat walls is recommended.

Cost: \$3.50-\$4.00 linear foot.

EXTERIOR COMPONENTS

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DOORS \ General

23. Condition: • Minor deficiencies noted

END OF REPORT

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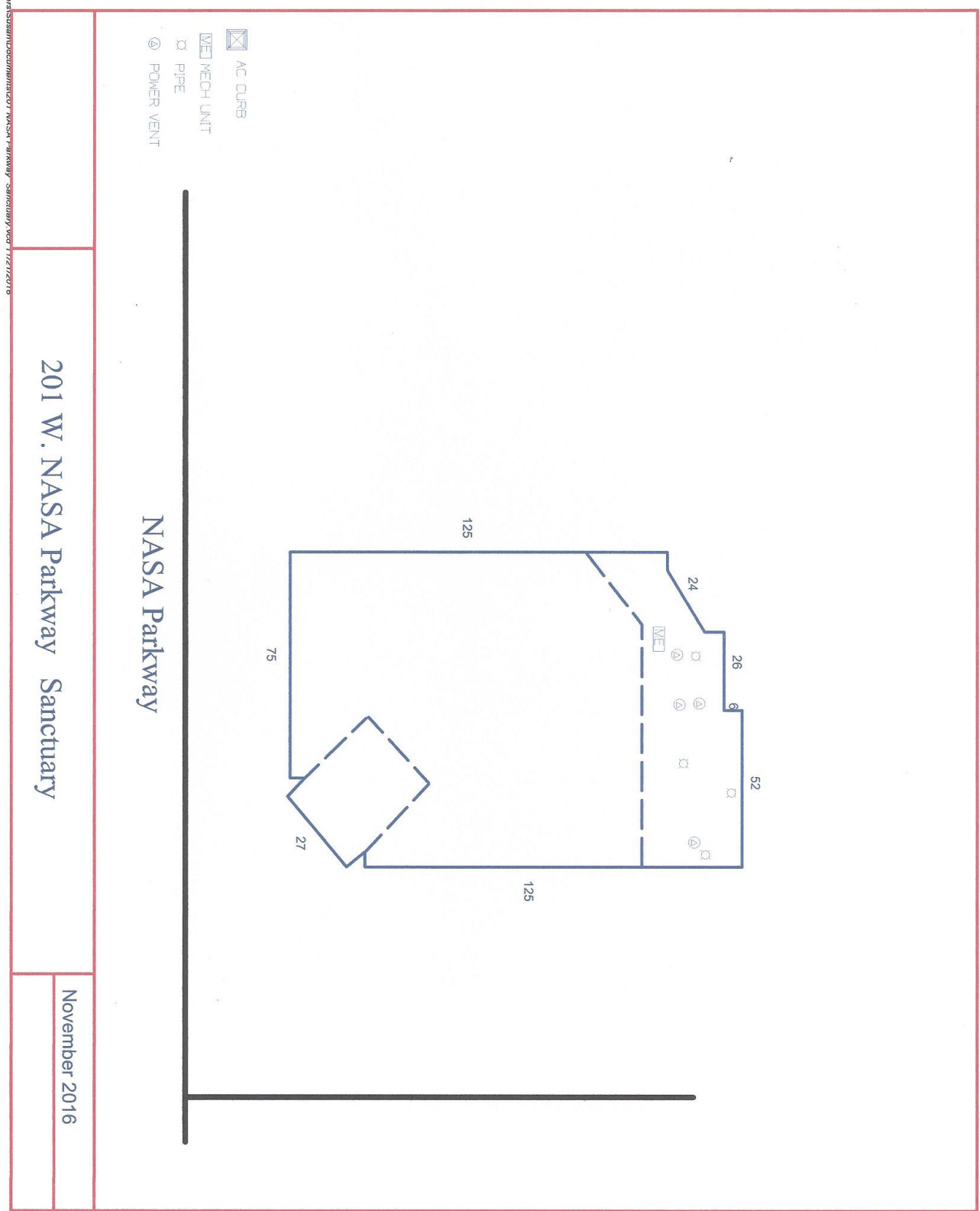
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201 W. NASA Parkway Sanctuary

November 2016