



www.XStreamInspections.com
972-492-7920



“COMMERCIAL” DUE DILIGENCE INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector)

(Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

SCOPE OF INSPECTION:

The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions. For example, furniture, equipment, appliances, paintings, or other furnishings will not be moved.

Xstream Inspections PC (XIPC) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection. *Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.*

XIPC does not inspect for building codes, soil analysis, or adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report (WDI) prior to closing. **The WDI inspection was not accepted by the client on this proposal and is therefore excluded from this report.**

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Warranty or Insurance Underwriting purposes.

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PROPERTY INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Property Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Property Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

LIMITATION OF LIABILITY

Neither I nor any professional who provided inspections and/or estimates of specific fields identified in the Report (plumbing, electrical, HVAC, etc.) are liable for expenses or repairs, maintenance, upgrades, or related costs that fall outside of the general scope of the inspection as defined in the Report.

Specifically, the recipient of this Report, as identified above, agrees and understands that the maximum liability incurred by Xstream Inspections, PC and Shelly Morgan for owner, employee, or contractor of Xstream Inspections, PC, if any, to the receipt shall be limited to the amount of the fee paid for the Inspection or whichever amount is lesser.

I, , recipient of the Report as identified above, understand that by acceptance of this Due Diligence Inspection Report, I am agreeing to the terms, conditions, and limitations stated above and specified in the Due Diligence Inspection Report, where applicable.

THIS REPORT IS OUR INVOICE

Client Signature: _____

Date: _____

- Property Faces:**
- Weather Conditions:**
- Parties Present:**
- Occupied or Vacant:**
- Inspection Fee:**



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I. FOUNDATION

A. Foundations

Type of Foundation(s): Concrete

Comments:

The overall condition of the foundation appears to be functioning as intended at the time of this inspection.

DEFICIENT ITEMS: FOUNDATION

Proper Drainage and consistent watering will be important to the future care of this foundation.

SEE FOUNDATION REPORT

B. Grading & Drainage

Comments:

DEFICIENT ITEMS: GRADING AND DRAINAGE

The drainage is negative and/or flat around all sides of the structure was signs of active/previous ponding present.

There is active ponding present at both back sides of the structure. The gutter downspout and rooftop drain termination locations are ponding water along the exterior foundation wall.

It is my recommendation that you consult with a drainage specialist to determine what corrective measures are needed to ensure that the foundation does not become compromised because of the drainage deficiency.



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C. Roof Covering Materials

Type(s) of Roof Covering: Rolled Roof Covering

Viewed From:

Comments:

DEFICIENT ITEMS: ROOF COVERING

There is an improper ladder present for the rooftop access and there is no protective cage installed around the access location. It is my recommendation that you consult with the City of Carrollton to determine what type of safety violations are present with the currently installed ladder.

Some of the gutters are leaking at the seams and/or others are in need of repair.

SEE ROOFERS REPORT

Report Identification:

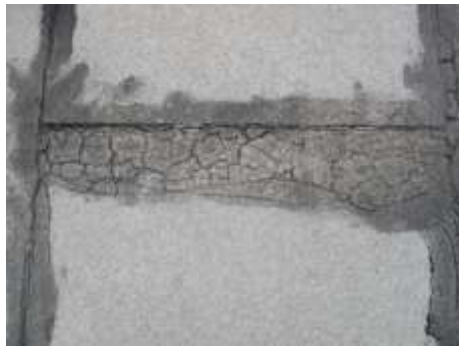
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D. Roof Structure & Plenum Space

Viewed From: Ladder through Ceiling Tiles (Random Access)

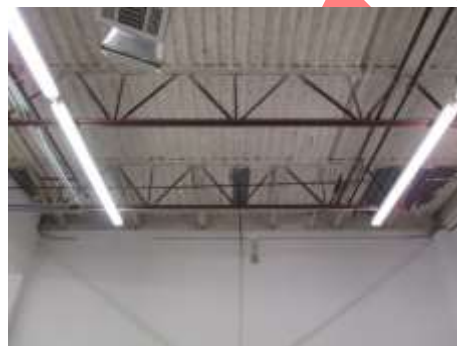
Approximate Average Depth of Insulation: 6" limited locations

Approximate Average Thickness of Vertical Insulation: Unknown

Comments:

Some areas of the roof decking are obstructed with spray on insulation at the "open to structure" areas.

All of the visible steel framing members appear to be in good condition, no significant deficiencies were observed at the time of this inspection.



DEFICIENT ITEMS: ROOF STRUCTURE

Some large areas of the sprayed on insulation is peeling off and/or missing at the back warehouse areas. The deficiencies appear to be the result of the standing water on the rooftop and/or roof leaks.

It is my recommendation that you have the deficient areas repaired once the roof covering deficiencies have been repaired.

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E. Walls (Interior & Exterior) /Ceilings / Floors

Comments:

The overall condition of the exterior walls are in good condition. There were no signs of deficiencies observed at the time of this inspection, other than normal wear and tear.

All of the interior and exterior walls appear to be in good condition with only minor deficiencies observed at the time of this inspection.

Ceilings are a combination of “open to structure” and “lay-in acoustical grid and tile” with batt insulation and unfaced rolled batts.

The floors appear to be reasonably level at the time of this inspection.



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DEFICIENT ITEMS: WALLS/CEILINGS/FLOORS

There are water stained ceiling tiles present at several areas; the deficiencies appear to be associated with the deficient roof covering and possibly long term leaks.

Minor surface cracks are visible at some interior concrete floors throughout the warehouse area. I am unable to verify that the cracks are routine and/or typical for age, foundation and soil type.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or doorframes.

There are water stained window sills present at a couple of locations throughout the structure. The deficiencies appear to be associated with the roof covering deficiencies.

There are rust stains present at the exterior masonry wall where the gas lines enter the building.

There are random cracks in the sheetrock indicating minor movement. The deficiency does not appear to be structurally significant at this time; however, we recommend monitoring to ensure against additional movement.



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F. GAS METER

Comments:

There is one gas meter located at the Southeast side of the structure. However, there are two gas lines running under the drive/parking area to the structure.



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G. Doors (Interior & Exterior & Overhead)

Comments:

Exterior doors are a combination of aluminum storefront glazing system and steel painted hollow metal doors, and overhead rollup doors.

Most of the doors appear to be properly hung and/or level in the frames and open and/or close as intended.

The electric dock door operated as intended with no significant deficiencies observed at the time of this inspection.

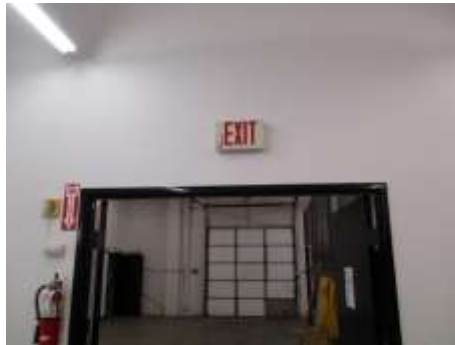
DEFICIENT ITEMS: INTERIOR / EXTERIOR / OVERHEAD DOORS

The Southwest vestibule door could not be unlocked from the inside with the thumb turn lock.

Some closures have been disconnected on some of the exterior exit doors.

Cosmetic dents and/or damaged areas were observed at most of the roll up doors.

Not all of the exit doors had illuminated Emergency Exit signs.



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H. Window Systems

Type of Windows: Aluminum

Type of Glazing: Black anodized aluminum / non insulated glass

Comments:

The window system is comprised of aluminum storefront and non-insulated glass with rubber gasket material. It appeared all of the rubber gasket material is in place at the time of inspection.

All glass appears to be in good shape with no cracked or broken windows found.

The windows are excessively dirty and difficult to detect deficiencies.

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I. Stairways (not applicable)

Comments:

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J. Sidewalks, Drive and Parking Areas

DEFICIENT ITEMS: SIDEWALKS, DRIVE AND PARKING AREAS

Routine caulk maintenance is needed at minor concrete parking areas and sidewalks.

Not all of the Fire Lanes and/or handicap areas are properly identified and/or the paint has been rubbed off and identification should be repainted to aid the handicapped and in the event of an emergency.

Some minor surface cracks are visible at some areas of the sidewalks and/or drive areas.

There are a couple of parking curbs that have damaged spots.

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K. FIRE ALARM / FIRE SPRINKLER

Comments:

Building is equipped with a wet Fire Sprinkler system and a Fire Alarm system with strobes. Fire extinguishers are sporadically located throughout the building.

The fire alarm system has an inspection tag dated 1/26/2016.

The fire sprinkler system has an inspection tag dated 1/2016.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

DEFICIENT ITEMS: SERVICE ENTRANCE AND PANELS

SEE ATTACHED ELECTRICAL REPORT

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

DEFICIENT ITEMS: BRANCH CIRCUITS

There are exterior ground lights at the front middle area of the building that were no operable at the time of this inspection. There may be a timer or it may be on a photo cell; but we were unable to get it to operate.

The exterior wall pack lighting on the East and West sides of the building did not illuminate. I recommend replacing the lamps and re-check for proper illumination.

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SEE ATTACHED ELECTRICAL INSPECTION REPORT

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III. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Location of water meters: Unable to locate

Comments:

DEFICIENT ITEMS: Water Supply and Fixtures

The (3) compartment sink, at the middle of the building appears to be leaking onto the floor when the water supply is on.

There is (1) unisex restroom with a sink, shower and toilet. The shower is slow draining.

There are (2) sets of men's restrooms and (2) sets of women's restrooms.

The North men's restroom has a sink that is slow draining, a urinal that is loose on the wall and the urinal leaks onto the floor.

The West women's restroom has a sink that does not drain at all!

Some of the cutoff valves are stuck under the sinks; they do not turn on or off.

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B. Drains, Wastes, and Vents

Comments:

Exterior cleanout ports in the ground, not inspected.

Water flowed normally at all supply locations.

DEFICIENT ITEMS: DRAINS, WASTE AND VENTS

Urinal in warehouse is clogged and did not drain when operated

Urinals in warehouse restrooms had leaks at P traps.

SEE PLUMBERS REPORT REGARDING CAMERA TEST ON SEWER LINES.

C. Water Heating Equipment

Energy Source: gas

Capacity: unknown

Comments:

DEFICIENT ITEMS: WATER HEATER

There is a 100 gallon water heater installed in mechanical closet at the middle of the building. The fire collar is in contact with combustibles, the fire collar is missing at the ceiling.

Rust is present at the top of the water heater and at the water supply lines.

The unit is not installed in a drain pan.

It is my recommendation that you consult with a licensed plumber to determine if the water heater needs to be replaced.



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IV. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System:

Energy Source: gas

Comments:

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

DEFICIENT ITEMS: HEATING EQUIPMENT

[SEE HVAC REPORT](#)

B. Cooling Equipment

Type of System:

Comments:

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

DEFICIENT ITEMS: COOLING UNITS

[SEE HVAC REPORT](#)

C. Duct System, Chases, and Vents

Comments:

OTHER

A. OTHER: IRRIGATION

Comments:

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DEFICIENT ITEMS: IRRIGATION

The irrigation controller was locked on both days that we were at the property. We were unable to operate the irrigation system.

Commercial

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ADDENDUM: REPORT SUMMARY

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

DEFICIENT ITEMS: FOUNDATION

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SEE FOUNDATION REPORT

DEFICIENT ITEMS: GRADING AND DRAINAGE

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SEE HVAC REPORT

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