

PROPERTY CONDITION REPORT



Inspector: Stephen Monroe
(469) 954-0669
smonroe@ultimateinspect.com
www.ultimateinspect.com

Client: Ultimate Properties
Property: 9091 Somewhere Ln, Dallas, TX 76493
Year Built: 2020 - Size: 83,376 square feet

Date of Inspection: 12/1/2020 - Time: 11:00 AM
Weather: Sunny - 50 to 60 degrees

INTRODUCTION



Ultimate Property Inspections is pleased to provide the results of the Property Condition Assessment performed on the aforementioned property. This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process".

Listed below are some helpful features designed to help you understand the information contained in this report.

VIDEOS IN REPORT - We may have included videos of issues within the report. If you are opening the PDF Version of the report, make sure you are viewing the PDF in the free Adobe Reader PDF program. If you are viewing the report as a web page, the videos will play in any browser. Click on any video within the report to start playing.

GLOSSARY FEATURE - Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow**, hover your cursor over the term. The definition or a tip about the item will appear. The complete glossary is located at the end of this report.

ICONS AND COLORED PRINT - Throughout the report we utilize icons and colored print to make things easier to find and read. Use the legend below to understand each rating icon and print color.



Acceptable – Denotes a visible/accessible system or component that appears to be performing and is in satisfactory condition for it's age and use. Routine maintenance is required.



Repair/Replace – Denotes a system or component which needs corrective action to assure proper and reliable function. Items with this rating should be examined by a professional and be repaired or replaced.



Major Concern or Safety Issue – Denotes a system or component that is considered significantly deficient or unsafe. Repair or Replacement is required.



Monitor – Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. This includes "As-Built" or "Grandfathered" conditions that do not meet current installation requirements or building standards.



Denotes notes, notices, or building codes.

PROPERTY CONDITION REPORT

Prepared For: Ultimate Properties

Concerning: 9091 Somewhere Ln, Dallas, TX 76493

By: Stephen Monroe, TREC License #21413

Date: 12/1/2020

PURPOSE OF INSPECTION

The purpose of this report is to assist Ultimate Properties, (the "Client"), in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. This report is intended to be utilized by the Client for the purpose of evaluating the general overall physical condition of the property and identifying physical deficiencies. The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the property, and determine if conditions exist which may have a significant impact on the continued operation of the facility.

SCOPE OF INSPECTION

Ultimate Property Inspections has prepared one comprehensive Property Condition Report that includes pertinent information from building(s) present on the subject property. The inspection was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". We have provided the standard Report Findings Summary normally utilized in Ultimate Property Inspections Property Condition Reports. We have provided suggestions for repairs and upgrades of selected maintenance items that are not considered "deferred maintenance." These suggestions have been provided to assist the user in identifying certain maintenance issues that may prolong the life of the respective systems. Suggestions for repairs and upgrades have been provided for selected conditions and should not be considered all-inclusive. No comment is offered on potential microbial growth, environmental conditions or asbestos containing materials.

These standards of practice define the minimum levels of inspection required for substantially completed building improvements to real property. A property condition assessment is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the real property at the time of inspection. The inspector may provide a higher level of inspection performance than required by these ASTM standards and may inspect components and systems in addition to those described by the ASTM standards.

We have prepared an Opinions of Probable Costs based on appropriate remedies to deficiencies noted in this report. These opinions are for components exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, decorative, routine or normal preventative maintenance, or that were considered the responsibility of the tenant are not included. Opinions presented in this report are derived from Ultimate's past experience on construction projects. Replacement and repair costs are based on approximate quantities and should be construed as preliminary. Actual costs most probably will vary from the opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitations.

Americans with Disabilities Act - Compliance with the Americans with Disabilities Act (ADA) is accomplished through a Tier I Visual Accessibility Survey. This limited-scope visual survey does not include the taking of measurements or counts. Included with a Tier I Visual Accessibility Survey are observations regarding path of travel, parking, public restrooms, ADA compliant guest rooms, and elevators.

Elevators - Elevator assessments are limited to providing relevant information regarding age, type, capacity, and recent inspections. It is recommended to have elevators evaluated by the current service provider, who is most likely to have the most recent and comprehensive knowledge of their condition and maintenance.

Recreational Equipment - With the exception of swimming pools, the condition of recreational equipment such as playground equipment and fitness equipment will be limited to a visual survey. It is recommended to have this type of equipment evaluated by a specialist in that field.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, MOLD, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) the presence of water penetrations; or
 - (vi) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other

reports;

- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property warranty company.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

INSPECTOR/CLIENT RESPONSIBILITIES

This property condition assessment may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An Inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code, however, this is **NOT** a code compliance inspection and does **NOT** verify compliance with manufacturer's installation instructions. **The inspection does NOT imply insurability or warrantability of the structure or its components.** Although some safety issues may be addressed in this report, this inspection is **NOT** a safety/code inspection, and the inspector is **NOT** required to identify all potential hazards.

This property condition assessment is not an exhaustive inspection of the structure, systems, or components. **The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a structure, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations, such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or components noted in this

report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you do not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

This report is paid and prepared for the exclusive use by Ultimate Properties. This copyrighted report is not valid without the accepted inspection agreement. This report is not transferable from the client named above.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, INSPECTOR/CLIENT RESPONSIBILITIES, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

REPORT FINDINGS SUMMARY

SITE			
	Page 10 Item: C	Paving & Curbing	<p>CURBING</p> <p>The following deficiencies were noted.</p> <p>The curbing was observed to be cracked/damaged on the south end of the truck bay parking lot. Condition should be further evaluated and corrected as necessary.</p>
	Page 13 Item: F	Flatwork	<p>SIDEWALKS</p> <p>The following deficiencies were noted.</p> <p>Ground erosion has occurred under the stoop at the northeast corner of the structure. Fill dirt is needed against the edge of the concrete to prevent undermining and settling of the sidewalk.</p>
	Page 14 Item: G	Landscaping & Appurtenances	<p>LANDSCAPING</p> <p>The following deficiencies were noted.</p> <p>Low soil line was observed behind the curb near the northeast corner of the structure. Fill dirt and foliage should be installed behind the curb to prevent settlement of the pavement.</p> <p>Erosion was observed at the foundation at the northeast corner of the structure. Fill dirt and foliage should be installed to prevent possible foundation settlement.</p> <p>Soil erosion was observed under the downspout near the northeast corner of the structure. splash block or a concrete flume should be installed to prevent further erosion and possible foundation failure.</p>
	Page 16 Item: I	Site Lighting	<p>The following deficiencies were noted.</p> <p>The recessed spotlight in the awning over the main entrance was observed to be loose at its mount.</p>
STRUCTURAL FRAME & BUILDING ENVELOPE			
	Page 18 Item: C	Facades or Curtainwall	<p>FENESTRATION (WINDOWS, DOORS & FRAMES)</p> <p>The following deficiencies were noted.</p> <p>The door lock and door to the fire pump room was observed to have some damage due to vandalism. Condition should be further evaluated and corrected as necessary.</p> <p>Weatherstripping was observed to be damaged on the bottom of the northeast exit door. Condition should be further evaluated and corrected as necessary.</p>

	Page 21 Item: E	Roofing	ROOFING The following deficiencies were noted. The flat roof area has standing water in various locations. Flat roof structures should not hold water more than 24-hours. This condition should be closely monitored and improved as necessary.
LIFE SAFETY/FIRE PROTECTION			
	Page 26 Item: A	Sprinklers & Standpipes	The following deficiencies were noted. The fireman's exterior hook-up on the exterior wall of the fire pump room was observed to be leaking at the time of this inspection. Inspection Tags did not show any previous inspections.
	Page 27 Item: B	Alarm Systems	The following deficiencies were noted. Inspection Tags were not found.
	Page 28 Item: C	Fire Extinguishers	The following deficiencies were noted. Fire extinguishers had not been installed at the time of this inspection.

I. EXECUTIVE SUMMARY

A. General Description

The **subject property** consists of 5.816+/- acres. The **subject building** is a recently constructed office/warehouse building containing approximately 83,376 square feet. The subject building is a concrete **tilt-up** structure with metal **bar joists** and steel deck roof construction. The remainder of the subject property consists of drive lanes, parking, loading areas, sidewalks and landscaped areas.

B. General Physical Condition

Property appears to be in Good condition.

Recent capital improvements, as reported by property management consist of - New Construction

Recent planned capital improvements, as reported by property management consist of - none reported

The detailed observations of reviewed systems are detailed in the following sections of this report.

II. SITE

A. Storm Water Drainage

Description:



Storm water is removed primarily by sheet flow action across the landscaped areas and paved surfaces towards storm water **detention ponds** located in the public right of way. Site storm water from the roofs of the subject building(s) is directed to paved surfaces.

Observations/Comments:

Sloping and grade elevations of the Property appear to be adequate for proper drainage and connections to the storm sewer drains.

No observed or reported deficiencies were noted.



NORTH DRIVE STORM DRAINAGE



WEST DRIVE STORM DRAIN



STORM DRAIN IN EAST DRIVE



STORM WATER DRAIN IN FRONT PARKING LOT



NORTH DETENTION POND



NORTH DETENTION POND



EAST DETENTION POND



EAST DETENTION POND

B. Access & Egress

Description:

Vehicular access and **egress** is provided by three two-way, concrete paved driveway(s) from Somewhere Ln.

Observations/Comments:

Access to the Property appears to be adequate.

No observed or reported deficiencies were noted.



WEST APPROACH



EAST SHIPPING APPROACH

PARKING LOT EAST
APPROACH**C. Paving & Curbing****Paving Material:**

Paving is concrete

Curbing Type:

Curbing is 6" Concrete curb, 8" Concrete curb

Observations/Comments:**PAVING**

The paved areas of the Property appeared to be in good structural condition.

No observed or reported deficiencies were noted.

CURBING

The following deficiencies were noted.

The curbing was observed to be cracked/damaged on the south end of the truck bay parking lot. Condition should be further evaluated and corrected as necessary.



PAVING



PAVING



PAVING



CRACKED/DAMAGED CURB
RIGHT OF FIRE RISER ROOM



CRACKED/DAMAGED CURB
RIGHT OF FIRE RISER ROOM



DAMAGED CURB AT SOUTH
END OF TRUCK BAY DRIVE

D. Parking & Pavement Striping

Parking:



There were 59 marked regular vehicle parking spaces on the day of this inspection.

Pavement Striping:

Painted parking stall lines and handicap stall designation striping and markings were noted throughout the parking areas.

Fire Lanes were marked at the time of this inspection.

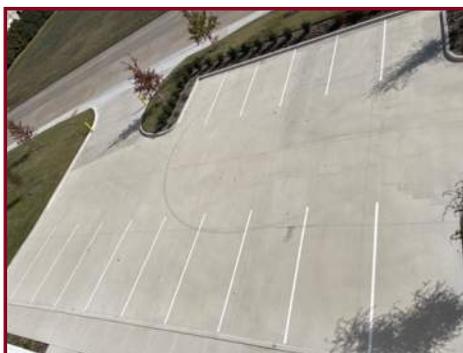
Observations/Comments:

Pavement striping at the Subject Property was observed to be in good condition at the time of the inspection.

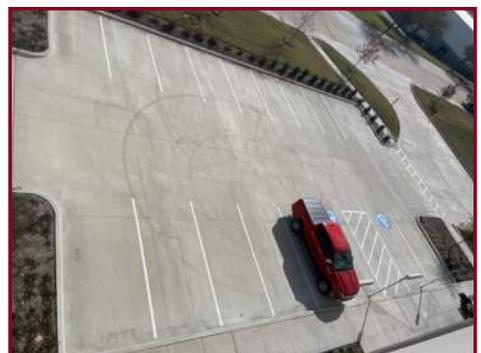
No observed or reported deficiencies were noted.



FIRE LANE STRIPING



SOUTH PARKING LOT



SOUTH PARKING LOT



WEST PARKING LOT



WEST PARKING LOT

E. ADA Parking Status, Curb Cuts, & Ramps

Description:



The Property provides 4 handicap accessible parking spaces with curb-cuts, proper striping and pole mounted signage located along the building frontages. Of these spaces, there are 2 van-accessible spaces.

Handicap curb cuts/ramps were in place at the time of this inspection.

Proper handicap parking signage was in place at the time of this inspection.

Observations/Comments:

The number, configuration and appropriate signage of the **ADA** parking spaces appear to meet current minimum ADA requirements. Ramps and curbs appear to meet ADA requirements.

No observed or reported deficiencies were noted.



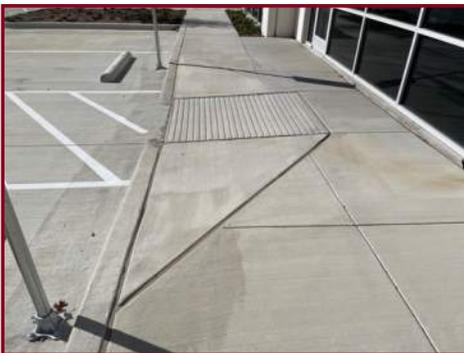
HANDICAP PARKING AT MAIN ENTRANCE



VAN ACCESSIBLE HANDICAP PARKING



HANDICAP SIGNAGE



HANDICAP RAMP AT MAIN ENTRANCE



WEST SIDE HANDICAP PARKING



WEST DRIVE HANDICAP RAMP

F. Flatwork

Description:



Building entrance flatwork and pedestrian walkways consists of poured-in-place concrete construction.

Observations/Comments:

SIDEWALKS

The following deficiencies were noted.

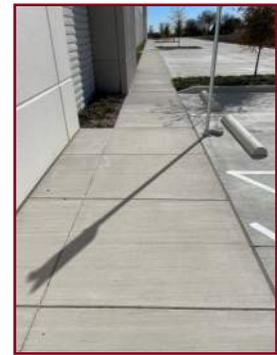
Ground erosion has occurred under the stoop at the northeast corner of the structure. Fill dirt is needed against the edge of the concrete to prevent undermining and settling of the sidewalk.



MAIN ENTRYWAY



SIDEWALKS



WEST SIDEWALK



EROSION UNDER NORTHEAST EXIT DOOR STOOP

G. Landscaping & Appurtenances

Landscaping:



Landscaping was in place at the time of this inspection.

Landscaped areas, consisting of grass-covered lawns with trees around the front perimeter of the parking lot.

Irrigation System:

An irrigation system was in place at the time of this inspection

Observations/Comments:

IRRIGATION SYSTEM & ASSOCIATED COMPONENTS

The Irrigation system appear to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.

FENCE

No observed or reported deficiencies were noted.

LANDSCAPING

The following deficiencies were noted.

Low soil line was observed behind the curb near the northeast corner of the structure. Fill dirt and foliage should be installed behind the curb to prevent settlement of the pavement.

Erosion was observed at the foundation at the northeast corner of the structure. Fill dirt and foliage should be installed to prevent possible foundation settlement.

Soil erosion was observed under the **downspout** near the northeast corner of the structure. **Splash block** or a concrete flume should be installed to prevent further erosion and possible foundation failure.



LANDSCAPING



LANDSCAPING



IRRIGATION SYSTEM CONTROL BOX



IRRIGATION SYSTEM CONTROL BOX



RAIN MOISTURE SENSOR



FENCING



FILL DIRT REQUIRED AGAINST CURB AT NORTHEAST CORNER



EROSION AT NORTHEAST CORNER FOUNDATION



EROSION UNDER ROOF DOWNSPOUT NEAR NORTHEAST CORNER

H. Retaining Walls

Description:



Retaining Walls were in place on the west and northeast sides of the building.

Observations/Comments:

The item retaining walls appear to be performing their intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



WEST RETAINING WALL



WEST RETAINING WALL



EAST RETAINING WALL



EAST RETAINING WALL

I. Site Lighting

Description:



Site lighting is provided by wall and soffit mounted fixtures located on the perimeter of the building. The fixtures are equipped with high-intensity discharge lamps.

Observations/Comments:

The following deficiencies were noted.

The recessed spotlight in the awning over the main entrance was observed to be loose at its mount.



TYPICAL WALL MOUNTED FIXTURES



TYPICAL EXIT DOOR LIGHT



LOOSE RECESSED SPOTLIGHT IN MAIN ENTRANCE AWNING

J. Utilities

UTILITY	PROVIDER
Electric	Oncor
Gas	TNG
Water	City of Dallas
Sanitary Sewer	City of Dallas
Storm Sewer	City of Dallas

III. STRUCTURAL FRAME & BUILDING ENVELOPE

A. Foundation

Description:



Foundation is **Pile Type Foundation**

Observations/Comments:

Foundation Is Performing Adequately.

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant settlement.

No observed or reported deficiencies were noted.

B. Building Framework

Description:

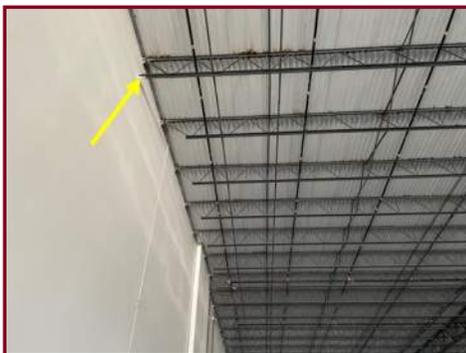


The Subject Building is constructed of concrete tilt-up panels with steel **girders** and open **web** bar joists under corrugated steel decking.

Observations/Comments:

The building framework appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



RANDOM BOTTOM CHORD TIED TO EXTERIOR WALLS



ROOF STRUCTURE



HORIZONTAL BRIDGING IS PROPERLY TIED TO EXTERIOR WALLS



ROOF STRUCTURE



GIRDER COLUMN CONNECTIONS

C. Facades or Curtainwall

Sidewall System (Building Envelope):



Building **facade**s are finished with Painted Concrete.

Fenestration (Windows, Doors & Frames):

Building **fenestration** includes windows, grade level entry doors and metal overhead doors. Windows are anodized extruded aluminum. Exit doors are painted metal with painted metal framing.

Observations/Comments:

SIDEWALL SYSTEM (**BUILDING ENVELOPE**)

The buiding sidewall system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.

FENESTRATION (WINDOWS, DOORS & FRAMES)

The following deficiencies were noted.

The door lock and door to the fire pump room was observed to have some damage due to vandalism. Condition should be further evaluated and corrected as necessary.

Weatherstripping was observed to be damaged on the bottom of the northeast exit door. Condition should be further evaluated and corrected as necessary.



DOOR TO FIRE RISER ROOM HAS BEEN VANDALIZED



DAMAGED WEATHERSTRIPPING AT NORTHEAST EXIT DOOR



FENESTRATION (WINDOWS, DOORS & FRAMES)



AWNING OVER MAIN ENTRANCE



FENESTRATION (WINDOWS, DOORS & FRAMES)



TYPICAL EXIT DOOR



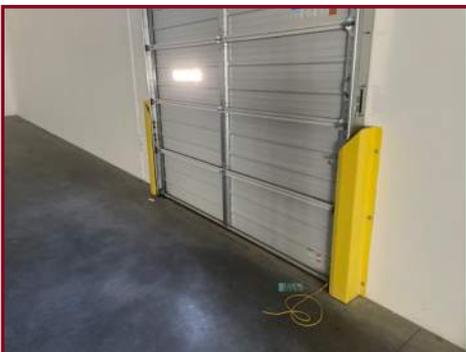
BAY DOORS



EAST ELEVATION



OVERHEAD DOOR



DOCK BAY DOOR



DOCK HIGH DOORS



MAIN ENTRANCE

D. Parapets, Balconies, Elevated Walkways, & Exterior Stairs

Parapets and/or Balconies:



A one to six foot high **parapet wall** is located on the North Side, South Side, West Side of the building.

Observations/Comments:

PARAPETS

The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

No observed or reported deficiencies were noted.



PARAPETS



PARAPETS



PARAPETS

E. Roofing

Roofing Type:



PVC Roofing

The ancillary flat roof is accessed by an interior ladder located in the janitor's closet. The ladder leads to a lockable roof hatch accessing the roof.

Roof Drainage:

The roof has a slight pitch allowing rainwater to flow to gutters, roof drains, down drainpipes/downspouts to paved areas, landscaped areas.

Observations/Comments:

DRAINAGE

The roofing drainage appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

No observed or reported deficiencies were noted.

FLASHING

The flashing appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

No observed or reported deficiencies were noted.

ROOF HATCH

The roof hatch appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

No observed or reported deficiencies were noted.

ROOF ACCESS LADDER

The roof access ladder appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection.

No observed or reported deficiencies were noted.

ROOFING

The following deficiencies were noted.

The flat roof area has standing water in various locations. Flat roof structures should not hold water more than 24-hours. This condition should be closely monitored and improved as necessary.



ROOF GUTTER ON EAST SIDE



ROOF HATCH



ROOF HATCH LADDER



STANDING WATER AT SOUTHWEST CORNER



STANDING WATER ON WEST SIDE



STANDING WATER ON NORTH SIDE

IV. ELECTRICAL SYSTEM

A. Service Entrance & Panels

Description:

Electrical service is delivered to a pad-mounted, utility-owned transformer located near the southeast corner of the building in the landscaping area. Main electrical service to the building is provided by one 600 ampere, 600Y/347 volt, **three-phase**, four wire main distribution panel and three **breaker panels** for lighting and power controls located on the east interior wall.

Observations/Comments:

The Electrical Service Entrance and Panels appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



TRANSFORMER



SERVICE ENTRANCE PANELS



BREAKER PANELS AND STEP DOWN TRANSFORMER

B. Branch Circuits, Connected Devices, & Fixtures

Observations/Comments:

Note: The interior lighting was not installed at the time of this inspection.

V. HVAC SYSTEM

A. Heating & Cooling System(s)

Description:



The building provides for three unit heaters and five circulating fans in the warehouse area. An electric wall heater and roof mounted exhaust fan are provided in the fire pump room.

Observations/Comments:

The HVAC system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection. Other than routine maintenance, no significant capital expenditures are anticipated over the reserve term.

No observed or reported deficiencies were noted.



SUSPENDED WAREHOUSE HEATERS



SUSPENDED WAREHOUSE HEATER



FIRE PUMP ROOM HEATER



TYPICAL ROOF EXHAUST FAN



NORTH WALL VENT



SOUTH WALL VENT



EAST WALL VENTS



ROOF EXHAUSE FANS



FIRE PUMP ROOM EXHAUST FAN

VI. PLUMBING

A. Plumbing Supply, Distribution Systems, & Fixtures

Description:

- ✓ Domestic water is provided to the property from a municipal main. Domestic water piping was reported to conveyed via Copper Pipe to the fire pump room of the structure. Sanitary drainage and vent piping is reported to be PVC. Other than fire suppression and lawn sprinklers, facilities requiring water and sewer had not been installed at the time of this inspection.

Observations/Comments:

No observed or reported deficiencies were noted.

B. Wastes, Drains, & Vents

Materials:

- ✓ Wastes, Drains, & Vents consist of PVC

Observations/Comments:

No observed or reported deficiencies were noted.



PLUMBING VENT

C. Gas Distribution System

Description:

- ✓ Gas is supplied by Black Iron Pipe

Observations/Comments:

The gas distribution system appears to be performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection

No observed or reported deficiencies were noted.



GAS METER

VII. LIFE SAFETY/FIRE PROTECTION

A. Sprinklers & Standpipes

Description:

The Subject building is 100% served by city pressurized automatic wet-pipe sprinkler system. The fire sprinkler main is 6" in diameter and fitted with flow detectors and electronic tamper switches.

Sprinkler System inspection tags show the last inspection date was in December of 2019.

Observations/Comments:

The following deficiencies were noted.

The fireman's exterior hook-up on the exterior wall of the fire pump room was observed to be leaking at the time of this inspection.

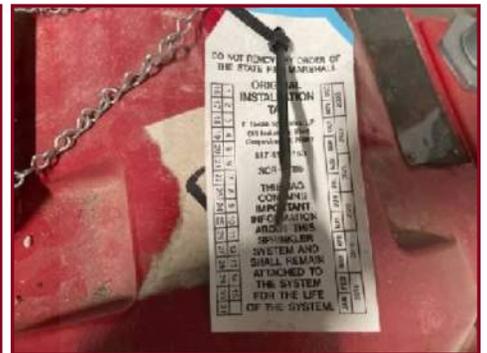
Inspection Tags did not show any previous inspections.



FIREMAN'S EXTERIOR HOOK-UP ON EAST WALL IS LEAKING WATER



FIRE SPRINKLER RISER



FIRE SPRINKLER TAGS SHOWED NO INSPECTION



FIRE PUMP ROOM



FIRE PUMP CONTROLLER



JOCKEY PUMP CONTROLLER



FIRE SPRINKLER INSPECTOR'S TEST STATION #1



FIRE SPRINKLER INSPECTOR'S TEST STATION #2 & 3



FIRE HYDRANT



FIRE HYDRANT

B. Alarm Systems

Description:

Life safety equipment includes heat detectors, pull stations, and illuminated exit signs. Emergency lighting is typically provided by wall battery-operated fixtures. The heat detectors, pull stations, flow switches and alarms in the sprinkler systems are monitored by a central fire alarm control panel manufactured by Potter.

Observations/Comments:

The following deficiencies were noted.

Inspection Tags were not found.



SPRINKLER ALARM CONTROLS



SPRINKLER ALARM CONTROLS



SMOKE FAN CONTROL



FIREMAN'S KNOX BOX OR
KEY BOX



TYPICAL PULL STATION



TYPICAL EXIT SIGN AND
EMERGENCY LIGHTING

C. Fire Extinguishers

Observations/Comments:



The following deficiencies were noted.

Fire extinguishers had not been installed at the time of this inspection.

VIII. ADA

A. ADA Compliance

Description:



The scope of this report is limited to a general overview of the subject improvements common public areas (of improvements considered to be "Public Accommodations") based upon the requirements of the Texas Disability Standards (TSA) and Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden". In Texas, the Texas Accessibility Standards (TAS) has received equivalency certification from the DOJ. This certification does not eliminate an individual's right to seek relief through the federal courts for noncompliance with ADA accessibility standards. However, compliance with the TAS may be offered as rebuttable evidence of compliance with the federal standards. The TSA requirements, in some cases, may be more stringent than the ADA. The review of the subject property for compliance with state and local accessibility requirements is beyond the scope of this report.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and making readily achievable accommodations in the tenants own lease/work space while the owner is responsible for the **common areas** of the improvements. Our survey of the Subject did not constitute an American with Disabilities Act (ADA) compliance audit; however, the property appears generally handicapped accessible. Handicap-designated parking spaces and curb cuts are provided, as well as exterior doors with adequate dimensions. Based on our cursory observations no obvious items of non-conformance were observed.

Observations/Comments:

Note: Interior offices and restrooms that require handicap accessibility were not in place at the time of this inspection.

B. ADA Exclusions

Description:

Ultimate Property Inspections completed a visual survey as part of this assessment. The survey is intended to identify those items that can be determined to be noncompliant with the ADA Accessibility Guidelines by visual observation. The nature of many accessibility improvements may require services that are beyond the scope of the **ASTM** guidelines and this PCA such as the preparation of design studies, exploratory probing and discovery, detailed measurements, and space planning or alteration studies to determine the feasibility, efficacy, and appropriate cost to implement such improvements.

Because of the complexities of the ADA, it is understood that, Ultimate Property Inspections and their affiliates, will not be held liable for any complaints or actions brought against the building(s), nor can it be held responsible for determining whether deficiency corrections are "readily achievable".

The nature of many accessibility improvements may require services that are beyond the scope of the ASTM guidelines and this PCA such as the preparation of design studies, exploratory probing and discovery, detailed measurements, and space planning or alteration

studies to determine the feasibility, efficacy, and appropriate cost to implement such improvements. Because of the complexities of the ADA, it is understood that, Ultimate Property Inspections and their affiliates, will not be held liable for any complaints or actions brought against the building(s), nor can it be held responsible for determining whether deficiency corrections are “readily achievable”.

A manufacturing or shipping/receiving business with no current disabled employees and the building does not have a store front or a reception area that would be accessed by customers does not need to be ADA compliant. However, as soon as an employee is hired that is disabled or the front entryway is turned into a reception area where customers can come in and conduct business, the facility (to the extent that it would need to be accessed by such individuals) would need to come into compliance with ADA. This would include the parking lot, restroom facilities, sidewalks, water fountains, public telephones, and the building itself.

IX. INTERIOR ELEMENTS

A. Common Areas

Observations/Comments:



Note: Interior elements were not in place at the time of this inspection.

B. Tenant Spaces

Observations/Comments:



Note: Tenant finishes were not installed at the time of this inspection.



INTERIOR



INTERIOR



INTERIOR



INTERIOR

Glossary

Term	Definition
ADA	(Americans with Disabilities Act): Federal U.S. legislation enacted in 1990 to provide for, among other rights, physical access for disabled persons to public accommodations and commercial facilities, mandated in new construction and requiring retrofitting for existing buildings.
ASTM	Acronym for American Society for Testing and Materials International. An international standards organization that develops and publishes voluntary consensus technical standards for a wide range of materials, products, systems, and services.
Bar Joist	A welded steel joist having an open web consisting of a single bent bar running in a zigzag pattern between horizontal upper and lower chords.
Breaker Panel	The electrical box that distributes electric power entering the building to each branch circuit (each plug and switch) and composed of circuit breakers.
Building Envelope	The enclosure (exterior walls and roof) that defines the heated/cooled area of a building.
Common Areas	Areas that are available for common use by all tenants, (or) groups of tenants and their invitees.
Detention Pond	Detention Ponds serve as important flood control features. They are usually dry except during or after rain or snow melt. Their purpose is to slow down water flow and hold it for a short period of time such as 24 hours. Urban areas rely on these structures to reduce peak runoff rates associated with storms, decreasing flood damage.
Downspout	In roofing, a pipe for conveying rainwater from the roof gutter or roof drain to the storm drain or ground surface; also called a leader, conductor or downpipe.
Egress	To exit or a means of exiting.
Facade	The face of a building, especially the principal front that looks onto a street or open space
Fenestration	The arrangement of windows and doors on the elevations of a building.
Flatwork	Common term describing concrete floors, driveways, basements and sidewalks.
Girder	A main truss supporting secondary trusses framed into it
HVAC	Acronym for heating, ventilation and air conditioning; refers to the system, work, and type of contractor.
PVC	Acronym for Polyvinyl Chloride, which is used in the manufacture of white plastic pipe typically used for water drain lines.
PVC Roofing	PVC roofing or polyvinyl chloride is one kind of single ply roofing, which means it consists of one layer manufactured in a factory. A PVC roofing membrane is made of thick, flexible UV-resistant thermoplastic material; it may also contain polyester or fiberglass, resins, pigments, plasticizers and other chemicals. The thickness of the roofing membrane varies by manufacturer.

Parapet	A low protective wall along the edge of a roof, bridge, or balcony.
Parapet Wall	A low wall around the perimeter of a roof deck.
Pile Type Foundation	A pile is basically a long cylinder of concrete that is poured into the ground so that structures can be supported on top of it. Pile foundations are used when there is a layer of weak soil at the surface. This layer cannot support the weight of the building, so the loads of the building have to bypass this layer and be transferred to the layer of stronger soil or rock that is below the weak layer or when a building has very heavy, concentrated loads, such as in a high rise structure.
Retaining Wall	A structure that holds back a slope and prevents erosion.
Soffit	The soffit board is tucked away under the fascia board. It is usually the board that you see most of from street level. The soffit can be ventilated to allow the flow of air into the roof area.
Splash Block	A small rectangular masonry or plastic block positioned underneath the lower turn on a downspout to receive roof drainage and carry it away from the structure.
Subject Building	Part of the subject property, which refers to the primary building or buildings on the subject property, and that are included in the scope of the inspection.
Subject Property	The commercial real estate consisting of the site and primary real estate improvements that are the subject of the inspection and related activities as established within this Standard.
TAS	Acronym for Texas Accessibility Standards. These standards were written to be consistent with the Americans with Disabilities Act (ADA) requirements for accessibility contained in the federal 2010 Standards for Accessible Design.
Three-phase	In electrical work, a wiring system consisting of four wires and used in industrial and commercial applications. This system is suitable for installations requiring large motors. It consists of three hot wires and one ground wire. The voltage in each hot wire is out of phase with the others by one-third of a cycle, as if produced by three different generators.
Tilt-Up	In a tilt-up construction project, the building's walls are poured directly at the jobsite in large slabs of concrete called "tilt-up panels" or "tilt wall panels". These panels are then raised into position around the building's perimeter forming the exterior walls.
Web	Truss members that join the top and bottom chords to form the triangular patterns that give truss action. The members are subject only to axial compression or tension forces (no bending).