



This confidential report is prepared exclusively for:

**Sample-Commercial Report
Rockwall Home Inspections
Rockwall, Texas 75087**

Client present Clients Agent Present Owner Present Owners Agent Present
Invoice # Pay-Pal Invoice number # Cash Cost \$

Rockwall Home Inspections
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Rockwall, Texas 75032
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PROPERTY INSPECTION REPORT

Prepared For: Sample Commercial Report
(Name of Client)

Concerning: Anywhere, Rockwall, Tx 75087
(Address or Other Identification of Inspected Property)

By: Uriah Shockley TREC # 9413 05/31/2012
(Name and License Number of Inspector) (Date)

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

This property inspection report 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.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. 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.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection 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 home, 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 action, 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 comments 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 did 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection for retail office rental. Building is under remodel for 7 rooms, 1 restroom with a 2nd restroom and other additions to be installed. Electricity was not on for all suites.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

- A. Foundations**
Type of Foundation(s): Slab-on grade
Comments:
 The foundation is performing as intended. No significant problems were observed
 - B. Grading & Drainage** *Comments:* Performing as intended.
 - C. Roof Covering Materials**
Type(s) of Roof Covering: Flat / low Slope roof with asphalt rolled roofing material
Viewed From: Inspected from drip edge with ladder to prevent any accidental damage to roof.
Comments: Performing as intended. Roofing material is considered to be in good condition. Past routine maintenance and repairs was observed as typical of roofs of similar construction.
 - D. Roof Structure & Attic**
Viewed From: ladder looking through drop ceiling tile.
Approximate Average Depth of Insulation: 4" to 6" rolled insulation.
Approximate Average Thickness of Vertical Insulation: 4" to 6"
Comments: Performing as intended.
 - E. Walls (Interior & Exterior)** *Comments:* Performing as intended.

Interior Walls: Partition walls with sheet rock, texture and paint are in the process of being installed along with floor molding and other trim..

Exterior walls: Prefabricated concrete.
 - F. Ceilings & Floors** *Comments:* Minor past water stains noted on various ceiling tiles throughout suites, source undetermined. Ceiling tiles should be replaced and area monitored to assure past repairs were completed successfully.

Bare floors throughout with older carpet in front room.
 - G. Doors (Interior & Exterior)** *Comments:* Loose and broken interior door handles throughout. Fix or repair.

Back office interior door slightly sticks at bottom and wood veneer panel on door is loose. Fix or repair.

Window tint on front entry door for suite #106, is scratched. Considered typical cosmetic wear
 - H. Windows** *Comments:* Performing as intended.
 - I. Stairways (Interior & Exterior)** *Comments:* N/A
 - J. Fireplace/Chimney** *Comments:* N/A
 - K. Porches, Balconies, Decks, and Carports** *Comments:* Performing as intended.
- II. ELECTRICAL SYSTEMS**
- A. Service Entrance and Panels** *Comments:* Breaker panel in kitchen is missing specialized flat head panel screw. Fix or repair

I	NI	NP	D	Inspection Item
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: all outlet covers and face plates were removed and covered with painters tape, therefore, not all outlets could be tested. Further investigation warranted when face plates are installed to assure proper working order of branch circuits.

Missing Ground Fault Circuit Interrupters (GFCI) in kitchen. Fix or repair by a qualified electrician.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central Forced Air Furnace

Energy Source: Electricity

Comments: Suite 106 HVAC could not be tested since the power source for units were not turned on. Warrants further investigation when power is on. Suite #104 HVAC is performing as intended.

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B. Cooling Equipment

Type of System: Central Forced Air System

Comments: Suite 106 HVAC could not be tested since the power source for units were not turned on. Warrants further investigation when power is on. Suite #104 HVAC is performing as intended.

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C. Duct System, Chases, and Vents *Comments:* Return vent filters for HVAC are missing in both Suites 104 & 106. Size 20"x20"x1" inch. Five filters total. Missing filters can lead to clogged evaporator coils, poor efficiency, costly repairs if left uncorrected. Fix or repairs

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: East end of complex next to street

Location of main water supply valve: Next to water meter.

Static water pressure reading: 58 PSI (acceptable range 40-80 psi)

Comments: Water stains under kitchen sink and water damaged wood, Source of water undetermined.

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B. Drains, Wastes, and Vents *Comments:* Performing as intended.

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C. Water Heating Equipment

Energy Source: Electricity

Capacity: 2.5 gals

Comments: Under kitchen cabinet water heater is rusted and near or exceeded average life expectancy. Unit should be replaced before it fails.

Water heater is missing drip pan and drip line. Fix or repair.

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D. Hydro-Massage Therapy Equipment *Comments:* N/A

V. APPLIANCES

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A. Dishwasher *Comments:* N/A

I	NI	NP	D	Inspection Item
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- B. Food Waste Disposer** *Comments: N/A*
- C. Range Exhaust Vent** *Comments: N/A*
- D. Ranges, Cooktops, and Ovens** *Comments: N/A*
- E. Microwave Oven** *Comments: N/A*
- F. Trash Compactor** *Comments: N/A*
- G. Mechanical Exhaust Vents and Bathroom Heaters** *Comments: Performing as intended.*
- H. Garage Door Operator(s)** *Comments: N/A*
- I. Doorbell and Chimes** *Comments: N/A*
- J. Dryer Vents** *Comments: N/A*

VI. OPTIONAL SYSTEMS

- A. Lawn and Garden Sprinkler Systems** *Comments: N/A*
- B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: N/A
Comments:
- C. Outbuildings** *Comments: N/A*
- D. Outdoor Cooking Equipment** *N/A*
Energy Source:
Comments:
- E. Gas Supply Systems** *Comments: N/A*
- F. Private Water Wells** (A coliform analysis is recommended.)
Type of Pump: N/A
Type of Storage Equipment:
Comments:
- G. Private Sewage Disposal (Septic) Systems**
Type of System: N/A
Location of Drain Field:
Comments:
- H. Whole-House Vacuum Systems** *Comments: N/A*
- I. Other Built-in Appliances** *Comments: N/A*

Report Identification: Anywhere, Rockwall, TX

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

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I. Fire Safety / Security System *Comments:* No fire security or smoke detectors throughout. Recommend consulting local fire Marshal or city representative regarding requirements for Certificate of Occupancy

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issues: denotes a condition that is unsafe and in need of prompt attention.

Repair Items: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improvement Items: denotes improvements which are recommended but not required.

Items To Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Deferred Cost Items: denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

MAJOR CONCERNS

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

SAFETY ISSUES

REPAIR ITEMS

Loose and broken interior door handles throughout. Fix or repair.

Back office interior door slightly sticks at bottom and wood veneer panel on door is loose. Fix or repair

Breaker panel in kitchen is missing specialized flat head panel screw. Fix or repair

Return vent filters for HVAC are missing in both Suites 104 & 106. Size 20"x20"x1" inch. Five filters total. Missing filters can lead to clogged evaporator coils, poor efficiency, costly repairs if left uncorrected. Fix or repairs

Missing Ground Fault Circuit Interrupters (GFCI) in kitchen. Fix or repair by a qualified electrician.

Under kitchen cabinet water heater is rusted and near or exceeded average life expectancy. Unit should be replaced before it fails.

Water heater is missing drip pan and drip line. Fix or repair.

IMPROVEMENT ITEMS

ITEMS TO MONITOR

Minor past water stains noted on various ceiling tiles throughout suites, source undetermined. Areas should be monitored to assure past repairs were completed and successful.

DEFERRED COST ITEMS

All electrical outlet covers and face plates were removed and covered with painters tape, therefore, not all outlets could be tested. Further investigation warranted when face plates are installed to assure proper working order of branch circuits.

Suite 106 HVAC could not be tested since the power source for units were not turned on. Warrants further investigation when power is on.

ADDENDUM: PHOTO SUMMARY



Roof in good condition with maintenance repairs



old water heater rusted and water stains under sink



Bare floors



partition walls installed being painted.



Fastener missing on breaker panel.