

Superior Value Property Service

Commercial Inspection Report



1234 Commercial St. , Dallas, TX 75080
Inspection prepared for: The Commercial Company.
Date of Inspection: 5/14/2024 Time: 8:00 am
Weather: 75 Degrees

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6.5.2 Exterior

I. The inspector should inspect:

A. The siding, flashing and trim.

B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.

C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps,

stairways, balconies, and railings.

D. A representative number of windows.

E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.

F. The exterior for accessibility barriers.

G. The storm water drainage system.

H. The general topography.

I. The parking areas.

J. The sidewalks.

K. Exterior lighting.

L. The landscaping.

M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.

N. And describe the exterior wall covering.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is

supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Siding/ Wall Covering Flashing and Trim

I	NI	NP	D
X			

Type: Brick

Observations:

- Missing mortar in various areas. Recommend ongoing maintenance.



Right Side



Left Side - Brick Exterior

2. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

I	NI	NP	D
X			

Observations:

- Main Entry door is aluminum storefront material with tempered glass





3. Safety Issues

I	NI	NP	D
X			

Observations:
 • The handrail is continuous for the full length of a flight of stairs without interruption.

4. Windows

I	NI	NP	D
X			

Observations:
 • Tempered Glass

5. Vegetation

I	NI	NP	D
X			



6. Accessibility, Stormwater, Topography

I	NI	NP	D

7. Parking Area Sidewalks Lighting

I	NI	NP	D
X			

Materials: Concrete



8. Landscaping

I	NI	NP	D
X			

9. 3 Foot Clearance Exists Around Circumference of Fire Hydrants

I	NI	NP	D

Observations:

- Inspect and determine that a 3 foot clear space exists around the circumference of fire hydrants.