

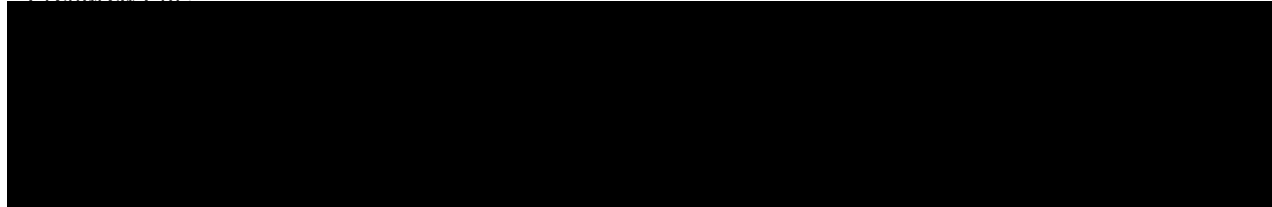


GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Prepared By:

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Prepared For:



TAHI Services and Greenbelt Structural performed a limited assessment at the above noted property. The purpose of the site visit was to assess the condition of the structure and aspects of the parcel to determine the feasibility options for future project planning.

The assessment was limited to a visual inspection of the structure and major components of mechanical systems. Reporting has been reduced due to time and scope limitations. The primary method of delivering site visit findings and recommendations was through an onsite consultation (verbal reporting).

Multiple limitations were present and additional issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence, filing of available information, and additional buyer protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.

Below is a limited list of information gathered at the time of assessment.

TAHI Inspections PLLC
and Greenbelt Structural Services
512.788.1001
www.atxinspect.com

BUILDING DESCRIPTION:

SITE INFORMATION

APPX. PARCEL FOOTPRINT: .275 Acres
GENERAL TOPOGRAPHY: Moderate-High Sloping Terrain
SITE ELEVATION (AT BUILDING): 580'
APPX. ELEVATION DIFFERENCE THROUGHOUT PARCEL: 10-15'

STRUCTURE INFORMATION

STRUCTURE TYPE: Single Family Residence
APPX. DATE OF CONSTRUCTION: 1972
MAJOR RENOVATION / STRUCTURAL ADDITION: 2012
FRAMING TYPE: Stick Built
ROOF TYPE: Gable or Similar
ROOF COVERINGS: Metal
WALL CLADDING: Stone

FOUNDATION INFORMATION

FOUNDATION TYPE: Pier and Beam and Slab
PRIMARY PIER TYPE:
PIER FOOTER TYPE/DEPTH: Unknown
PRIMARY BEAM TYPE: Varied Standard Lumber
APPX. BEAM SPACING: (Exact Measurements Not Recorded)

M.E.P. INFORMATION

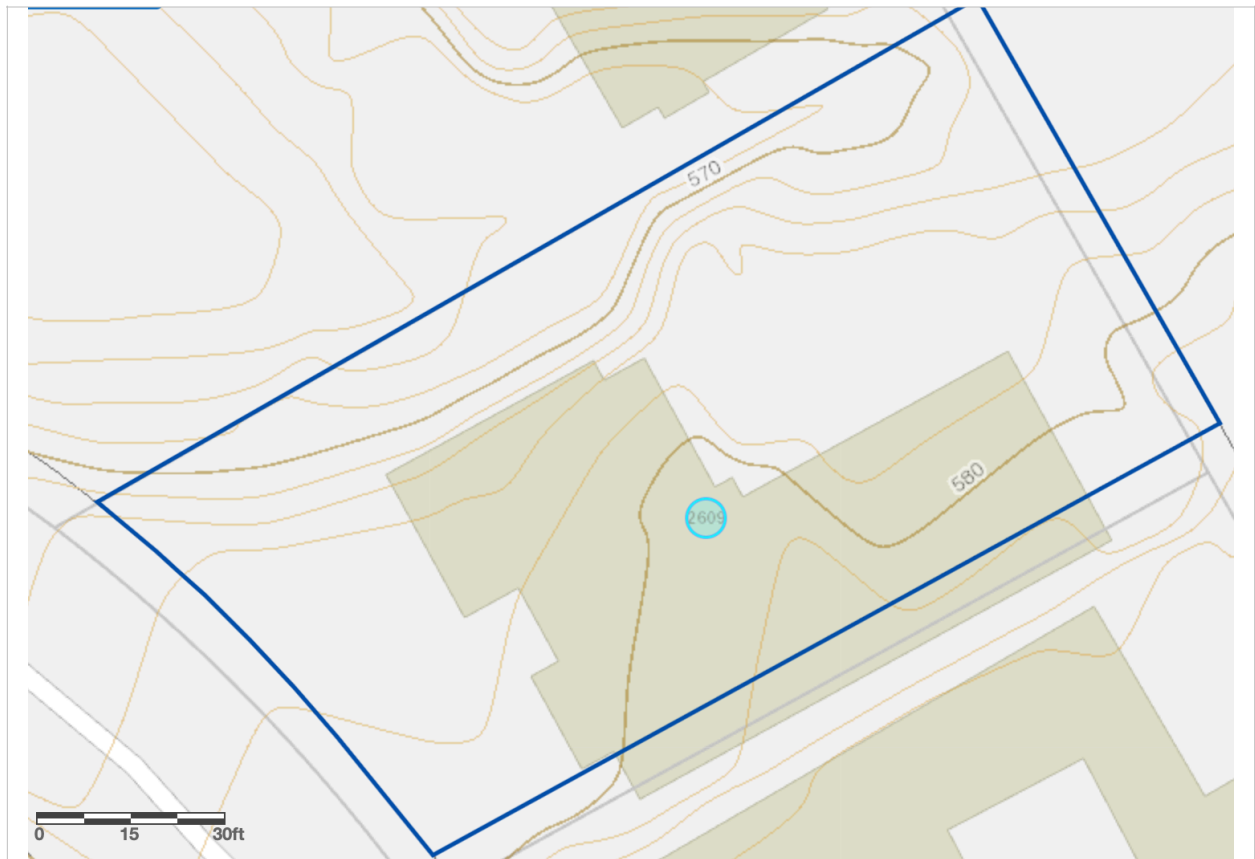
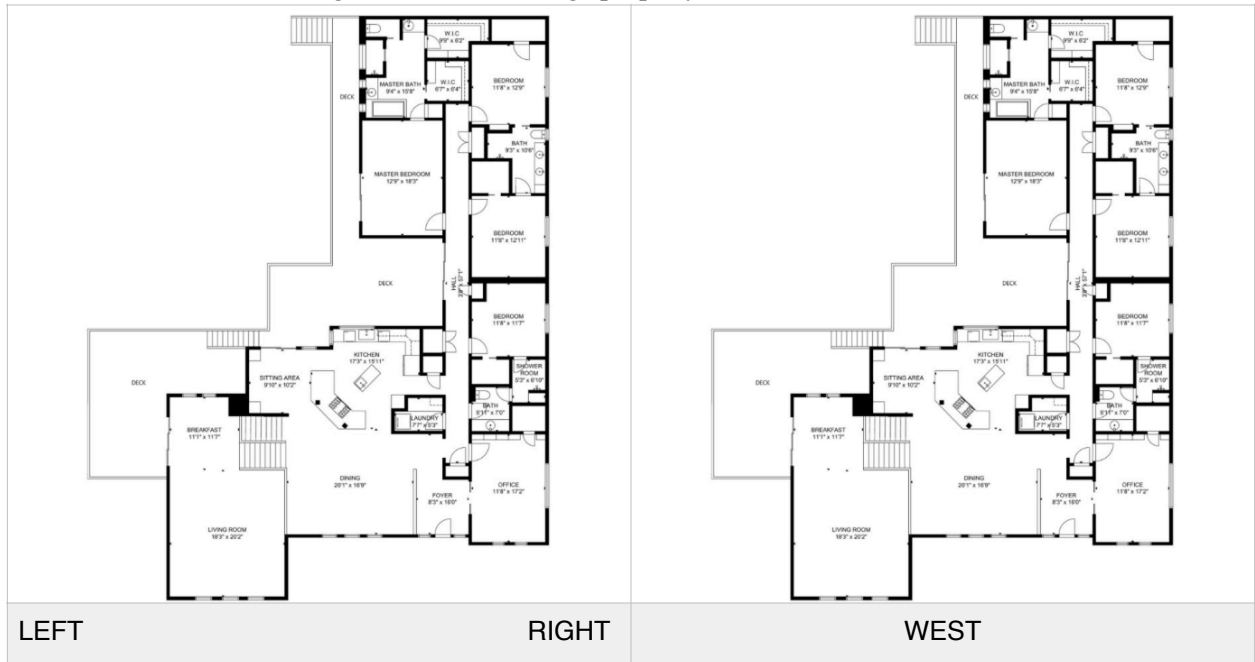
HVAC - SYSTEM TYPE: Central Forced Air
HVAC - NUMBER OF SYSTEMS: 2
HVAC - AGE OF EQUIPMENT: 2014-2015 (Some Mfg. Date Data Not Available/Recorded)
HVAC - DUCT TYPE: Metal Ducts (Original) Rigid Board (Lower Level)

ELECTRICAL - SERVICE: Single Phase
ELECTRICAL - SERVICE ENTRY: Overhead (Entering From West/Back Yard Utility Pole)
ELECTRICAL - MAIN PANEL LOCATION: West/Back Exterior Wall (Adjacent Garage)
ELECTRICAL - MAIN SERVICE AMPERAGE: 200A
ELECTRICAL - SUB PANEL COUNT: 1 (Garage)

PLUMBING - MAIN METER LOCATION: Front Right Yard
PLUMBING - INCOMING WATER PRESSURE: 60 PSI
PLUMBING - SUPPLY PIPE MATERIAL: Copper, PEX, PVC
PLUMBING - WATER HEATER EQUIPMENT LOCATION: Interior Hall Closet
PLUMBING - WATER HEATER COUNT / TYPE: 1x 65 Gallon Electric Unit (Rheem)
PLUMBING - WATER HEATER EQUIPMENT AGE: 2010
PLUMBING - WASTEWATER DIRECTION OF DRAINAGE:
PLUMBING - WASTEWATER CLEAN OUT LOCATION: Front Yard Near Main Entry (Right Side)
PLUMBING - WASTEWATER CLEAN OUT LOCATION: Driveway Near Garage Entry
PLUMBING - WASTEWATER CLEAN OUT LOCATION: Crawlspace
PLUMBING - PRIMARY DRAIN PIPE MATERIAL: PVC

SITE ORIENTATION:

For the purposes of orientation, left and right, when referred herein this report, is always from the vantage point of an individual looking at the front door of the building main building. The front door/walls will be referred to as the west facing side of the buildings/property.



ASSESSMENT SUMMARY - SITE VISIT FINDINGS / CONCLUSIONS:

CONDITION OF FOUNDATION: Stable, Isolated Update/Repair Needs

CONDITION OF STRUCTURE: Stable, Isolated Update/Repair Needs

CONDITION OF ROOF STRUCTURE/FRAMING: Stable, Isolated Update/Repair Needs

CONDITION OF NON-STRUCTURAL FEATURES: Fair, Common Issues

CONDITION OF ROOF COVERING: Quality of Install and Repair Concerns

CONDITION OF MECHANICAL (HVAC): Service and Repair Needs

CONDITION OF MECHANICAL (PLUMBING): Functional, Isolated Update/Repair Needs

ACTION ITEMS - PRIMARY ISSUES AND CONCERNS

Below is additional information regarding the primary issues and concerns discovered during our site assessment. The information provided does not represent an exhausting list of issues and/or repair needs associated with the building. It should be noted that additional issues not specifically mentioned in this report and/or discovered during the site assessment are present. Budgeting for unexpected repair and replacement needs is advised.

ACTION ITEM	DESCRIPTION	RECOMMENDATION
Roof	Known previous roof leaks (skylights), evidence of additional previous roof leaks, and general quality of install/maintenance issues were observed throughout the roof system.	Prior to start of architectural renovation, a roofing specialist should be contacted to further assess the roof and addressed issues/concerns to include, but not limited to: -Remove/replace dated and poorly flashed skylights -Assess and update flashing issues throughout the roof and roof/wall intersections -Assess atypical use of self-tapping screws throughout the standing seam roof panels and improve where feasible (or replace if required) -Eliminate roof level wood rot and potential vermin entry points -Address poorly flashed roof penetrations (vent caps, vent boots, etc.) -Ensure all plumbing vent pipes are properly secured within the attic -Replace small section of modified bitumen roofing (back left) -Cut/trim trees near roof and structure -Conduct additional updates per the recommendations of the roofing specialist

ACTION ITEM	DESCRIPTION	RECOMMENDATION
<p>Attic</p>	<p>Evidence of current and previous vermin activity was noted in the attic spaces and structure's crawlspace. Vermin activity within a structure causes damage to building material and can create unhealthy environmental conditions.</p> <p>Issues and update needs associated with elevated vermin activity include, but are not limited to:</p> <ul style="list-style-type: none"> -Damage to attic material: Moisture issues damage from chewing/ bedding/droppings -Damage to HVAC and duct system: Tears/holes in ductwork, droppings in/around ducts -Insulation damage and issues related to droppings/animal matter (full removal/replacement may be required) -Increased moisture and environmental issues: Isolated removal of drywall and finish material may be required -General nuisances and reduced quality of structure -General health concerns (poor environmental conditions, droppings, animal matter, moisture issues) 	<p>Vermin activity and issues resulting from previous/ongoing activity should be eliminated in a timely manner. Consulting with a pest control specialist is recommended to eliminate any active vermin issues and entry points.</p> <p>Full removal of attic insulation is advised. Partial other materials may be required to address issues and gain additional access/visibility. Following removal of insulation and any other items (as needed), further assessment of the attic should take place to address issues caused by longterm vermin entry. Additional damage and issues within the attic not related to vermin activity should be addressed at this time as well. Additional items which will or may require updating include, but are not limited to:</p> <ul style="list-style-type: none"> -Address damage caused by current/ previous leaks -Update ducts/duct insulation as needed -Address any weak/improper wiring issues (and replace wiring damaged by vermin) -Address poor attic venting -Seal all fire bridge gaps between attic and living spaces -Replace insulation

ACTION ITEM	DESCRIPTION	RECOMMENDATION
<p>Grading / Drainage</p>	<p>The property has been provided a robust drainage system, however, various grading and drainage issues/concerns remain. Steps should be taken to improve upon the grading and drainage system to address current issues and improve long term preventative maintenance. Grading and drainage is of particular importance at this property due to the presence of highly expansive soils, elevated slope percentages, and access limitations to structural features if in the event foundation repair was required.</p>	<p>Grading and drainage improvement needs include, but are not limited to:</p> <ul style="list-style-type: none"> -Add a channel drain at the driveway to mitigate moisture entry into the garage and pooling as a result of improper drain slopes at the garage slab surface (garage surface slopes towards back wall, pooling occurs at the back left corner) -Add channel drains at areas surrounding the pool deck: Pool deck slopes towards building, inefficient drain points to properly divert water away from building -Address pooling issues under the back deck (storage areas near pool): Water enters and pools under the deck -Address moisture entry into crawlspace at various areas (near exterior steps, at areas of high soil lines, etc.) -Seal gaps between building walls and sloped paving at the left side of the building (to prevent excess moisture entry) -Address area of pooling water at the back right side/corner of the building -Address high soil lines at the back right portion of the building -Update rain gutter system and extend downspouts as needed
<p>Garage Drainage</p>	<p>As noted above, the garage floor surface is improperly sloped. It appears that under heavy rain conditions, surface run-off draining from the driveway enters the garage and pools at the back/left corner. Weep holes have been drilled into the garage stem wall to allow for additional drainage. Although this issue appears to be related to surface drainage, it should be noted that both HVAC condensate drain pipes and plumbing pipes are present in this area. Issues at these pipes can not be fully ruled out as a source of water pooling in the garage.</p>	<p>Further assess plumbing and HVAC drainage in this area to eliminate these features as a potential point of leakage.</p>

ACTION ITEM	DESCRIPTION	RECOMMENDATION
<p>Foundation</p>	<p>Overall, the foundation appears to be functional and supporting the building to a tolerable degree. Evidence of minor to moderate settlement was identified, causing common architectural and functional issues at the superstructure (minor cracks, uneven doors, uneven floor surfaces, etc.). Additionally, various non-structural related issues and concerns were identified within the crawlspace.</p>	<p>Steps should be taken to update grading and drainage (see above) and address various common issues/concerns within the crawlspace. Noted issues and concerns include, but are not limited to:</p> <ul style="list-style-type: none"> -Improve shimming/support of cripple wall over concrete stem wall directly adjacent crawlspace access from garage -Consider the addition of short beam runs at 2x recently installed piers located near the garage crawlspace entry (wood piers connected directly to joists/floor framing) -Install missing washers/bolts at 12" steel I-beam -Address wood rot/wood to soil contact and various areas (mainly at perimeter walls, areas adjacent decks, etc.) -Remove wood debris from crawlspace -Reroute HVAC condensate drain pipe terminating within crawlspace -Properly connect dryer vent (currently terminating into crawlspace) -Insulate all exposed plumbing supply pipes -Address open/exposed wire splices and junction boxes -Conduct pest control and exclusionary measures -Consider addition of closed cell foam insulation (improved energy efficiency, sound control, protection from vermin entry (open cell foam not advised - close cell only)

ACTION ITEM	DESCRIPTION	RECOMMENDATION
Lower Decking	The lower decking remains functional, however, deferred maintenance and moisture related issues were identified.	Maintenance and repairs to lower decking advised to address issues including, but not limited to the following: <ul style="list-style-type: none"> -Wood rot at decking boards (back and left side decks) -Loose ledger board under decking (area near outdoor kitchen) -Rust/corrosion of steel post bases (left side deck) -Drainage issue under back deck/ walkway running towards back of building: Improve drainage, add mechanical fans, or cut channel drain into concrete under decking
Upper Decking	The lower decking remains functional, however, deferred maintenance and moisture related issues were identified. Additionally, this deck (left side upper deck) has been placed over living space, preventing access to the modified bitumen roofing below. Water staining was noted at the ceiling of the lower level room at the left corner. This area correlates with a portion of the flat roof that appears to collect moisture. An active leak was not verified, but is a concern. Replacement of the modified bitumen roofing will be required at some point (likely in the near future).	Prior to starting any major architectural renovation, we recommend the following: <ul style="list-style-type: none"> -Remove upper decking to access roof material -Remove roofing material and repair and damaged roof decking as needed -Install updated roofing material following repairs/improvement to roof decking (consider TPO or similar) -Install new decking: Consider non-wood decking material and designs that allow for damage free removal of decking (for future access to roof coverings)
Exterior Walls	General maintenance and repair needs were identified.	Address general damage, wood rot, maintenance as needed.
HVAC	The left side HVAC system (servicing bedrooms) was functioning at reduced capacity and requires general servicing and repair.	Contact an HVAC service specialist to address functionality and capacity issues as needed. NOTE: Due to a code violation (unit placed on neighboring property), the condensing unit had to be relocated to the back of the building. This relocation caused a need for a notably long refrigerant line run (may be a contributing factor to poor functionality).

ACTION ITEM	DESCRIPTION	RECOMMENDATION
HVAC	General servicing, cleaning, and maintenance needs were identified.	Contact an HVAC service specialist to address common service and maintenance needs.
HVAC Staging	The HVAC staging closets do not meet current standards.	Update the HVAC staging closets to meet current standards. Update needs include, but are not limited to: -Seal doors, seal gaps between attic and closet, add proper venting
HVAC Condensate Drainage	Condensate drain issues and concerns were discovered.	Issues, concerns, and improvement needs include, but are not limited to: -Relocate drain terminating in crawlspace -Further assess drain stubbed out near the left side unit (left side yard): drain exits foundation at 90 degree angle, no drainage observed at pipe termination following 1 hour cooling cycle
HVAC - Gas Supply	A small gas leak was identified at the right side unit.	Adjust gas connections as needed to eliminate small leak.
Ducts	Evidence of elevated organic/mold build up was noted at the lower level duct run. Minor/common build up noted at runs in the main portion of the building.	Full removal/replacement of the lower duct run/s recommended (in conjunction with HVAC service, repair, and cleaning). Further assessment of the main duct runs recommended (no evidence of elevated issues within observed ducts at main portion of building).

ACTION ITEM	DESCRIPTION	RECOMMENDATION
<p>Electrical</p>	<p>Overall, the main service panel appears functional and updated (assumed to be updated within 20 years). Various common adjustment and improvement needs were identified during the limited inspection of the panels and distribution.</p>	<p>Contact and electrical specialist to conduct general improvements (or incorporate into upcoming renovations). Update needs and/or concerns include, but are not limited to:</p> <ul style="list-style-type: none"> -Main panel at capacity (no room for additional breakers): Renovation may require service upgrade -Open punch-outs and exposed distribution wiring at/hear main panel -Ensure branches near main overhead supply remain trimmed back a needed -Update circuit/panel labeling -Update trip ties at multi-branch wiring -Add anti-oxidant gel at large gauge ALM (problematic ALM at distribution wiring not discovered) -Verify proper bonding at water piping -Improve bonding at gas piping, CSST -Address open/exposed splices within attic and crawlspace -Address poor splicing of ground wiring within sub panel (garage) -Update GFCI protection to meet current standards -Update smoke/gas detection to meet or exceed current standards

ACTION ITEM	DESCRIPTION	RECOMMENDATION
<p>Plumbing</p>	<p>The limited assessment did not reveal critical plumbing system issues or damage, however, common issues/concerns or maintenance needs were identified.</p>	<p>Common issues and/or concerns which should be addressed prior to or during upcoming renovations include, but are not limited to:</p> <ul style="list-style-type: none"> -Replace the damaged drain pipe clean out cap at driveway -Replace any dated fixtures or valves (10 years or older or as needed) -Insulate all piping in crawlspace/attic -Consider the addition of a pressure regulating valve -Consider the addition of a supply shut off have (hand valve) -Consider the addition of an expansion tank (in conjunction with PRV) -Consider relocating and adding to the water heating system: Current unit located within an interior closet, no path to plumb a drain pan, large property with a single unit (longer wait times for hot water)
<p>Pool</p>	<p>The pool structure appears to be in good-fair condition. A minimal amount of pool returns/supply lines are provided (1 return, 3 supply) Most mechanical equipment was functional, however, service and repair needs were identified.</p>	<p>Service and repair needs include, but are not limited to:</p> <ul style="list-style-type: none"> -Heater failed to engage, service light warning was on -Minor leaks at motors/filter baskets -Excess debris at equipment/staging area -Rusting at 1x pool light (pool light functionality not confirmed) -Pool motors not properly grounded/ bonded -Dated pool controls (timer switches only) -Pool controls not properly staged/ secured

NOTE:
 Site visit photos provided in a share drive.

NOTICE OF LIMITATIONS

LIMITED SCOPE INSPECTION:

The property assessment performed was limited in scope to major structural and mechanical feature (where accessible and inspectable). A full inspection did not take place at the request of the client. Limited assessments and visual checks of non-structural and mechanical items may be included (as a courtesy to the client), however, these inclusions should be considered limited and not construed to be an indication that a full inspection occurred. Possible issues and damage at non-inspected areas should be anticipated and budgeted for.

LIMITED INSPECTION - PLAN FOR MAINTENANCE NEEDS AND UNEXPECTED ISSUES:

Multiple limitations are present during the property inspection process. Non-discovered issues, both minor and significant, may not be documented in this report or discovered during the assessment of the structure. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent your inspector's professional opinion in regards to the general condition of the structure and associated systems. Professional opinions may vary from one individual to the next. The inspection process and report do not represent a guarantee or warranty of any kind.

REQUEST PREVIOUS DAMAGE INFO AND INSURANCE CLAIMS:

Areas of previous damage and repair to the building may not be detectable during the inspection process. Requesting all available information/documentation pertaining to previous damage, insurance claims, permit requests, and repairs is advised. If information regarding previous issues/updates to the property have been provided, please ensure your inspector is made aware of these items prior to the inspection process.

ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:

Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: atxinspect.com/client-care

ADDITIONAL NOTES AND HELPFUL LINKS

REFERRAL INFORMATION:

The companies and tradesmen listed below are provided as a courtesy to our clients. No referral fees or compensation to TAHI Services PLLC are offered or accepted for providing this information. TAHI Services does not guarantee the workmanship or professionalism of the below listed companies. All referred companies are vetted and company research is performed prior to inclusion in this list. For a list of trade contractors and service providers, please visit the following link:

atxinspect.com/referral-info

or

atxinspect.com/client-care

HELPFUL LINKS - MAINTENANCE REMINDERS AND SYSTEM INFORMATION:

System and Material Life Expectancy, General Maintenance Advice and Maintenance Calendars:

atxinspect.com/client-care