

HOMESPEC REAL ESTATE INSPECTIONS

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February 20, 2023

Rod Brown
Central Counties Services
Via email:brown@ccs1967.org

Reference: 1012 North Drive, Copperas Cove, TX 76522

Mr. Brown;

At your request, an inspection of the property located at the above referenced address was conducted this morning. The following observations were made during the course of the inspection:

- The building is a commercial one story, slab on grade building with a composition shingle roof with a stucco exterior cladding.
- The building is serviced with overhead electrical service with five electrical meters located on the left rear corner of the building.
- There are multiple panels and sub panels located on the rear of the building and in closets throughout the building.
- There are multiple service disconnects at the HVAC condensing units installed at the exterior of the building as well as in the attic installed at the air handlers.
- Several electric water heaters located in closets throughout the building.
- The building is heated, cooled and ventilated with 9 HVAC systems, all located in the attic. Eight of the systems appear to be electric heat with electric air conditioning while one system appears to be an electric heat pump, electric emergency heat and electric air conditioning.
- Several of the HVAC systems were not operated due the thermostats being in locked thermostat covers.
- The building has a grease trap installed on the slab in the left side of the building and an additional grease trap installed in the kitchen beside sink on the left side of the building. The grease traps were not inspected.
- The plumbing supply piping is copper throughout the building and the drain waste and vent piping is PVC.

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The following are the deficiencies that were observed during the course of the inspection:

1. Exposed rebar at several areas around the house.



2. Inadequate clearances between the siding and the soil at several areas around the building.



3. Inadequate clearances between the siding and the flashings at the roof to wall transitions.



4. Improper termination of the flashings behind the stucco cladding at the roof to wall transitions.



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5. Tree limbs too close to the roof covings at the rear of the building.



6. Damaged and cracked stucco cladding around the exterior of the building.



7. Damaged fascia, soffit and trim.



8. Missing head flashing above the protruding exterior trim.



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9. Missing and improperly installed batt insulation throughout the attic.



10. Stains on the trusses, sheathing on the gable ends and roof decking.



11. Damaged sheathing on the gable ends from the improper termination of the flashing behind the cladding at the roof to wall transitions.



12. Loose web members on trusses.



13. Inadequate walkways and platforms to the attic installed HVAC systems.
14. Inadequate access to several of the attic installed HVAC systems.

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15. Damaged partition walls throughout the attic.



16. Damaged and missing interior doors.

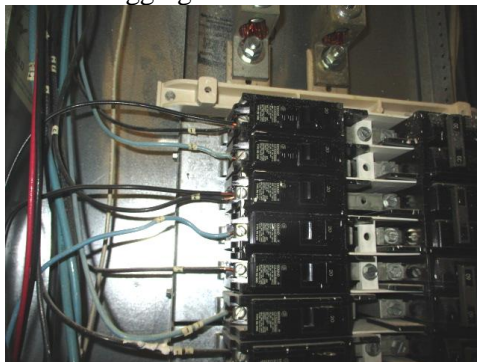


17. Damaged finishes on the ceilings in several areas of the building.



18. Inadequate access to several of the main panels in the building. The drywall and trim was installed over the front panel covers.

19. Double lugging on breakers.



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20. Double lugging on the neutral buss bars in the panels.



21. Improperly located electrical panels in closets.

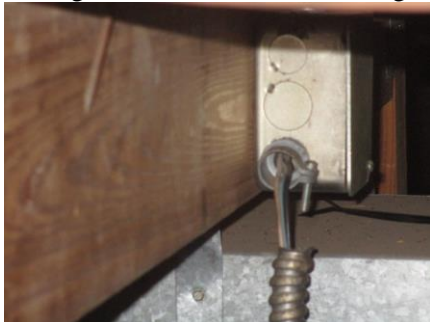
22. Improperly located AC service disconnects behind the compressors.



23. Open splices in the attic.



24. Damaged electrical conduit throughout the attic.



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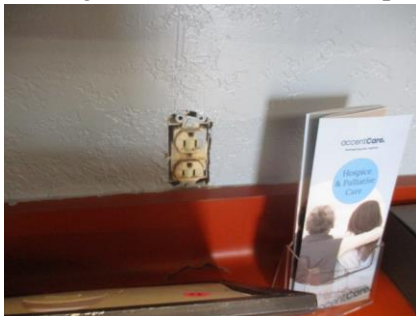
25. Romex branch wire installed in the attic.



26. Missing weather proof cover plates at the exterior of the building.



27. Missing switch and outlet cover plates throughout the building.



28. No GFCI protection to the outlets in the kitchens, breakrooms, utility rooms or the dryer outlet.

29. Lights not working.

30. Missing lens on fluorescent light fixtures.



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31. No strap on the flex conduits at the AC compressor service disconnects.



32. Emergency exit lights not working at the exterior doors.

33. Damaged and improperly installed flex ducts throughout the attic.



34. Damaged and separated metal ducts throughout the attic.



35. Rust and debris in some of the HVAC secondary condensate pans.



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36. Missing insulation on the primary condensate drain lines throughout the attic.



37. Open sewer vent lines.



38. Improper termination of the condensate drain lines into un-trapped sewer lines.



39. Dielectric connections between the copper return lines on the HVAC system and the galvanized hanger strap and the galvanized metal ducts.



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40. Limited inspection of the four of the HVAC systems due to locked boxes on the thermostats.
41. One of the HVAC systems in the center of the building was not working.
42. The bathroom exhaust vents improperly terminate into the attic area.



43. Insulation missing from some of the copper supply piping in the attic.



44. Improper S-traps installed under some of the bathroom lavatories.



45. Improper drain lines and missing P traps installed under some of the bathroom lavatories.



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46. The kitchen sink in the kitchen on the left end of the building is loose from the kitchen countertop.
47. Rust on one of the bathroom lavatories on the left end of the building.



48. Missing anti-tip brackets on the free standing electric oven / ranges.

Again, there were several HVAC systems that we were unable to operate due to the locks on the thermostats and there was one system in the middle of the building that would not operate. The HVAC duct system in the attic is damaged throughout. Both the systems and the ducts should be evaluated by a mechanical contractor.

The exterior stucco cladding is damaged in a number of areas around the building and improperly installed. The flashings at the roof to wall transitions terminate behind the cladding; thus directing water into the wall cavity and inadequate clearances between the flashings at the roof to wall transitions which does not allow water to weep out from behind the stucco at the weep screed. The cladding is also installed too close to the soil around the building. There should be at least six inches between the cladding and the soil to prevent moisture from wicking up through the stucco and also to reduce the likelihood of wood destroying insects from entering the wall.

If you have any questions of concerns, please do not hesitate to call.

Sincerely,



Kelly Hankins
Professional Inspector
TREC License # 4519