



February 13, 2017

RE: *Property Condition Assessment: 111 No Name, Dallas, Texas 75201*

Dear Sir

ARIEL Inspections, LLC has completed a preliminary Property Condition Report (PCR) of the above referenced property. The report was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15 and generally accepted industry standards.

ARIEL Inspections, LLC certifies that to the best of its knowledge this report is true and accurate. We hope you find this summary proposal informative.

Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Thank you once again for your confidence in our services.

Kind regards,

Drew Thacker

Lic# 22133

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## 1.1 Property Summary

**Address:** 111 No Name, Dallas, Texas 75201

**Property Usage:** Apartment Complex

*A private two-story frame with brick veneer apartment complex built on pier and beam structure that appeared to be performing adequately its intended purpose to support the building, walks and common areas. Brick veneer and laminate board accent siding with a front rear gated parking area.*

*Apartments are sited on a side street near convenience shopping and close freeway access to Interstate 30 on a lot offering a large front yard, interior private courtyard and fully landscaped front that provide adequate sloping to assure storm water run-off away from the structure on the west end of lot.*



*The north and west side of the property have a gently sloped yard that allows run-offs to carry heavy rain away from the structure into the local creek which is sufficient. There is a drop off approximately 28 inches on the west side of building (slope: 4.9 degrees away from structure).*



*The east end of the building is low and has a negative (-2.4 degree) slope toward the structure on the north-east end which allows storm and irrigation water to accumulate and possibly enter the crawl space of the building structure under the unit (114) that was inspected. The interior courtyard is sloping negatively toward the north-east and appears to be fed by an underground spring.*

Based upon the walk-through and examination of the subject property conducted by ARIEL, Inspections, the following short term repairs are recommended:

### *Summary: Remediation and Recommended Actions*

Repair Item	Cost Basis	Scope	Estimated Costs
A full scan of property moisture intrusion is recommended with a mapping of the crawlspace for moisture content and movement	Full day, one man to investigate underside of east end of building crawlspace and record moisture readings	The east wing will be mapped on the north, east and south sides	\$480.00
Interior and exterior grounds adjacent to building structure should be investigated with pilot test wells to determine volume of water traversing the underlying soil	6 interior 4-inch test wells to be drilled and located within the east end at 3 foot and 6 foot depths to monitor water accumulation	Technician installation half day Two additional visits at 10-day intervals	\$300.00
Determine location and size of crawlspace exhaust fans necessary to remove excess water vapor from this enclosed space	Calculate interior space and air volume turn-over to assure moisture content below recommended levels. (Determined from monitoring)	Engineering 2 hours @ 125/hr.	\$250.00
Engineer an underground collection system to stop the seepage of water under the foundation crawlspace	Additional insulation and addition of ground level and under floor vapor barriers	<ul style="list-style-type: none"> <li>• Engineer 4 hours</li> <li>• Excavation</li> <li>• installation of sump collection boxes,</li> <li>• piping and pumps materials</li> <li>• fan installation and electrical</li> </ul>	\$1600 - \$1800
Install necessary French drains, collection sumps and sump pumps to remove the excess water	Technician installation (or by Kedric)	Suggest minimum two units	\$450

Regrade the front east end of building flower beds to prevent standing water	Minor – Maintenance Self-Adjustment at designated locations as determined from survey.	Bring in additional top soil, gravel or mulch to front beds. Install French drains to carry excess water away including from gutters that are currently allowing storm water to enter the flower beds at the north-east end of building	\$425.00
		<b>BUGETARY QUOTE ONLY</b>	<b><u>\$3505-3705</u></b>

*Findings and Recommendations:*



***Water removal in this area is adequate to protect the building foundation  
Looking south-east from front of building on Highland.***



***Water run-off at this end of building is not adequate to protect the foundation and structure and should be further evaluated for remediation***

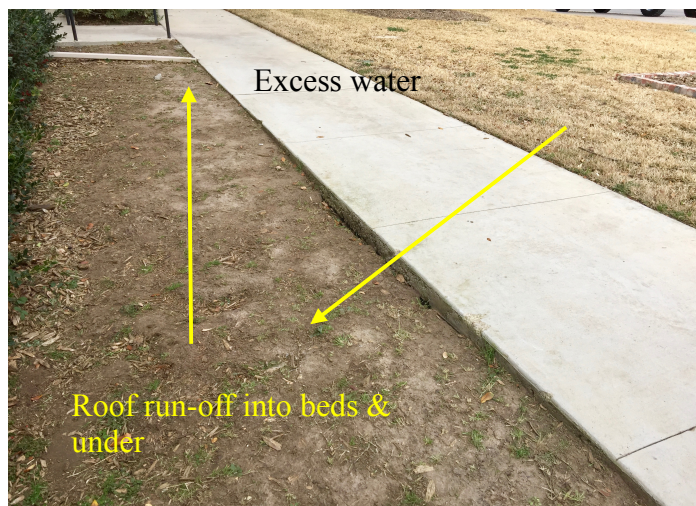


Water direction north-east end of apartment complex – toward building and accumulating



Water accumulation under #114 window

***Front flower bed at Unit 114 indicated the presence of standing water and subgrade penetration of moisture.***



Excess water

Roof run-off into beds & under

***Run-off from gutter kick-outs is into the flower bed allowing more water to stand and accumulate in this area.***



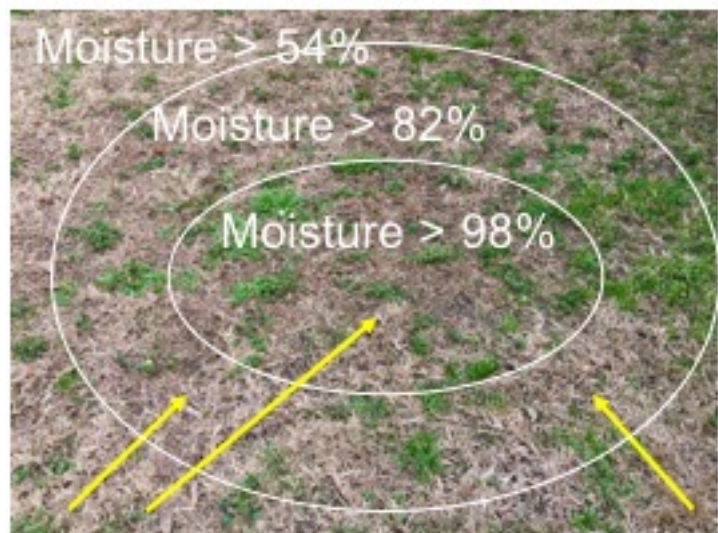


***Migrating water is undermining the sidewalks to flow north toward street.***



***Courtyard was observed to be migrating water toward the north-east corner of the courtyard. It was not determined what the origin of this water is or at what depths. This is an area for pilot wells to determine depths and volume.***

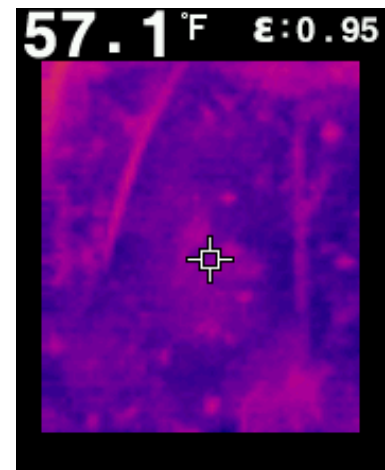
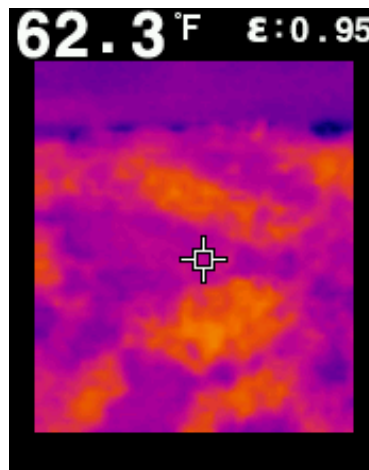
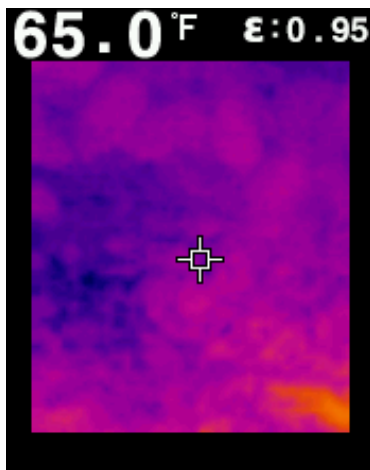
***Turf in this area was measured by means of electronic moisture meter. The readings were extremely high given no rain for past two weeks and irrigation system that has been off for the winter per Kedric Avery, Facilities.***





*The surfacing of water in the area immediately adjacent to Unit 114 from sub-surface water indicates that water migration is occurring most severely in the courtyard (NE corner). Possible hydrostatic*

*cracking was observed in the sidewalks in this area which might indicate uplifting due to moisture. Infra-red scans of interior floors indicate that moisture is intruding consistently within the unit. This would indicate the problem is water vapor rising from the crawlspace rather than a plumbing leak. Blue indicates presence of moisture in subflooring.*



## 1.2 Scope • Conditions Evaluated

- Site Improvements (Access, Parking, Finish Grading/Drainage, Walkways/Curbs, Retaining Walls, Railings, Loading Docks/Ramps)
  - Building Improvements (Exterior Walls, Roof/Structure, Balconies/Platforms, Railings, Foundation/Structure, Interior Floors (Unit 114 only), Crawl Space, Walls, Ceilings, Doors and Windows)
  - Building underfloor: Plumbing, vapor barrier, drainage and venting.
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## 2.1 Description Topography and Storm Water Drainage

The lot is primarily flat with drainage contingent upon the design slope of the finish grade/pavement together with swales located on the west side of property supplemented by French drains running the course of the back-courtyard areas. Front north-east corner was observed to be low with negative grading at building foundation.

Crawl space scanned and indicated high level of water vapor. Courtyard was observed to be wet and increasing in moisture content as it approached the north-east corner near unit 114.

## 2.2 Access and Egress

The property provides for one driveway entrance from east entry.

- Paving, Curbing and Parking area are asphalt and concrete including concrete curb and gutter serving the driveway entrance.
- Flatwork Concrete walkways and asphalt drive; no trip hazards noted, however many large open cracks were apparent indicating uplifting.
- Landscaping & Appurtenances; small trees and shrubs together with various size plantings there is a metal fence on each side of the building and at entry for security.
- The property also provides for an underground irrigation sprinkler system; this was not tested during the inspection due to temperature conditions.
- Utilities: Sewer & Water provided by the city and municipal connections from local companies. No apparent leaks from the entry were noted at time of inspection

## 2.3 Observations and Comments:

The concrete curb and gutter serving the parking lot and driveway entrance appears to be in serviceable condition exhibiting normal wear and tear for a building in this age range. The property appears to provide for adequate street parking.



## 3.0 Site

### 3.1 Limitations/Exclusions:

- Soil testing of any kind were not conducted but are recommended
- Inspect/evaluate underground buried drains/catch basins and manholes.
- Perform outside drainage calculations of any kind.
- Provide a topographic survey of the property.
- Inspect/evaluate the condition of landscaping, shrubs and trees.
- Assess/evaluate the lawn irrigation sprinkler system.
- Assess other than visual observation for WDO/Termites

### 3.2 Description Foundation

- Poured concrete beam with pier and beam sub-flooring support structure.
- Some cracks or movement detected around exterior support beam and flatwork around building including common walkways.
- Adequate clearance from ground to brick veneer is in place.

### 3.3 Observations/Comments

- No clear signs of a foundation/structural problem now given a visual inspection of exterior wall. Note the drainage situation and take precautionary measure to remediate water standing or not draining properly away from north-west side of building.

## 4.0 Limitations/Exclusions

Inspect/evaluate foundation walls hidden/concealed beneath the finish grade/floor elevation.

### SCOPE OF THE INSPECTION

*It is the goal of the inspection to put a commercial property owner in a better position to make remediation, purchase or sell decisions. Not all necessary improvements were identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The Limitations section of each component of the report should be thoroughly examined as many issues arise within the course of the inspection which limits the visual inspection.*



### **Purpose**

*The purpose of this study was to provide an observation and report on the suspected cause of moisture intrusion into a limited part of the complex, physical condition and maintenance of the property and its improvements at the time of the inspection. This report addresses items that we believe are significant for the continued operation of this facility in its current usage and occupancy consistent with comparable properties of similar age.*

### **Inspection**

*ARIEL Inspection's scope of services for this assessment included one visit to the property with observations of the property and its improvements, reviews of available construction and maintenance documents, and interviews with various persons including Kedric Avery, Building Maintenance. A cursory examination was made of the crawl space under unit 114. Infra-red scans were made of the floor of the unit to determine if localized leaking was occurring.*

*The purpose of these observations was to assess the general physical condition and maintenance status of the property and to recommend repair and operation and/or to be restored to a good condition consistent with comparable properties of similar age.*

*The assessment was performed in general accordance with ASTM E 2018-99, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Opinions of cost for recommended repairs have been prepared and divided into two categories: Immediate repair needs and Short term needs. Immediate Repair Needs are those repairs that are beyond the scope of regular maintenance that should be performed within one year of the date of the report. Short-term needs are those items needing repair or replacement to remedy physical deficiencies, such as deferred maintenance, that are beyond the scope of regular maintenance that should be undertaken on a priority basis within one to two years. Structure & Site has prepared one comprehensive Property Condition Report that includes pertinent information from building (s) present on the subject property. ARIEL has provided the standard Property Summary Table normally utilized in ARIEL Inspection Property Condition Reports. ARIEL has 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. ARIEL has provided general information pertaining to out of scope issues including ADA Compliance. No comment is offered on environmental conditions or asbestos containing materials.*