

ADDRESS DELETED

SAN ANTONIO, TX 78219



This inspection consists of several buildings located at the same address. The space consists of office space, storage, and commercial work space.

**Note: The electrical system in all sections of the complex is undergoing a complete renovation. Most of the work was not completed at the time of this inspection. The service and branch electrical systems were not included in this report.**

## **EXTERIOR WALLS**

### **FRONT SIDE:**

The front of the building is steel framed with large plate glass. A layer of stucco veneer over hard Styrofoam accents has been installed for cosmetic reasons.

The remainder of the exterior walls on the sides and back of the complex are corrugated metal over steel purlin framing. Over the years the exterior walls of the left side of the

building has been changed from the original concrete masonry units (D'Hanis type brick) to the metal that is now visible on the exterior.

**FRONT (Left front side outside the perimeter fence):**

The stucco apron that begins at the base of the windows has a grade that is above the floor level of the interior of the building. Inspector is not able to determine the type of “drain plane” used to prevent water penetration under the window and wall framing along the entire length of the stucco veneer.

**FRONT (Sports bar):**

The exposed fiberglass mat located at the edges of the window and around the door frame indicates that the stucco was not properly terminated. The exposed wood framing around the door will continue to deteriorate unless properly sealed. The wood doors also have no provisions for prevention of water penetration along the top and sides. Negative drainage at the base of the door also promotes water penetration to the interior of the building.

Voids in the stucco coating on the sides of the column features where the roof intersects, have lead to water penetration and excessive mildew development in the stucco. Openings in the top edge of the stucco below the steel roof framing should be sealed to prevent water penetration to the back of the stucco covering.



Apron above floor grade level



Exposed fiberglass matt backing material



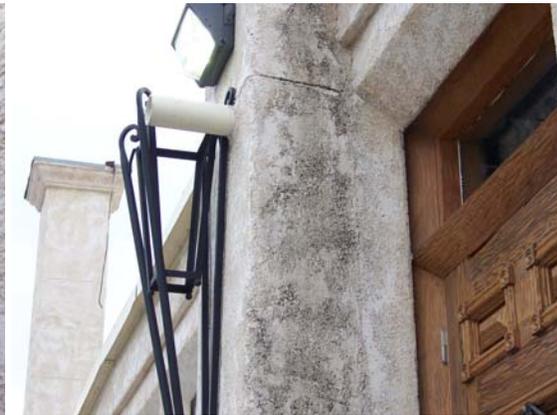
Negative drainage at door threshold



No flashing or seal around top of door frame



Voids in stucco at roof/column



Mildew buildup in stucco due to water penetration



Voids at stucco and roof flashing



Void in stucco at roof/column



Flashing not sealed on side of column



Crack along window frame edging



Steel bracket protruding from column

### **FRONT ENTRY:**

One glass pane on the second story above the building front entry is broken and should be replaced. Numerous areas in the drywall used for interior walls in the office areas immediately behind the front exterior wall have signs of water penetration. These will be covered in the room section of the report.

**All of the windows on the front side of the building** appear to be surface sealed only in the steel frames. The silicone caulking used to seal the panes in the steel frames at the edges of the stucco needs to be removed on the “underside” edge of the window to allow any water that enters the top edges of the stucco to drain through the stucco covering and not be “trapped” against the glass surface.

The right front entrance door on the front of the building has negative drainage that will allow water to enter the building under the door. The “sloped” cover over both of the front entry doors has evidence of what appears to be water penetration.

The glass pane on the right side of the right front entry door is broken and should be replaced.

The edges of the door frame and trim should also be sealed to the stucco to prevent water penetration.



Crack along window frame edging



No threshold seal at front entry



Front door ceiling on exterior



Door frame not sealed to stucco

### **RIGHT SIDE:**

All perforations in the metal wall coverings should be properly flashed and sealed to prevent water penetration to the inner wall cavity.

The metal patches placed on the walls on the right side of the front section of the building are relying on sealant to prevent water penetration. These patches (approximately ten to twelve) all need to be installed in “shingle” fashion in the metal covering to prevent water penetration.

An open electrical junction box and an opening to the wall behind this box both need to be properly sealed.

Openings at the roof covering over the balcony stairs (the fire escape) that go into the wall covering should be sealed or covered.

The flashing over and around the three small windows on the right side wall of the office area is not installed or sealed properly.

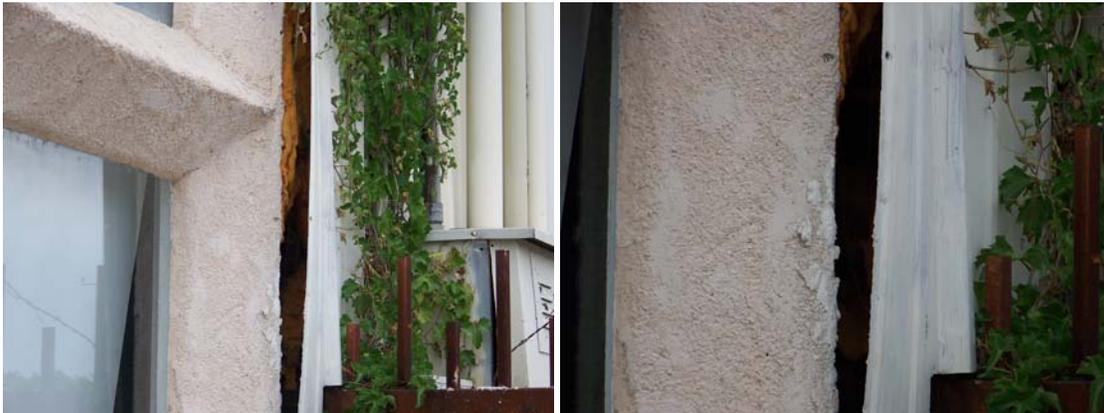
The small one story section of the building on the right side is not flashed properly to keep water out of the walls. The double exit door next to this addition is also not properly flashed to prevent water penetration to the building during rain periods. .

The front roof edge cover over the large store room that extends to the right side fence is rusted out. The OSB panel used to fill the cavity above the entry door to this area is not stopping water penetration. The door and steel framing below this location both have water related damage.

**RIGHT SIDE (The wall at the back corner outside the fenced area):**

This CMU wall has several settlement cracks. The metal flashing that is placed immediately below the edge of the roof is loose and should be secured.

The separation of the blocks at the angled corner at the back edge of the building is wider than in other places. There is a small amount of horizontal deflection between the sides of the cracks on the lower back side that indicates some structural movement of the lower wall. This may be caused by the water pooling inside and outside this wall during heavy rain periods.



View of metal to stucco seam on the right side of the building. The metal needs to be properly secured and sealed to the stucco wall to prevent water penetration.



Exposed steel framing on the right side that is not sealed to prevent water entering the building wall cavity



Patch on metal relying on sealant for waterproofing



Open electrical junction and wall penetration



Open area in metal around framing



Window not properly flashed



Wall open at corner to building



Top roof trim is rusted out



Right side fire escape



OSB sheathing used above door



CMU wall with settlement



Loose wall trim at top of wall



Multiple settlement cracks in CMU wall



Horizontal displacement in cracks in wall face and corner of building

### **BACK SIDE:**

The back storage area has a large gutter dumping into a concrete “trough” at the corner of the garage and warehouse, with no additional drainage present. Water marks on the foundation and metal indicates that the water reaches a level high enough to enter the building during heavy downpours.

Rust streaks coming from above the overhead door framing are from water penetration at the roof level. Patches in the wall metal and un-sealed perforations need to be properly repaired and sealed.

The majority of the back walls of the building (warehouse section) appear to be in good condition. All holes appear to be properly sealed. Openings have acceptable flashings over the large and small doors.



Gutter leading into "trough"



Area at fence and back of garage that traps water during heavy downpours



Water penetration at top of overhead garage door framing



Back entrance doors to garage and warehouse area

## **LEFT SIDE:**

The back left corner has an opening at the wall and roof that should be flashed and covered to prevent water penetration to the steel frame.

The back section of the building on the left side has numerous perforations due to corrosion and physical damage that should be properly repaired.

Replacement of some of the metal may be required due to the extent of the damage and the number of patches that are not properly installed on the exterior wall.

The large gutter that runs between the buildings on the left side terminates at the roof level. This allows water to splash and enter the building due to the lower floor level present behind the wall covering.

This large gutter should be run down the wall and be allowed to terminate in the drainage ditch installed under the drive area. The ten inch PVC drain piping running under the drive may not be sufficient for the water volume in this area.

The concrete “skirting” poured along the exterior wall on the length of the buildings on the left side appears to be used to enhance drainage away from the bottom edge of the building walls. The floor level of the front section of the building (the back end of the bar building) is several inches lower inside the building. The floor level is visible under the entry doors on the left side that have no threshold seals.

The wood panels over the double door set on the left side do not prevent water penetration during rain periods. These should be replaced with metal or glass to prevent additional water damage to the steel framing.

Two water lines that run along the left side wall near the front fence need to have additional bracing to prevent damage from physical impact.

The wall section on the front building on this side was originally CMU that still supports the framing of the larger front building. The metal wall visible was placed outside this load bearing wall. The elevation on the left side of the building has been raised substantially by the installation of the concrete drive and skirting. As evidenced by the photos, the inner wall cavity between the original wall and the metal covering is at a much lower elevation than the concrete on the exterior. This may hasten water penetration to the building during heavy downpours.



Back left corner of wall/roof covering



Concrete skirting used to prevent water from pooling at the base of the wall and entering building



Corrosion perforations in wall metal



Large patches on left side not properly installed



Large gutter termination between front building and warehouse



Opening to the lower floor at base of door



Wood over double doors



Perforations and open holes in the building wall for piping



Water lines that need additional bracing



Seam at metal and stucco on left side



Open seams in exterior metal and exposed inner wall cavity

## **ROOF COVERINGS**

The following section is a description of the type of roof covering and any visible defects that can be seen from the roof surface or exposed decking area from inside the building. There was no rain during the two days that the inspection was conducted. Due to the age of the building, the amount of water damage to the frame and drywall, the corrosion present in some of the metal framing, and the visible water stains that were noted could not be aged as to when they occurred.

As with any roof inspection, the integrity of the roof coverings ability to prevent water penetration to the structure can only be ascertained over a prolonged period with moderate to heavy rains during that period. Inspector in no way expresses a guarantee against leakage or any damage resulting from leaks in any of the roof surfaces on these structures.

### **ROOF (Upper level roof on the front entry):**

This tar and gravel roof appears to have a 2:12 pitch that empties to the right side of the building (when facing the building from the street). Except for the end cap located at the back left corner, all metal caps on the parapet roof walls appear to be properly sealed. Aggregate distribution over the entire roof area is uniform, with only a few areas around the edges with exposed tar and underlayment. No areas of ponding water were noted.



Metal cap trim not properly sealed



Stucco finish is not completed on back of column



Small area of exposed tar and underlayment

### **INTERMEDIATE ROOF (Above the offices):**

This tar and gravel roof appears to have less than a 1:12 pitch from the center to each side. The aggregate distribution is uniform with no bare areas except near the right front edge where the roof intersects with the upper wall. The flashing is loose at the roof edge at this location and should be repaired.

The A/C condensing units located on this roof are draining condensate directly onto the roof surface. The water is ponding at the roof edge and at several locations on the surface of the roof. These units should have drain lines to the gutter area or to the edge of the roof.

All roof penetrations appear to be sealed with no visible problems noted with the roof surface. Metal wall covering that extends from the flashing on the left side of the roof edge is loose and should be secured to prevent water penetration to the wood framing and upper office wall.



A/C units shown depositing condensate on the roof surface



Water ponding at roof edge



Loose trim at roof flashing

### **LOWER LEVEL ROOF (Show room and bar):**

This tar and gravel roof has roof drains set in three rows (front to back). Most of the roof drains have no covers which are required to prevent aggregate and trash from entering the drain lines. Drainage toward the drains is poor and most ponding areas are located between the drain openings.

The edges of the roof on all sides have exposed tar and fiber areas that should be sealed with a new layer of hot tar and gravel.

The sealing (flashing) around the back side of the columns on the front side of the roof appear to be satisfactory. One of the metal covers for the column at the left front corner is loose and should be secured and sealed.

Small pieces of metal framing protruding from the top and sides of the column features above the roof need to be properly sealed where they penetrate the stucco covering to prevent water penetration to the inner wall.



Roof surface area



Water ponding around skylight opening



Drain opening with no cover



Water ponding in between drain openings



Bare tar/fiber at roof edge



Loose covering on top of corner column



Missing aggregate around corner column



Defective range hood cover

## **METAL ROOFS (Back warehouse areas):**

### **Main Warehouse Area:**

The metal roof on this building has approximately 1:12 pitch, which is adequate for the roof covering. Several small patches were noted on the side adjoining the showroom and office. Large areas at the ridge that are covered in flat material are most likely vent covers. It appears that the original vents positioned in the roof have been removed.

The original fiberglass panels that were positioned on the front and back side slopes of the roof have been replaced by solid metal pieces. All sections appear to be installed properly (shingle fashion) which should shed water correctly during rain periods.

The back side of this roof empties into a large gutter that carries the water to the east end of the building. This gutter runs the full length of the buildings from west to east. There are several areas where the metal used to make the gutter has come apart and needs to be repaired.



Back side roof covering



Small patch area



Flat panel over ridge vent area



West side roof at garage roof intersection



Gutter area showing debris at bottom



Length of gutter running at roof edge

### **METAL ROOFS CONT (Back right warehouse area):**

This metal roof cover has fiberglass panels (translucent) to allow light in to the building. Numerous repairs near the ridge have resulted in open areas where blown rain will access the building. The large gutter running along the edge of the building at the larger warehouse wall was not completely visible. Debris was present in the gutter area and should be removed. There was evidence of water penetration at the gutter area where the roof terminates into the side of the warehouse wall. Inspector does not know whether the leak has been repaired or whether it is still present.

On the front side of the garage area, there is a room added on to the front wall. The roof on this room is pitched toward the west side of the building. The flashing that connects this lower elevation roof to the front wall of the garage is sealed with NP-1 sealant. There does not appear to be any problems with this seal.



Garage roof cover with light panels



Small repaired areas near ridge



Loose panels near center ridge



Lower roof elevation sealed on front wall of  
Garage

### **AIR CONDENSING UNITS:**

#### **Roof Above the Offices:**

The large unit for the upper front entry was not functioning. No specification or name plate was visible.

Two York brand air condensing units in the center and back section of the office roof area were functioning at the time of the inspection. There was no specification plate on either units to indicate the age or size. Condensation lines should be installed on these two units to prevent pooling of water at the edges of the roof surface.

#### **Lower Level Roof (Show room and bar):**

This roof had eight units.

Seven of the eight units appeared to be the same make and model. Some of the units had no power supply wiring installed at the time of inspection. The electrician was working on getting power to these units during the inspection period.

UNIT #1: This 1991 year model unit had a specification and name plate that was not legible. The unit had a damaged, but functioning coil.

UNIT #2: This 1991 year model unit had a specification and name plate that was not legible. This unit was not functioning.

UNIT #3: This 1991 year model, three ton unit had a specification and name plate that was not legible. This unit was not functioning.

UNIT #4: This 1991 year model unit had a specification and name plate that was not legible. The unit was functioning at the time of the inspection.

UNIT #5: This unit had a specification and name plate that was not legible. This unit was not functioning.

UNIT #6: This American Standard three ton 1991 year model unit was not functioning at the time of the inspection.

UNIT #7: This 1991 year model unit had a specification and name plate that was not legible. This unit was functioning at the time of the inspection.

UNIT #8: This American Standard ten ton 2001 year model unit was not functioning at the time of the inspection.



York brand unit on office roof



Unit for lobby and conference room



This unit was over the back side of the showroom area. The damaged coil did not effect the units operation

## **BUILDING INTERIORS**

### **LOBBY AREA:**

Signs of water penetration were noted along the base of the windows along the front of the lobby area.

Loose tape, water streaks on steel framing, and deteriorated drywall was visible in numerous areas in the ceiling below the upper level lobby floor.

Recent repairs to the ceiling in the lower lobby area indicate that the moisture damage may have been more extensive than the photos indicate.

The right side ceiling above the hallway has several areas of water damage. These are below the area where the upper wall and lower roof intersect just to the back of the lobby area.

### **DOWNSTAIRS LOBBY AREA BATHROOMS:**

Both toilets were loose and need to be reset. The sink in the right side bath is not secured to the wall.



Streaks indicating water penetration around the window seals



Water damage in ceiling of bathrooms



Water damage in bathroom ceiling



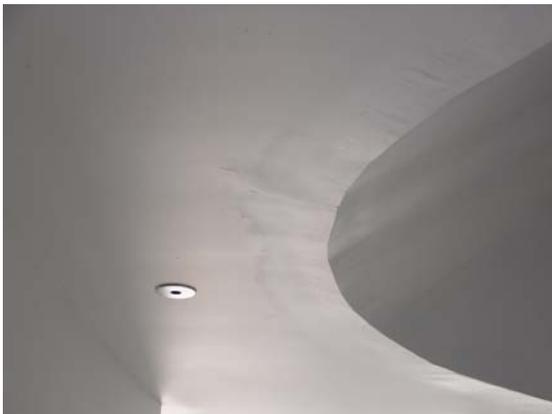
Water penetration from window seals



Water penetration on the sides of the window frames



Signs of water penetration on the upper windows



Repairs in lobby ceiling around stairwell



Water damage area in rt hallway



Loose paint from moisture in bathroom wall



Sink loose on wall



Water penetration around bathroom window and ceiling



Water damage to wall and ceiling in back and front hallway



## **SHOWROOM:**

The use of commercial grade sealant around the stucco/window seams and where the roof terminates at the column feature is required to fill all voids to prevent water penetration behind the stucco coating. Cracks in the stucco along the frame/seal of the original window exterior should be sealed to prevent water from entering and being trapped in the stucco.

The floor level of the show room is lower than the skirt installed on the outside edge of the building. This has led to water penetration along the front wall that was visible by water stains on the wall and floor. The age of the staining could not be determined.

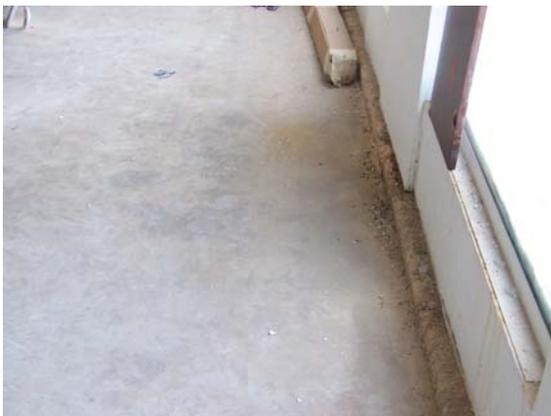
Moisture related delamination of the drywall on the bar wall at the front corner also indicates water penetration at the slab level.

Two-by-fours and other pieces of wood were driven between the structural beams and the roof decking material to help support areas that were rusted out due to long term leaking of the roof at this location. There were some areas of the metal decking system that were badly rusted, and had no additional support.

The sprinkler system piping in the back left corner of the show room (in front of the bathrooms) has a leak that should be repaired.

The single exit door on the back left side wall that connects to the show room has no threshold seal to prevent water penetration. Openings on both sides of the door indicate two separate walls (original load bearing CMU) and metal coverings. Low area between the two wall coverings will pond water during prolonged rain periods. Whether the low area will fill and afterwards enter the building could not be determined at the time of inspection. Examination of the staining in the walls and floors indicates water has entered the building in this manner at some time in the past.

Two restrooms in the back left side wall of the show room appear to be operable. All fixtures need to be cleaned and serviced due to not being used for a prolonged period. The water was shut off to one toilet and shower stall.



Water stains at front wall of showroom



Deteriorated drywall at the front wall where the bar meets the showroom

Water penetration on front window assembly



Leak around frame of upper level window



Rusted purlin braces under roof decking material



Two-by-four bracing under roof decking



Wood bracing under roof decking



Area next to lower office side of the showroom with rusted purlin braces



Left side door with no seal at threshold  
(Note lower level of floor in room)



Sprinkler system leak at fitting



Bathrooms located at back wall of showroom

### **BAR AREA**

The bar area did not have adequate lighting present during the inspection period. The front lobby area has the same indications of water penetration from the windows and doors as do the showroom.

There was negative drainage under the front entry door that does allow water to access the building during rain periods.

The front windows and floor level also have the same indications of water penetration due to the higher grade along the exterior wall.

The wall cavities around the front door are filled with hard styrofoam, that has visible indications of water penetration over a long period of time.

## **BAR BATHROOM:**

### **Women's restroom:**

There was an A.O. Smith fifty gallon 2005 year model water heater located in the women's restroom. A drain pan was present under the unit. The heater appeared to be in operable condition.

Three sinks, three toilet stalls and one handicapped toilet stall was present in the women's restroom. All fixtures appeared to be in good condition and were operated.

### **Men's restroom:**

Two urinals, two toilets, one handicapped toilet stall and three sinks were present in the men's restroom.

All fixtures were operated and appeared to be in good condition.



Water stains from under front entry door



Wood trim and styrofoam by front entry door



Photo showing higher grade on exterior wall



Front lobby area



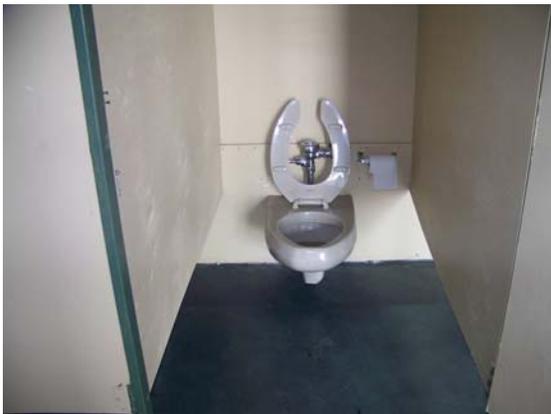
Club area behind lobby



Left side storeroom area showing original CMU wall



Men's restroom facilities



Ladies restroom facilities



## CONFERENCE ROOM:

The front glass panel that was broken has been replaced. The windows appear to be surface sealed only. Signs of water penetration from the windows or roof were noted at the back left corner where the wall and windows meet. The exit door to the roof should be weather stripped on all sides to prevent water penetration during blown rain. The door has delaminated due to exposure and should be replaced. The lights and power functioned properly.



### **NORTHWEST OFFICE:**

All walls and ceiling appears to be in good condition. The lights and power were operable. No insulation was noted in the ceiling cavity.

The bathroom between the northwest office and conference room is operable. The lights and plugs were inoperable due to the ongoing electrical work. The floor has been damaged and needs repair.



### **TELEPHONE ROOM:**

Signs of water penetration were noted in the exterior wall and ceiling. This is from a roof leak that may have been recently repaired. No insulation was noted in the ceiling cavity.

The remainder of the upstairs is under construction. The walls have not been installed to complete the office layout.

There does not appear to be any insulation in any of the ceiling cavities at this time. Most of the electrical is operable, but is not in place where the walls are not constructed.



**OFFICES:**

The offices designated CE1, CE2, CW1 and CW2 are under construction and were not functional at the time of the inspection.

**SE1:**

All walls and ceilings were in good condition. The lights and plugs were functioning.



**SE2:**

Water stains in the ceiling from a roof leak were noted in the back corner of the exterior wall. Water penetration from around the window with minor damage was also noted. The lights and plugs were operable.





**SW1 & SW2:** These offices were under construction at the time of inspection.





### **GAME ROOM:**

Most of the wall surface was covered with cabinet doors and was not visible. The ceiling tiles were removed for electrical work.



**DRESSING ROOM/WILL CALL:**

The room is under construction. The doors, wall and ceiling were not installed.



**SIMULATOR TRAINING:**

This room is used as a temporary office during construction. The room was clean with no signs of water penetration. All lighting and electrical outlets functioned properly.



Great minds at work



## **SEWING ROOM:**

All walls, ceiling and floors appeared to be in good condition. The lighting and electrical plugs are operable. This room has double doors that open to the warehouse/garage.



## **BATHROOMS (On the right side office area, lower level):**

The fixtures in the right side bath are all operable. The lights and plugs function correctly.

The left side bath toilet and sink are both loose and should be properly secured. The lights and plugs are operable.

Both entry doors need adjustment to latch properly in the door frames.





**EMPLOYEE BREAKROOM:**

This room is under construction. No fixtures or electrical plugs were operable. The ceiling tiles were removed.



### **GENERAL MANAGER'S OFFICE:**

This room is under construction. No fixtures or electrical plugs were operable. The ceiling tiles were removed.



### **FIXTURE STORAGE:**

This room did not have an access door installed at the time of the inspection.

### **BACK HALLWAY & FIRE ESCAPE:**

The end of the lower hallway past the general manager's office terminates at the door to the back garage area. This was originally the back side of the front building.

The fire escape (stairs) at this location is located directly beneath the large gutter system that was installed when the warehouse and garage were added.

The drywall in the stairwell has water damage from the roof and gutter leaking in this area. The bottom of the gutter itself has stains and rust from condensation or leakage.



Moisture damage in the drywall seams



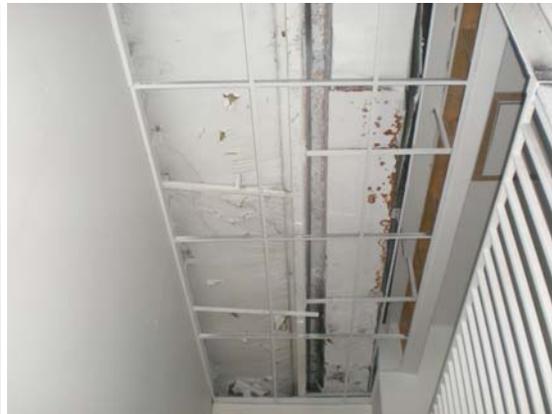
Moisture damage at top corner of wall/ceiling



Bottom of gutter assembly in hall ceiling



Water stains on bottom of gutter



Rusted areas below gutter/roof

## **GARAGE:**

Leakage from the gutter system immediately behind the sewing room has deteriorated the bottom of the main I-beam support framing for the garage roof. (This is actually the support system for the warehouse roof, but is contained in the area that was walled off to give access to the garage from the lower offices.)

The metal support truss has had some welding patch work performed at the bottom. This repair should be viewed by an engineer familiar with the requirements of steel framed buildings as to the need for additional repair. Repairs to the other metal supports should be done to comply with repair orders issued by the engineer. In their present condition, the beams are not structurally adequate to prevent deflection in the support beam.

A small door that leads to the isolated garage area on the right side of the building is not secured properly in the building frame. Rusted steel framework and purlin braces were visible in all areas on the front side of the building. The water is believed to be accessing the building mainly from the gutter sections that run between the buildings and between the garage and warehouse area.

The overhead door to the front of the garage does not appear to be hung properly. The door is sitting crooked in the frame and should be properly secured.

Due to amount of stored items in the garage, most of the floor and wall space was not visible to the inspector.



Rusted out section of gutter and steel bracing



Welding work on structural support column



Small enclosed garage area on the front of the building



Rusted metal purlin supports and water stains in roof support assembly



Rusted support beam at garage/warehouse  
Wall



Front section of garage showing stored  
items that blocked the view of floors and walls



Left and back wall of garage showing stored items



Back wall of garage



Rust damaged support column in garage



Overhead door is not hung properly



Water damage insulation at ridge



Moisture related damage to drywall in the office area located by the rear overhead door



Water stains in ceiling of bathroom. Bathroom shown with partial shower pan in place.





Walls of the large corner office located near the front wall of the building has fungal growth due to moisture penetration. The water appears to be entering the building from the back door and back wall where water is trapped next to the building by the perimeter fence.



Fungal growth

## **WAREHOUSE:**

The bathrooms at the left side wall had no lights and the fixtures were not operable.

This warehouse space was filled with machinery and stored items that covered the majority of the floor space.

Rusted steel was present along the back walls below the gutter that runs between the warehouse and showroom building. The rust and other water damage was widespread and judging from the rusting of the main support I-beam trusses, it has been occurring for a long period of time. Of the eight points of contact with the slab from the main support structure, four of the steel I-beam sections need repair due to rusting and corrosion.

The left side of the building has a CMU wall that divides the warehouse into several large areas that may have been wash bays at one point in the life of the building.

In observing the amount of corrosion to the steel purlin supports that is water related, it appears that drainage into the back of the warehouse may be a problem during heavy rain periods. The rusted out sections of the support beams that hold up the roof and walls would have to occur over an extended period.

The floor level in the warehouse is below the flat work level on the exterior at the left and back sides of the building. Despite the installation of a sump pump in the recessed truck dock, there most likely will be water running into the building on the back side when heavy rains occur.



Rusted structural support beam

The floor of the warehouse in the back left side section appears to have deteriorated and broken up. This area has steel rebar laid out as if a new layer of concrete is about to be installed.

The right side wall of the warehouse has offices and bathrooms constructed. All of these rooms are badly water damaged. Damage in the upper level rooms indicate the water has been coming from the gutter area above the rooms where the warehouse and garage roof tie together. These rooms will need extensive remodeling in order to be used.



Rusted purlin steel in wall



CMU bays on left side of building



CMU section of building with rebar laid out on floor. Bathroom is pictured in the right side photo



Back "bay" on left side



Photo showing front wall of building with doors to showroom



Photos showing stored items in warehouse that blocked view of floors and walls



Rear exit doors showing negative drainage from the exterior



Floor of warehouse showing elevation changes due to removed floor level concrete



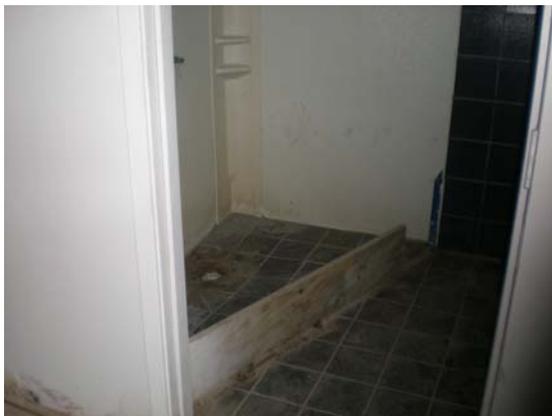
Photo from back side exterior of building showing elevation change from exterior to interior floor grade



Fungal growth and water damage to top level rooms over right side bathrooms in warehouse



Fungal growth in bottom level rooms on the right side of the warehouse



Bathrooms in the right side of the warehouse in the CMU wall that backs up to the showroom. Inoperable shower in rt side bathrooms



Water fixtures in the rt side bathrooms



Water damage to the ceiling of the bathroom



Stairwell to upper level rooms has no guardrail at platform

## **CLOSING REMARKS**

The inspector is concerned with several areas of the complex. These are briefly stated below.

### **ROOF COVERINGS:**

With the recent repairs and no rain to test the roof surfaces, the intersections of the roof surfaces between the buildings remain a concern. The gutter system used to remove water from the area between the showroom/warehouse and warehouse/garage has leaked extensively in the past. These areas should be watched closely for water penetration and additional damage to the steel framing and drywall.

### **EXTERIOR WALLS:**

Repairs to the metal wall coverings are simple and straightforward. Repairs to the front of the building with the stucco/window seams may be more challenging to prevent water penetration on the front side of the building. Visual evidence contained in the report indicates that leakage from the windows and framing have been occurring for an extended period. These areas should be watched closely during rain periods and repairs (if needed) should be done by a competent repair company.

### **DRAINAGE:**

Due to the differences in elevation from the interior floor grade to the exterior grade at the base of the walls on the front, left side, and back of the buildings, some water penetration is going to occur during heavy rain periods. The many changes and additions on the exterior driveways and flat work indicate an ongoing problem. The pitched areas of concrete poured around the base of the exterior wall on the front and left side were installed to enhance drainage away from the building. These are useful, but will not stop all water penetrating at the base of the exterior wall covering.

The drives and slanted concrete also assist the water draining to go around the back left corner of the warehouse. At this location it runs down grade and has been entering the warehouse and garage through door openings. Again, there have been measures taken to lessen the amount of water entering these buildings.

Only during extended heavy rain periods will it become apparent that the changes made to the exterior and interior of the building will prevent an excess amount of water from entering the structures.

Please call if you have any questions concerning this report.

Thank You!!

Kevin Machen  
Quality Inspection

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