



# Building Assessment Inspection

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## Property Condition Report

**Project Site:** *Street Address*  
**Fort Worth, Texas**  
**Project #**

### A. General Observation

1. The site was visited on September 4, 2018 to verify existing conditions of the site and building. The building consists of a 3,180 SF rectangular shaped building with a two drive-thru window extension on the north side and a walk-in cooler/freezer unit on the east side. The site includes a large concrete parking area on the south side and a parking / drive-thru lane on the north side. Total parking is approximately 43 cars. The front entry of the building faces generally to the south with parking on the south, north, and east sides. The main access drive is off of the frontage road for Interstate 35W. On the east side there is a secondary access drive that connects to the adjacent properties. There is minimal landscaping on the property. A grassy area between the connecting drive and frontage road on the west, a strip of grass and six mature trees to the south at the perimeter of the parking lot, grassy area with three mature trees and a few shrubs to the east, and a grassy strip with two mature trees and a few shrubs to the north. Between the west walk and the building there is a strip of landscaping rock. On the east side, between the building and the drive-thru lane there are several landscape areas with rock, grass, and shrubs. There is one parking lot island that contains grass only. At the time of the site visit the landscaping appeared to be in fair condition. In the southeast corner of the property there is a steel post and brick pilaster protected by bollards where a pole sign is mounted. There is a fire hydrant in the southeast corner of the property near the sign pole location. The building size and layout was dimensioned and photographically documented. The site was photographically documented. Both site and building were visually observed for physical condition and signs of deterioration. No destructive examination was made on the existing building to observe un-seen areas.

### B. Existing Site / Parking Lot Condition

1. The main drive approach from the frontage road for Interstate 35W is concrete and appears to be in fair condition.
2. The parking lot is entirely concrete with concrete curbs. There are some signs of patching in the parking lot, but it appears to be where a landscape island was removed. There are typical signs of spotting, water drainage stains, and some minor cracking. Overall the concrete paving and curbs appear to be in good to fair condition. Although the parking striping is faded, it is still readable.
3. The drive-thru lane is concrete paving with striping separating the drive-thru from a bypass lane.

4. There are steel bollards located at the outside corner of the drive-thru extensions.
5. The parking lot, drive areas, and drive-thru lane appear to have very little slope for water run-off. Even though there was water stains in the main parking lot on the south side there was no ponding. At the time of the site visit the only signs of water ponding due to poor drainage was in the northeast corner near the dumpster enclosure.
6. There is a dumpster enclosure located at the northeast corner of the property. The enclosure is concrete masonry structure with brick and CMU veneer to match the building. The enclosure has a pair of solid metal gates. There are steel bollards protecting the outside edges of the enclosure.
7. The handicap curb ramp is located in the south side of the building, at the main entry door. It is located at the handicap parking loading zone area and appears to have the proper maneuvering area at the top landing. It is concrete and appears to be in good condition with proper slope.
8. There are two (2) handicap parking spaces located on the south side of the building adjacent to the entry walk/landing. A striped loading zone aisle is located between them. The size, striping, and logo at the handicap parking space and loading zone appear to be in compliance with ADA regulations. The real issue is that there are no pole or building mounted signs identifying the handicap parking spaces. These signs must be installed to be in full compliance with ADA regulations.
9. There is a perimeter walk on the south and partial north sides of the building. On the east (rear) side of the building there is a concrete landing and walk at the rear service door.
10. The site has a total of three (3) dual fixture pole mounted lights. One on the south, east, and north sides of the site. There is also, a single fixture pole mounted light mounted to the top of the parapet wall at each outside corner of the building for a total of four (4) fixtures.

### C. Existing Building Exterior

1. The building is basically a rectangular shaped building with pilaster bump outs at each corner of the dining area, two drive-thru service window bump outs on the north side, toilet room bump out on the south, and a cooler/freezer bump out on the east. The parapets for the main building are at the same elevation with no vertical extensions. The parapets for the two drive thru service windows are 39" below to main building parapet. The parapet around the cooler/freezer is 55" below the main building parapet. The entire exterior wall finish is masonry. The lower portion of the wall is 4 course of 8" split face CMU and the majority of the remainder of the wall finish is smooth modular face brick. There is a two course accent band of the 8" split face CMU at the top of the windows and another single accent band of 8" split face CMU just below the cornice. The cornice consist of three rows of stepped wood trim with a metal cap. Above the windows in the dining area there is a curved metal simulated "mansard" roof. The exterior masonry wall finishes, cornice, and metal simulated "mansard" roof appear to be relatively good condition.

2. The building appears to be wood framed construction with open web wood roof joists and plywood deck. There was no insulation above the ceiling therefore it is assumed that the insulation is above the roof deck. During the site visit there was no way to identify the exact thickness of roof insulation.
3. The cooler/freezer portion is a typical exterior rate assembly with load bearing roof supports. The entire unit is skinned with a single wythe of masonry that matches the remainder of the building. The roof is sloped to the east with three (3) thru-wall scuppers. There is a single block missing in the southeast corner of the parapet. This missing block should be replaced.
4. Roof access is provide by a wall mounted steel ladder with a protective expanded metal cage located near the service door.
5. The main building has a single membrane type roof (TPO) and parapet flashing system. The roof slopes to the north. There are three (3) roof drains and three (3) overflow drains located along the north parapet wall. The roofing membrane and parapet flashing appear to be in good condition.
6. The lower drive-thru window portions have a single membrane type roof (TPO) and parapet flashing system. There is one (1) roof drain and one (1) overflow drain at each roof area. The roofing membrane and parapet flashing appear to be in good condition. However there is debris in these two roof areas that should be removed.
7. There are signs of standing water in only one area of the roof. This area is in the northwest corner near the west RTU. The roof insulation appears to have a low spot in this area. There were no signs of water leaks related to this ponding area.
8. The north and south entry doors and all windows are a dark bronze aluminum store front type system. The rear service door is hollow metal door and frame system. There is damage to the main south entry door due to vandalism. Overall the aluminum doors and windows appeared to be in good to fair condition. The rear hollow metal door has signs of wear but was in fair condition.

#### D. Interior of Building

1. The serving area has tile flooring with tile base in the serving line area and carpet with tile base in the dining portion. The walls have a tile wainscot, 8" chair rail with painted gypsum board on the upper portion of the wall. The ceiling is a 2 x 2 suspended tile. In the serving area the previous staging railing system has been removed leaving protruding portions of the remaining rails. The dining area of the building appears to be in good to fair condition.
2. The two entry vestibules have tile flooring with tile base. The walls have a tile wainscot, 8" chair rail with painted gypsum board on the upper portion of the wall. The ceiling is a 2 x 2 suspended tile. The entry vestibules appear to be in fair condition.
3. The Corridor leading to the toilet rooms has tile flooring with tile base, 8" chair rail with painted gypsum board on the upper portion of the wall. The ceiling is a 2 x 2 suspended tile. This are is a continuation of the dining/serving area.
4. The building contains a mens and womens toilet room. Both toilet rooms have tile flooring with a tile base. The walls are full height 4 x 4 tile with an accent band near the top of the

wall. The ceiling is painted gypsum board with recessed light fixtures and diffuser. In the mens toilet, the toilet stall door is stainless steel. In the womens toilet the toilet stalls and doors are plastic laminate covered. The stall in the mens toilet appears to be in compliance with current ADA standards. Even though there is an ADA equipped stall in the womens toilet it does not appear to be in compliance for adequate floor space. The lavatories in both toilets appear to have proper ADA compliant clearance. Enlarging or re-configuration of the womens toilet would be required to comply with current ADA standards. In general the toilet rooms appeared to be in fair condition.

5. The serving area and west drive-thru window area have tile flooring with a tile base. The walls are full height tile. The ceiling in the serving area is 2 x 4 suspended ceiling with lay-in light fixtures and ceramic tile covered furr-down with recessed light fixtures. The ceiling in the west drive-thru is 2 x 4 suspended with lay-in light fixtures.
6. The back of house area includes cooking area, dishwashing area, office, break room, storage, and a second drive-thru window area. All rooms have tile flooring with a tile base. The walls are gypsum board with a full height FRP panel covering. The ceilings are a suspended system with lay-in light fixtures. There are signs of normal wear on the floor, ceiling, and wall surfaces. The suspended ceiling system is not a consistent grid layout and is in poor condition. Overall the back of house area is in fair condition.

## **E. HVAC, Plumbing, Electrical Systems**

1. There are two (2) roof top curb mounted HVAC units. The units are equipped for gas. Both units are an American Standard GAC 30A 3 ELA 0. Both units appear to be in good condition.
2. The building has gas service which serves HVAC units, water heater, and cooking equipment.
3. There are two curb mounted exhaust/supply fans for the cooking equipment.
4. There is one exhaust fan serving the toilet rooms.
5. There are cooler and freezer condensing units mounted on the roof of the cooler/freezer portion. They seem to be in working order and appear to be in fair condition. Also, there are units mounted on raised supports, on the roof, that are identified as cooler/freezer condensing units. During the site visit it was unclear which units actually serve the cooler/freezer.
6. There is a main recessed disconnect panel and two (2) Cutler-Hammer recessed, 225 amp electrical distribution panels in the office area. The electrical panels appear to be in fair to poor condition.
7. The lighting in the Dining is primarily lay-in 2x4 fluorescent fixtures with an 18 cells grille. The toilet rooms have recessed 2x4 fluorescent fixtures with acrylic lenses. Serving area and back of house has primarily recessed 2x4 fluorescent fixtures with acrylic lenses. There are recessed downlights at the serving line. The drive-thru window areas have 2x4 lay-in fluorescent lighting fixtures with acrylic lenses. The lighting fixtures in the dining area appear to be in good condition. All other fixtures are in fair to poor condition.

8. There are two toilets serving this building. The mens toilet has a one piece counter mounted lavatory, wall mounted urinal, and a floor mounted water closet along with accessories. The womens toilet has a one piece counter mounted lavatory and two floor water closets, along with accessories. The fixtures appear to be in fair to poor condition. The fixture appeared to be compliant with current ADA standards however there were issues with the floor area in the womens handicapped stall.
9. There is a mop sink located in the back of house adjacent to the dishwashing area. The area is wrapped with FRP wall paneling and stainless steel edge guards. The mop sink and accessories are in poor condition.
10. Thru-out the serving area and back of house there are several floor drains and one floor sink. There are floor drains in each toilet, one in the serving area, two in the cooking area, and one in the dishwashing area. The floor sink is located in the dishwashing area.
11. There is an 80 gallon electric water heater located in the back of house in the storage area. The unit is open to the rest of the back of house space and not in a separate room. The water heater appears to be in good condition.
12. There is a gas meter located in the northeast corner of the building near the east drive-thru window.
13. There are three water meters located at the edge of the driveway on the west side of the building. During the time of the site visit only one was accessible, it was a 1 1/2" meter. There were no identification on the meter covers indicating what they served.

EXAMPLE

**PHOTOGRAPHS**



**PHOTO #1** – Typical view of building, parking lot, and handicap parking spaces.



**PHOTO #2** – View of drive-thru window bump outs, bollards, lights, and wall finish.



**PHOTO #3** – View of sign pole for previous tenant sign, bollards and fire hydrant.



**PHOTO #4** – View of main drive approach, south parking lot, handicap parking spaces, and handicap ramp.



**PHOTO #5** – View of dumpster enclosure and pooling water in north parking lot.



**PHOTO #6** – View of drive-thru lane, landscaping, and walk.



**PHOTO #7** – Typical view of dining room windows, “mansard” roof, and wall finish.



**PHOTO #8** – Typical view of wood roof joist and deck.



**PHOTO #9** – View of Cooler/Freezer portion, drive-thru lane, and access ladder.



**PHOTO #10** – View of roofing and equipment.



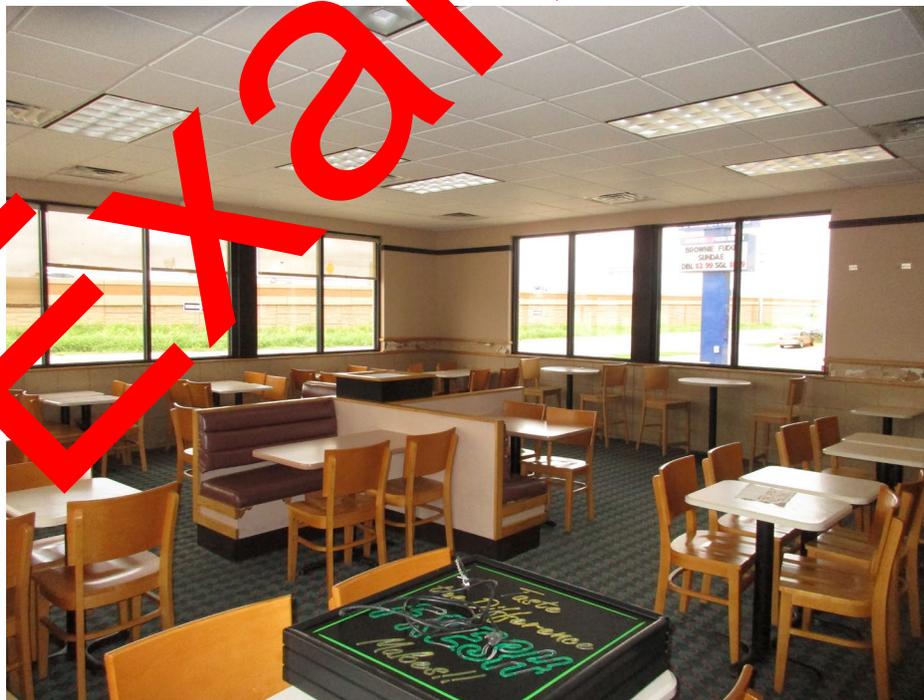
**PHOTO #11** – View of roofing, equipment, and roof drains.



**PHOTO #12** – View of roofing and equipment.



**PHOTO #13** – Typical view of parapet mounted light fixtures.



**PHOTO #14** – Typical view of dining Area.



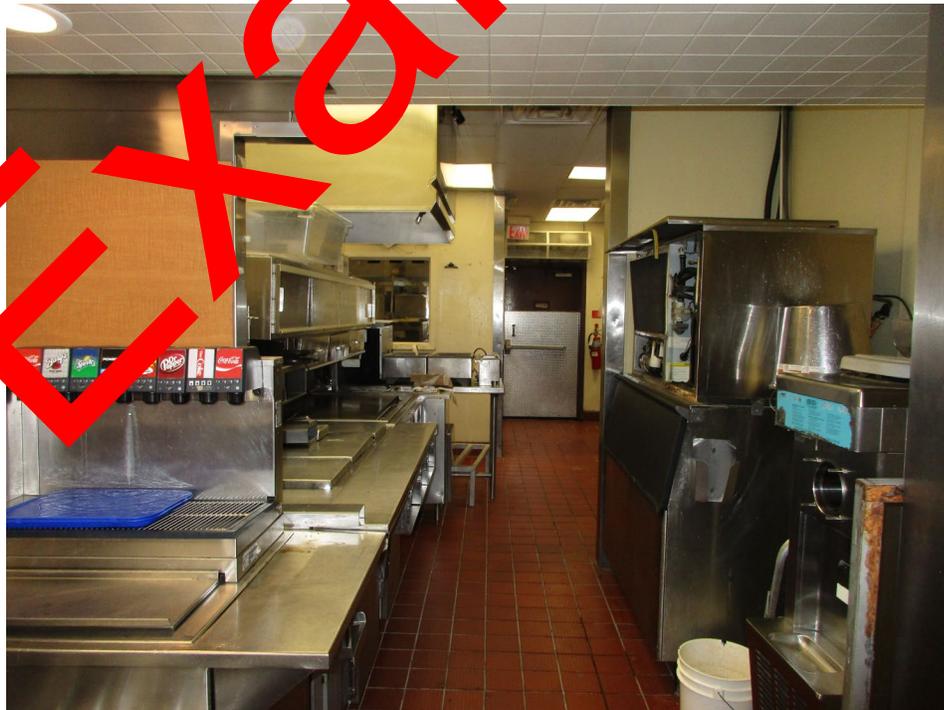
**PHOTO #15** – Typical view of Serving area.



**PHOTO #16** – Typical view of Mens Toilet and fixtures.



**PHOTO #17** – Typical view of Women's Toilet and toilet partitions.



**PHOTO #18** – Typical view of cooking area.



**PHOTO #19** – View of service door and Cooler/Freezer entry.



**PHOTO #20** – View of main electrical panel and breakers.



**PHOTO #21** – View of electrical distribution panels.



**PHOTO #22** – View of mop sink area.



**PHOTO #23** – View of electric water heater.



**PHOTO #24** – View of gas meter and drive-thru window area.

**FLOOR PLAN**



1 AS BUILT  
NOT TO SCALE