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The A-Action Team
Your Consultant's For Life

I. STRUCTURAL SYSTEMS

A. Foundations *Comments:*

Slab on Grade

This structure is supported by a concrete slab type foundation. The type of concrete reinforcement was not determined.

Foundation Performance Opinion:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. *Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.*

Additional Observation and/or Comments:

- One or more of the post tension cable ends are exposed and need to be properly sealed on the west side of the house.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some case, some cosmetic improvements may be necessary.
- Some deflection cracks in the exterior brick veneer were observed at the time of this inspection. This is not an uncommon condition to observe in a structure of this age and type of construction.

Grading & Drainage

- The soil line is too high on the south side of the structure. Under today's building standards there should be at least four (4) inches of foundation visible below masonry veneer and six (6) inches of foundation visible below wood veneer.

Notice: Watering your foundation is very important in this region. Please refer to the foundation-watering program in the home maintenance guide.

Notice: Highly plastic clay soils, as are typically found in this region, exhibit a great amount of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slab on grade homes and traditional/modern pier and beams homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, sheetrock cracks and floor tile cracks.

Notice: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a structural engineer. This inspection is not an engineering report, and should not be considered one. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer.

B. Roof Covering *Comments:*

Method used to Inspect Roof:

- Walked on roof Inspected from ground level
 Inspected from drip edge with ladder
-

OBSERVATIONS:

Roof Structure (Metal I-beam type roof construction)

All components were found to be in satisfactory condition on the day of the inspection.

Metal Roofing Material in Place

- There are two visible active water leaks at the time of this inspection. The north valley over the front northeast classroom and front lobby area is leaking and needs to be repaired. One of the roof penetrations of the southwest corner classroom restrooms is leaking and needs to be repaired.
- Prior repairs to the roofing material and/or flashing were observed. This would suggest that problems have been experienced in the past and should be monitored.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.
- Debris should be removed from the roofing.

Gutter & Downspout System

- The gutters require cleaning.
- The gutter seams are leaking and need to be resealed.
- The gutter downspouts on the west side of the structure are missing their splash blocks. This condition should be corrected to help prevent ground erosion near the foundation beam.

Flashing(s)

- The flashing needs to be checked reset and/or repaired as necessary. The observations made to support the rendering of this opinion are listed but may not be limited to the following:
 - The roof jacks at the plumbing stacks are not listed or labeled for this type of installation. The roof jacks in place are functional at this time but should be replaced when your budget permits.
- There is a lot of roof mastic in place at and around various roof penetrations. This would indicate possible previous water leaks may have occurred and should be closely monitored.

C. Exterior Surfaces *Comments:*

Description of Exterior Cladding:

- Wood Type Veneer Brick Veneer Stone Masonry Veneer
 Fiber Cement Board Vinyl Siding Metal Siding
 Stucco EIFS (Exterior Insulation & Finish System) Log Home
-

OBSERVATIONS:

Exterior Walls & Surfaces

- Deflection cracks were observed in the exterior veneer on the north, east, west and south sides of the structure.
- Mortar improvements are recommended for the exterior masonry veneer on the north and south sides of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The wall expansion joint(s) need to be properly sealed on the west side of the structure.
- One or more of the window screens were observed to be missing on the east and south sides of the structure.
- One of the soffit panels is missing over the southeast corner of the front carport area.

D. Interior Surfaces *Comments:*

Interior Walls & Surfaces

- Water stains were observed on the walls in the northeast classroom near the window under the roof level valley. The cause and remedy should be further evaluated and corrected as necessary. (Apparent roof leak in the north roof structure valley.)

Ceilings

- Water stains observed on the drop ceiling tiles in the northeast classroom and southwest classroom restroom. The cause and remedy should be further evaluated and corrected as necessary. (Apparent roof leak in the north roof structure valley and west roof penetration.)
- The water stained drop ceiling tiles should be replaced in the northeast class room, southwest classroom and southwest classroom restroom area.

Floors

All components were found to be in satisfactory condition on the day of the inspection.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels *Comments:*

Panel Box #A

Branch Circuit Conductor (wiring) Type: **Copper**
Box Rating and/or Main Disconnect Rating: **150 amps**
Box Location: **South Middle Classroom**

All components were found to be in satisfactory condition on the day of the inspection.

Panel Box #B

Branch Circuit Conductor (wiring) Type: **Copper**
Box Rating and/or Main Disconnect Rating: **150 amps**
Box Location: **South Middle Classroom**

- All blank spaces in the panel box cabinet need fillers.

Distribution Wiring

- There was an open junction box observed above the drop ceiling tiles over the northwest classroom restroom. This condition does not meet current commercial electrical standards and should be corrected.

B. Branch Circuits - Connected Devices and Fixtures *Comments:*

Receptacles

- All exterior receptacles should have weather tight covers. The receptacle cover plate is damaged and/or missing on the west exterior wall.
- The two exterior receptacles on the west exterior wall are inoperative at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.

Fixtures

- Ceiling fan is not balanced properly in the northwest and southwest classrooms.
- Ceiling fan is missing pull string in the south middle classroom.
- Ceiling fan is inoperative in the north middle classroom.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Unit #1

Approximate Location: Southeast Classroom

Approximate Size: 5 tons

Central Heating System – *Energy Source: Gas*

Central Cooling System – *Energy Source: Electric*

Note: It is the opinion of this Inspector, the outside component (Condenser) may be functioning as intended or in need of minor repairs at the time of this inspection. You should be aware that this is an older component and the future life expectancy cannot be determined. The buyer should consider budgeting for future replacement. Approximate Condenser Age: 1988

- The thermostat cover is damaged.
- The outdoor unit of the air conditioning system requires cleaning.
- Damaged and/or missing insulation on refrigerant lines should be repaired or replaced at the outside condenser.

Unit #2

Approximate Location: Southwest Classroom

Approximate Size: 5 tons

Central Heating System – *Energy Source: Gas*

Central Cooling System – *Energy Source: Electric*

- The outdoor unit of the air conditioning system is out of level. This should be improved.
- Damaged and/or missing insulation on refrigerant lines should be repaired or replaced at the outside condenser and at the indoor coils.
- The outdoor unit of the air conditioning system requires cleaning.
- The thermostat cover is missing
- The indoor blower is out of balance and should be corrected.
- The indoor coil service cover is missing and should be replaced.
- The integrity of the heat exchanger is questionable and should be further evaluated by a Qualified HVAC Technician.
- Scaling, soot build-up and/or debris were observed on or around the burner.
- The heating system shows evidence of “flashback” (ignited gas spilling out at the front of the furnace at start up). A qualified licensed heating technician should evaluate this condition.

Unit #3

Approximate Location: Northeast Classroom

Approximate Size: 5 tons

Central Heating System – Energy Source: Gas

Central Cooling System – Energy Source: Electric

Note: It is the opinion of this Inspector, the outside component (Condenser) may be functioning as intended or in need of minor repairs at the time of this inspection. You should be aware that this is an older component and the future life expectancy cannot be determined. The buyer should consider budgeting for future replacement. Approximate Condenser Age: 1988

- The outdoor unit of the air conditioning system requires cleaning.
- Damaged and/or missing insulation on refrigerant lines should be repaired or replaced at the outside condenser.
- The thermostat cover is damaged.
- The filter is dirty and needs to be replaced.

Unit #4

Approximate Location: Northwest Classroom

Approximate Size: 5 tons

Central Heating System – Energy Source: Gas

Central Cooling System – Energy Source: Electric

Note: It is the opinion of this Inspector, the outside component (Condenser) may be functioning as intended or in need of minor repairs at the time of this inspection. You should be aware that this is an older component and the future life expectancy cannot be determined. The buyer should consider budgeting for future replacement. Approximate Condenser Age: 1988

- Damaged and/or missing insulation on refrigerant lines should be repaired or replaced at the outside condenser.
- The outdoor unit of the air conditioning system requires cleaning.
- The thermostat cover is damaged.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures *Comments:*

Restrooms

All components were found to be in satisfactory condition on the day of the inspection.

Water Supply System

- There is a water leak at the west exterior water fountain / hose bib connection.

B. Drains, Wastes, Vents *Comments:*

All components were found to be in satisfactory condition on the day of the inspection.

C. Water Heating Equipment *Comments:*

Water Heater – Energy Source: Electric

Location: Above the drop ceiling tiles over the northwest classroom.

Approximate Capacity: 38 Gallons

All components were found to be in satisfactory condition on the day of the inspection.

Special Notice: Manufacturers of all Temperature and Pressure Relief (TPR) Valves state that the Temperature and Pressure Relief (TPR) Valve should be replaced every two years. If the date code on the TPR is over two years old, you are strongly recommended to replace the TPR for reasons of safety.

D. Lawn Sprinklers *Comments:*

When the system is operational all of the sprinkler equipment and associated components are inspected and operated in manual settings only.

Note: Some municipalities now require rain and freeze sensors to be installed on all new installation and pre-existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of rain / freeze sensors on sprinkler systems. Please check with your municipality for rain / freeze sensor requirements.

Sprinkler system equipped with a rain or freeze sensor Yes or No.

Box #A

Covers North Yard and West Yard

Total Number of Zones: 6 (If any deficiencies exist, they will be listed below.)

- There appears to be a damaged sub-surface water line in station 1 north yard. This condition should be further evaluated and corrected as necessary.
- Sprinkler head(s) damaged and/or missing in station 3.
- The sprinkler heads need to be adjusted so not to spray water onto the structures exterior veneer surface and/or windows in station 4.
- Station 5 & 6 did not respond to controls. The cause and remedy should be further evaluated and corrected as necessary. (*Note: The station water valves should be located and investigated.*)

Box #B

Covers South yard and East Yard

Total Number of Zones: 7 (If any deficiencies exist, they will be listed below.)

- Station 1, 2, 3 & 4 did not respond to controls. The cause and remedy should be further evaluated and corrected as necessary. (*Note: The station water valves should be located and investigated.*)
- Sprinkler head(s) damaged and/or missing in station 7.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

(Continuation of information from page two.)

Inspection Time In: 5:30 pm Time Out: 8 pm Property was: Occupied / Vacant
Structure Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Cloudy Overcast**
Outside temperature during inspection: **80 to 90** DEGREES

Parties present at inspection: Buyer / Buyers Agent / Sellers Agent /

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

- A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function at the time of the inspection;
 - 2. The item is in need of replacement or repair; or
 - 3. Further evaluation by an expert is recommended.

II. Inspection Report

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

Report Identification: **Property Address Here**

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Signature: _____ Date: _____ Day: _____

Signature: _____ Date: _____ Day: _____

Inspector: _____ Date: _____ Day: _____

PHOTO SUMMARY



General Picture



General Picture



Trim back the trees.



General Picture



Prior Patching



North Valley Leaking



Improper roof jack installation.



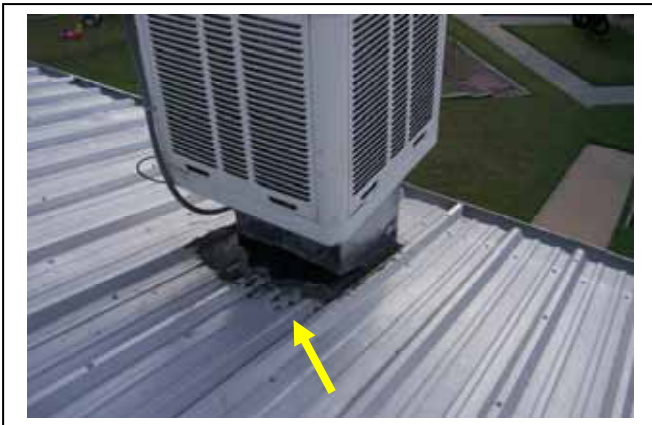
Improper roof jack installation.



Improper roof jack installation and prior repairs



Prior Repairs



Prior Repairs



Gutters need to be cleaned.



Carport soffit panel is missing.



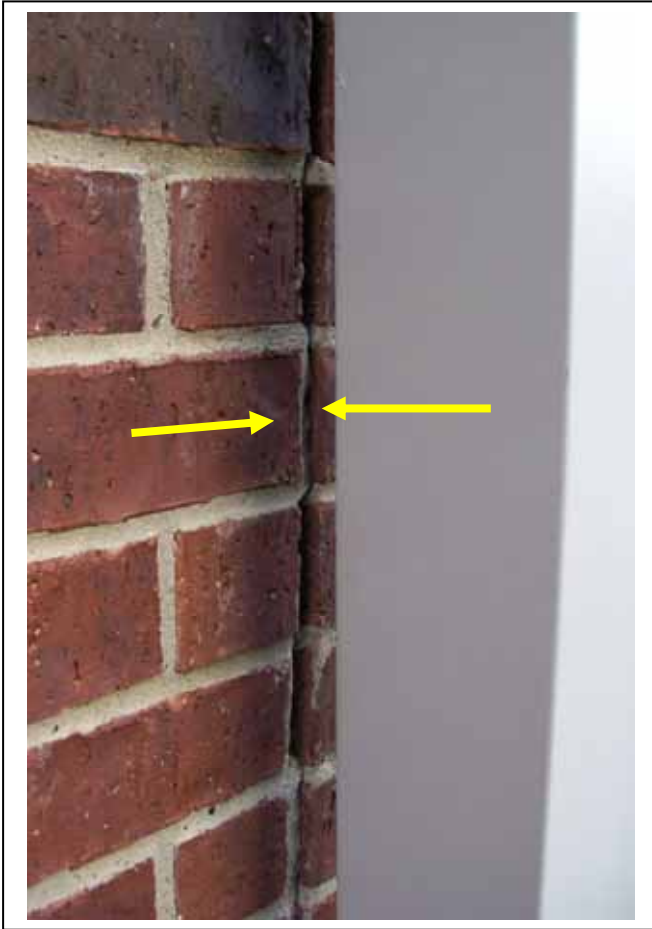
Window screens are missing.



Window seat mortar needs to be improved on the north side of the structure.



Receptacle weather cover is missing.



Expansion joint needs to be sealed.



Exposed tension cable needs to be sealed.



Downspout splash block is missing



Prior mortar repairs on the north and south sides of the structure.



Mortar improvements are needed on the south side of the structure.



High soil line on the south exterior wall.



Coil service panel is missing to unit #2



Insulation on the refrigeration lines needs to be replaced.



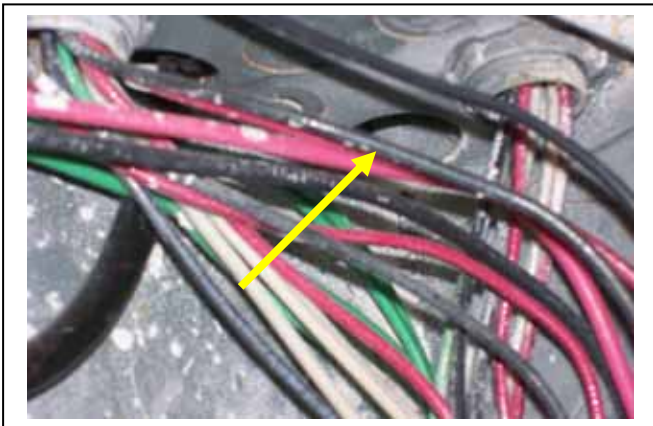
Roof leak over the southwest classroom restroom area.



Panel #A OK



Panel B



Open knockout in panel #B needs a filler.