



972-572-4500 * 817-467-0213
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INSPECTED FOR
Client Name Here
Address
City, TX 00000
DATE HERE

PROPERTY INSPECTION REPORT

Prepared For: Client Name Here
(Name of Client)

Concerning: Address, City, TX 00000
(Address or Other Identification of Inspected Property)

By: Scott Lewis, Lic #10539 Date Here
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is **NOT** a code compliance inspection and does **NOT** verify compliance with manufacturer's installation instructions. **The inspection does NOT imply insurability or warrantability of the structure or its components.** Although some safety issues may be addressed in this report, this inspection is **NOT** a safety/code inspection, and the inspector is **NOT** required to identify all potential hazards.

This property inspection is not an exhaustive inspection of the structure, systems, or components. ***The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.*** It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed building improvements to real property. A property condition inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the real property at the time of inspection. The inspector may provide a higher level of inspection performance than required by these ASTM standards and may inspect components and systems in addition to those described by the ASTM standards.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, refrigerators (built-in or free standing), wine coolers, or ice makers; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

This confidential report is prepared exclusively for Client Name Here on DATE HERE.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

Inspection Time In: **10 am** Time Out: **2:30 pm** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **East**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **90 °+ Degrees**
Parties present at inspection: **Seller, Scott Lewis #10539 and Doug Manhart #4266**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Client Name Here. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure 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. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

B. Grading and Drainage

Comments:

Grading & Drainage

The grading and drainage around the foundation appears to be performing adequately on the day of this inspection. The grade around the foundation appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices.

Gutter & Downspout System

- The gutter downspouts should discharge water at least sixty inches (60") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge. The current condition has caused some erosion at the downspout terminations.
- Minor leaks in the gutter joints and seams should be repaired. This condition has caused some wood rot at the front entrance cover.



C. Roof Covering Materials

Type(s) of Roof Covering: Metal

Viewed From: Walked on roof

Comments:

Flashing Details

All components appear to be performing adequately on the day of this inspection. The roofing material components appear to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Roof Covering

All components appear to be performing adequately on the day of this inspection. The roofing material components appears to be shedding water and achieving the operation, function, or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

The overall condition of the roofing material is in fair condition. With regular maintenance, you should expect 15+ years of remaining life expectancy from the metal roofing material. There is visible evidence of previous repairs to the roofing material and the building owner stated her has had previous roof leaks that have been repaired.

It has rained in the last 24 hours and with the use of thermal imaging, there was no elevated moisture levels detected in the drop ceiling tiles at the time of this inspection.

Additional Observations and/or Comments:

- Rust was observed on the surface of the metal roofing material. This condition needs to be further evaluated as corrected as necessary. It is recommended to have the rusted surfaces cleaned and sealed to help extend the roofs life expectancy.





General Pictures





Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

D. Roof Structures and Attics

Viewed From: Lifted drop ceiling tiles to view roof structure.

Approximate Average Depth of Insulation: 0 to 3"

Insulation Type: Batt or Blanket

Description of Roof Structure: Steel I-Beams

Attic Accessibility: Partial

Comments:

Roof Structure

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Attic Ventilation

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Attic Insulation

- The insulation under the metal roofing material was observed to be pulling loose and falling out of place along the east and west perimeter walls. This condition has caused condensation damage to the drop ceiling tiles. The drop ceiling tiles were observed to be water damaged under the loose insulation and suspended HVAC units above the drop ceiling tiles.





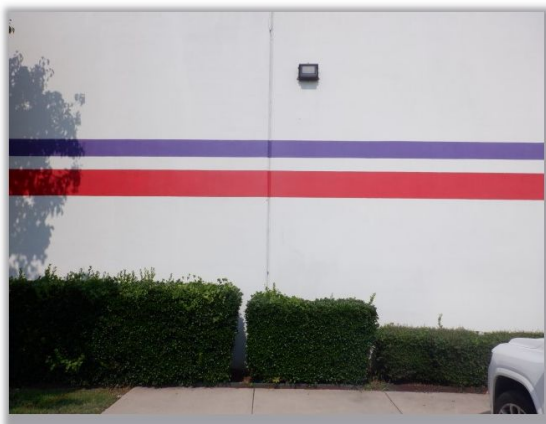
E. Walls (Interior and Exterior)

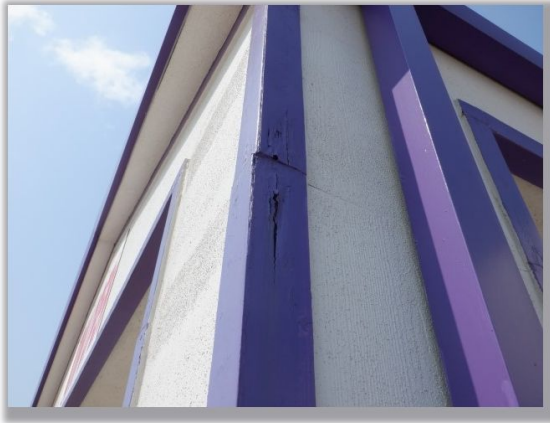
Description of Exterior Cladding: Concrete Tilt Wall

Comments:

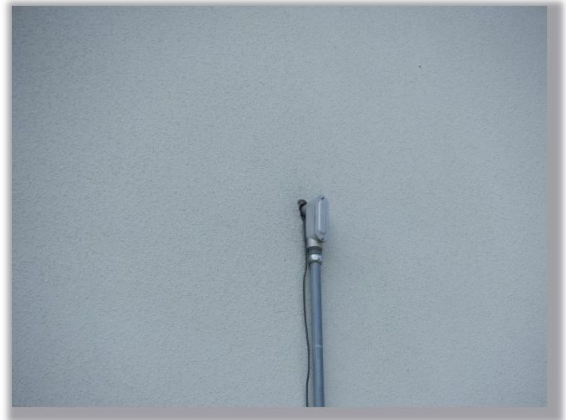
Exterior Walls & Surfaces

- The tilt wall expansion joints need to be properly sealed on the north, east, west and south sides of the structure. It is recommended to use an elastomeric caulking.
- The wood veneer trim and soffits has some deterioration or damage on the east side of the structure at the front entrance cover.
- The area between the exterior cladding / veneer and all of the wall penetrations / openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles etc. It is recommended to use an industry approved low-modulus elastomeric sealant.
- **Note:** Minor cracking of the concrete walls was observed on the west side of the structure. The is common to observe with the structure of this age and no repairs are recommended.
- **Note:** The concrete tile wall steel reinforcement was installed shallow and has caused some discoloration of the wall surface on the north and west sides of the structure.
- **Note:** Minor cracking of the concrete tilt walls were observed at and around the expansion joints. The is common to observe with the structure of this age and no repairs are recommended.
- **Note:** The heavy foliage growing on, over or around the exterior walls of the structure should be trimmed back at least 18-inches. The heavy foliage will limit the Inspectors visual observation of the exterior surfaces.









F. Ceilings and Floors

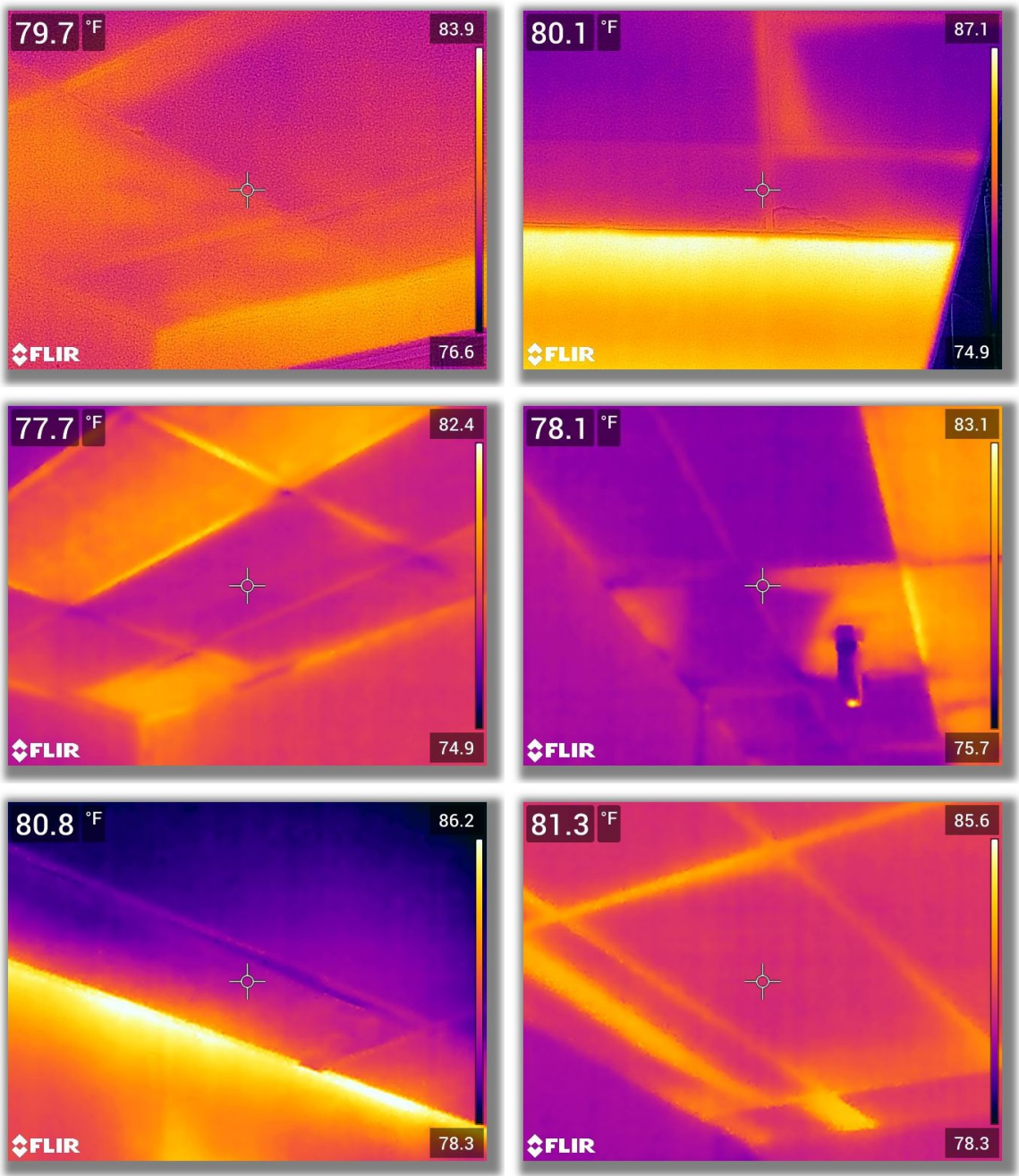
Comments:

Ceilings

- The drop ceiling tiles were observed to be water stained and damaged in various locations. It is recommended to replace all damaged and stained tiles. It has rained in the last 24 hours and with the use of thermal imaging, there was no elevated moisture levels detected in the drop ceiling tiles at the time of this inspection.





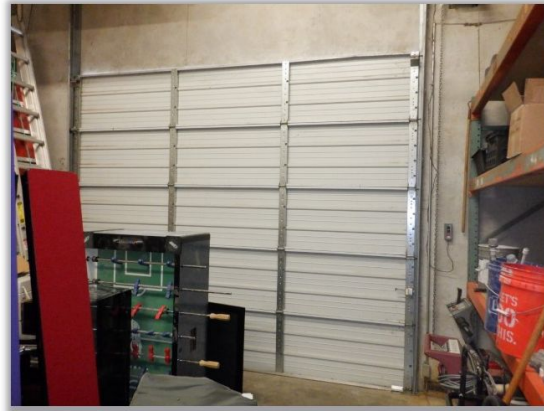


G. Doors (Interior and Exterior)

Comments:

Overhead Warehouse Door

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



Exterior Doors

- The exterior doors on the north and west sides of the structure were observed to be rusted through and replacement is necessary at this time.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Location: North Side of Building

Phase of Service: 3-phase / 4-wire

All components appear to be performing adequately at the time of this inspection.

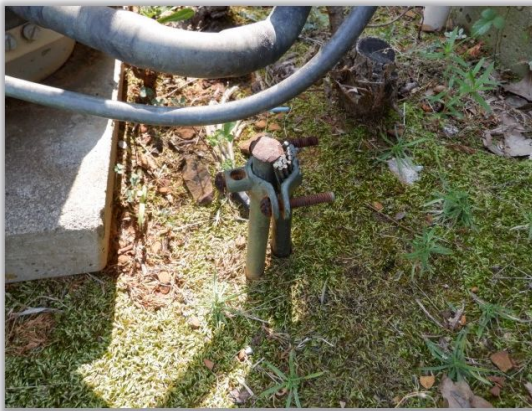
They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



Grounding / Bonding

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



Panel Box

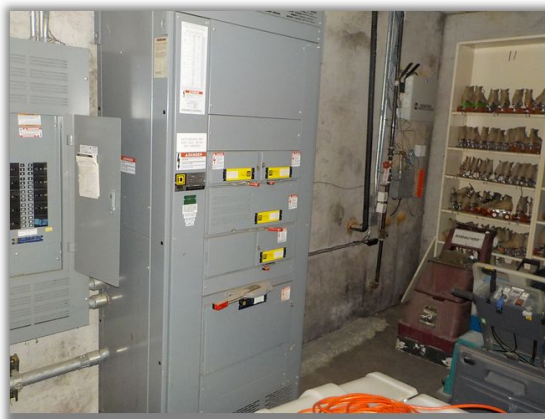
Box Rating and/or Main Disconnect Rating: 800 amps

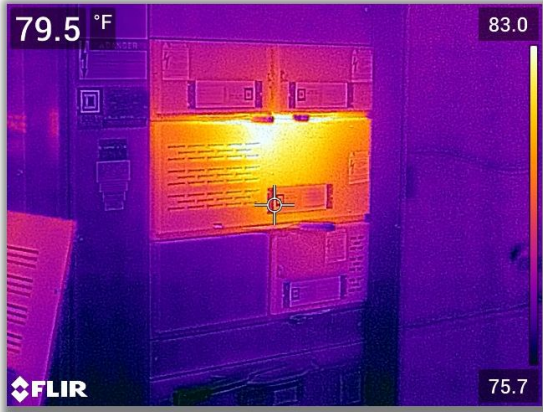
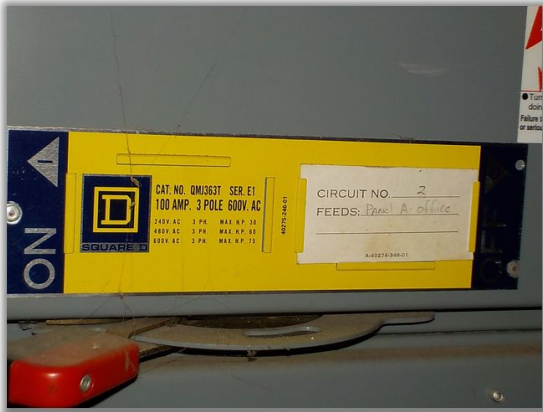
Box Location: Mechanical Closet

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

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





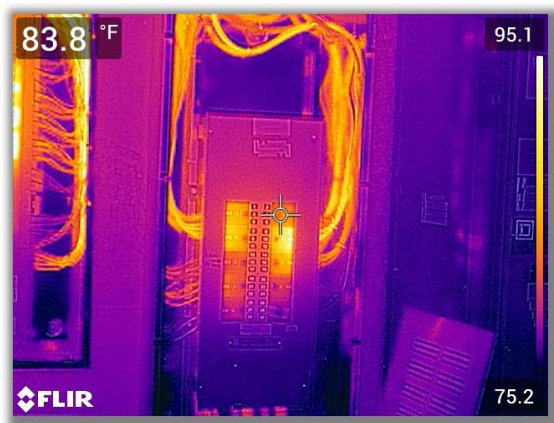
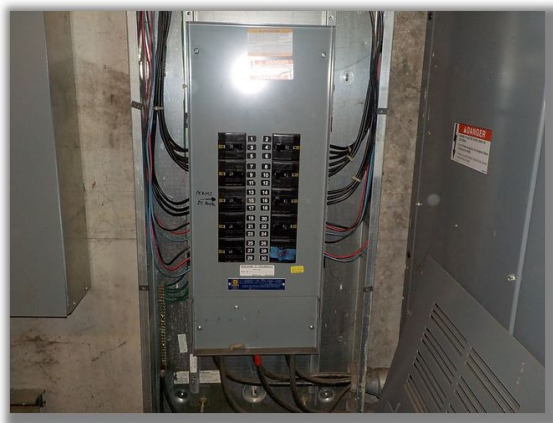
Sub Panel

Box Location: Mechanical Closet

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.



Sub Panel

Box Location: Mechanical Closet

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.

This confidential report is prepared exclusively for Client Name Here on Date Here.



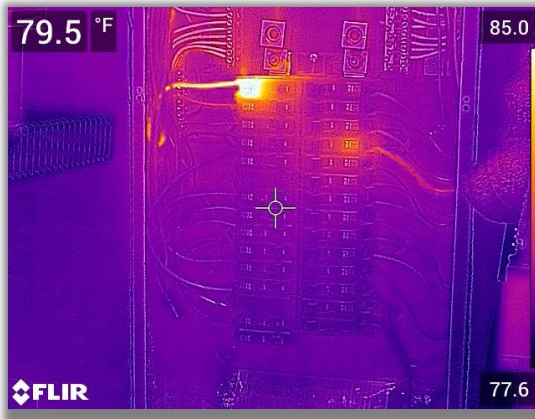
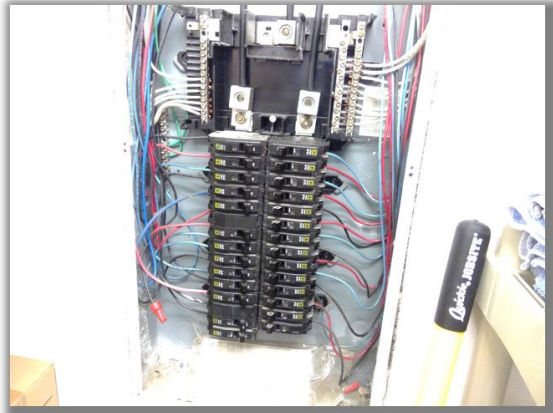
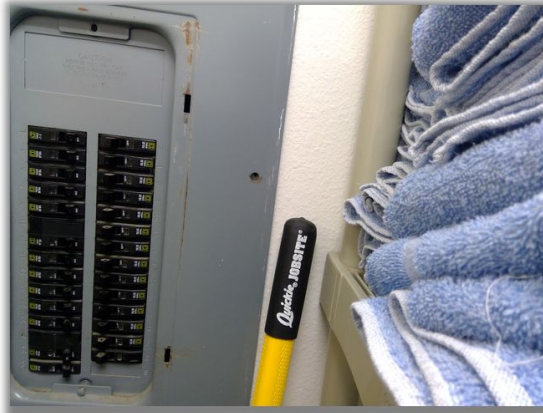
Sub Panel

Box Location: Kitchen Storage Area

Cabinet Manufacturer: Square D

Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.
- The electrical cabinet cover plate door is missing. This should be corrected for reasons of safety.



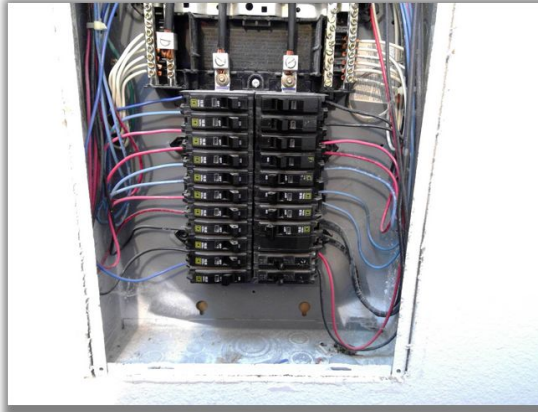
Sub Panel

Box Location: Office Storage Area

Cabinet Manufacturer: Square D

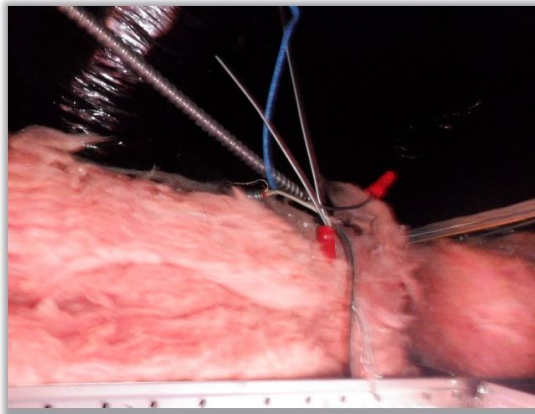
Branch Circuit Wire Type: Copper

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.



Distribution Wiring

- Open electrical junction box(es) and spliced wires were observed in the space above the drop ceiling tiles. All open junction box(es) and spliced wires should be properly enclosed. Open junction box(es) were located in various locations above the drop ceiling tiles.



III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Static water pressure reading: 60 to 70 psi

Comments:

Water Meter

Location: Southwest Property Line

Size: 1-inch

- Water meter component was in satisfactory condition on the day of the inspection.
There was no visible movement or changes in the meter reading at the time of this inspection.





Exterior Faucets/Fixtures

- The exterior water hose bibb (faucet) is leaking at the handle when in the off position on the south side of the structure.



Hand wash Sink

- The sink was observed to drain slowly, suggesting that an obstruction may exist.

Kitchen Sink

- The faucet leaks at the base when operated.
- The sink is loose at the wall.



Women's Restroom

1st Commode / Toilet

- The commode is inoperative. The cause and remedy should be further evaluated and corrected as necessary.

3rd Commode / Toilet

- The commode leaks between the bowl and tank when flushed. The cause and remedy should be further evaluated and corrected as necessary.



Men's Restroom

Urinal

- The urinal is inoperative. The cause and remedy should be further evaluated and corrected as necessary.

Middle Commode / Toilet

- The commode leaks water onto the floor. The cause and remedy should be further evaluated and corrected as necessary.

Right Lavatory / Sink

- The faucet appears to have low water pressure on the hot and cold sides of the faucet when operated. The cause and remedy should be further evaluated and corrected as necessary.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Drains, Wastes, and Vents

Comments:

Main Double Clean-out Location: Unable to Locate a Main Clean-out for Building

The drains, wastes and vent pipe components appear to be performing adequately on the day of this inspection. After running water at accessible plumbing fixtures, there was no apparent blockage or slow draining observed. The DWV are achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

C. Water Heating Equipment

Comments:

Water Heater – Energy Source: Gas

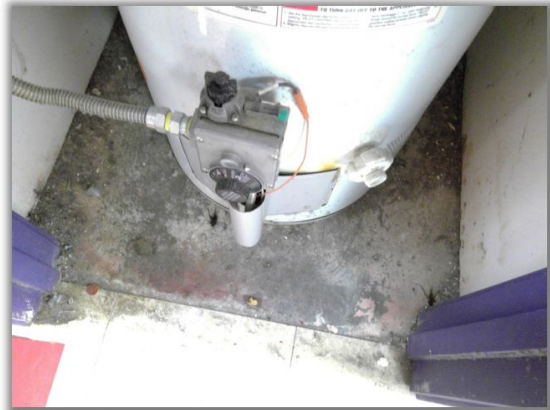
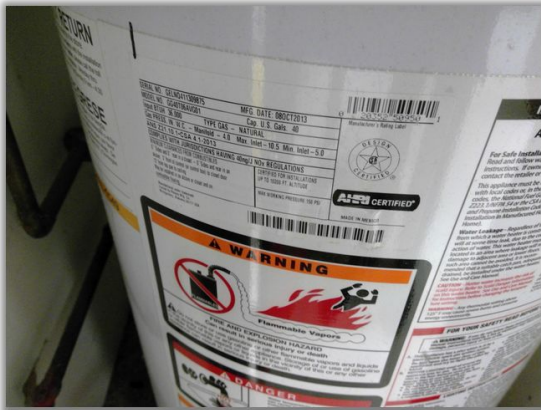
Location: Interior Closet

Approximate Capacity: 40 Gallons

Approximate Age: 2013 Approximate Design Life: 15 years

Brand Name: General Electric - GE

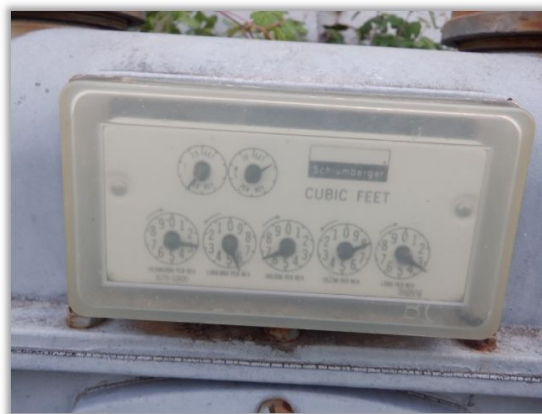
- The water heater flue connector should be mechanically attached to the draft hood with a minimum of three sheet metal screws.
- There is no pan installed under the water heater.
- The water heater flue connector should be mechanically attached to the draft hood with a minimum of three sheet metal screws.



D. Gas Distribution System

Comments:

This component appears to be performing adequately at the time of this inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

IV. MECHANICAL SYSTEMS

A. Heating & Cooling Equipment

Comments:

Unit #1

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 17

Approximate System Age: **2018**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

Listed Refrigeration Type: 410A

Filter Size: **20 x 20** *Location:* **At Packed Unit**

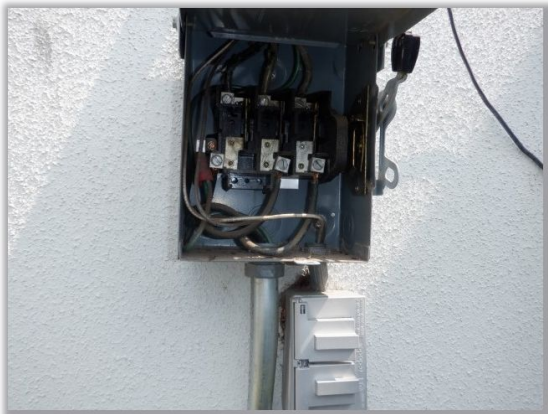
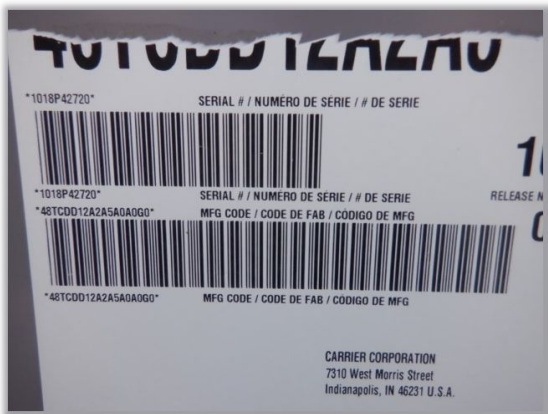
Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.





Unit #2

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **2011**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

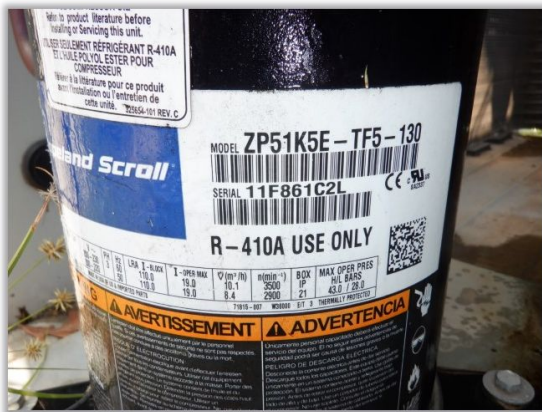
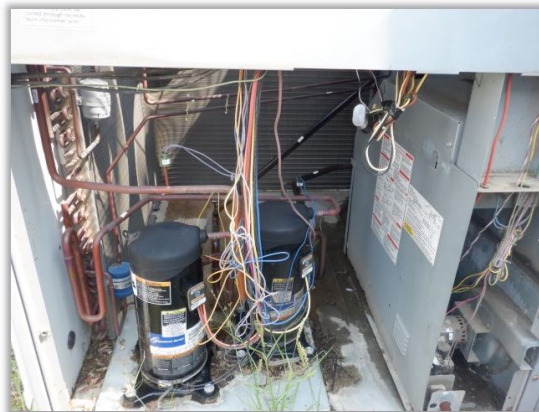
Listed Refrigeration Type: **410A**

Filter Size: **20 x 20** Location: **At Packed Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The main blower belt was observed to be loose. The belt needs to be tightened to improve performance and air movement.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The evaporator coils were observed to be dirty and require cleaning.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.





Unit #3

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 18

Approximate System Age: **2018**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

Listed Refrigeration Type: **410A**

Filter Size: **20 x 20** Location: **At Packed Unit**

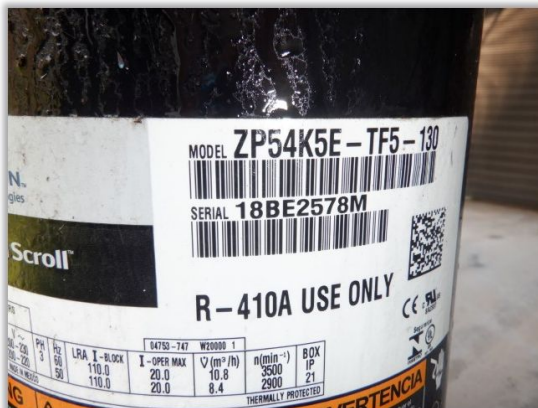
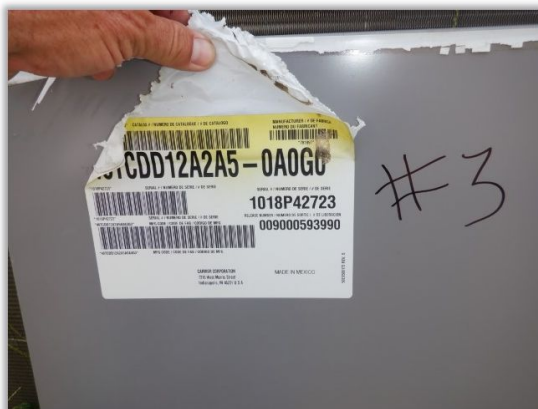
Brand Name: Carrier

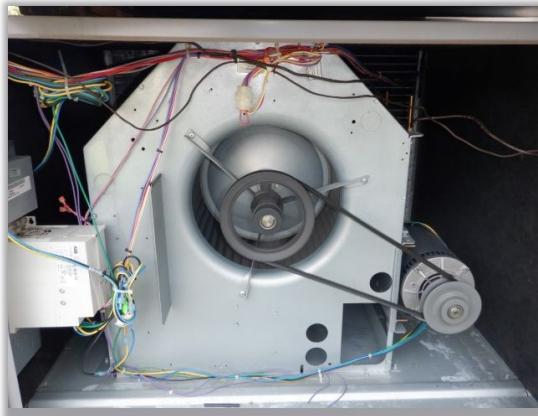
This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The main blower belt was observed to be loose. The belt needs to be tightened to improve performance and air movement.





Unit #4

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 7

Approximate System Age: **2014**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

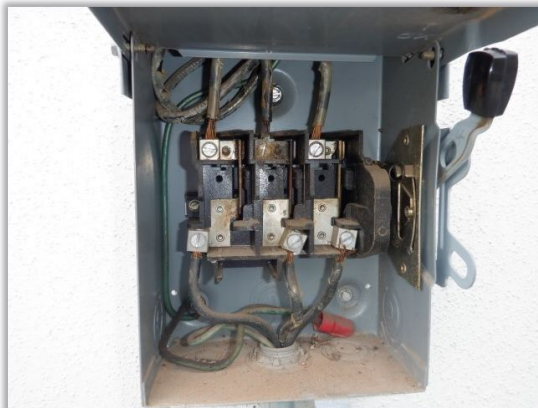
Listed Refrigeration Type: **410A**

Filter Size: **20 x 20** Location: **At Packed Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.**
- The evaporator coils were observed to be dirty and require cleaning.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.





Unit #5

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 15

Approximate System Age: **2011**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

Listed Refrigeration Type: 410A

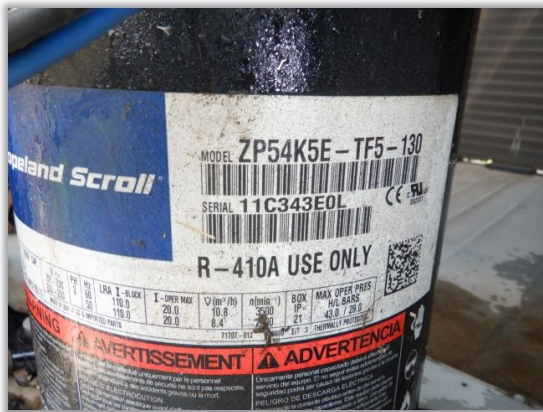
Filter Size: **20 x 20** *Location:* **At Packed Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The evaporator coils were observed to be dirty and require cleaning.
- There was no service disconnect observed within sight of the outside condenser/coils. The disconnect has been bypassed.
- The main blower belt was observed to be loose. The belt needs to be tightened to improve performance and air movement.
- The primary drain line is clogged and the interior of the housing is filling with water and leaking into the heater compartment. This condition needs to be corrected.





Unit #6

Heating System Equipment

Energy Source: Gas

Brand Name: Carrier

Cooling System Equipment

Today's Temperature Differential (Delta-T): 5

Approximate System Age: **2018**

Approximate System SEER: **12**

Approximate System Size: **10 ton**

Listed Refrigeration Type: **410A**

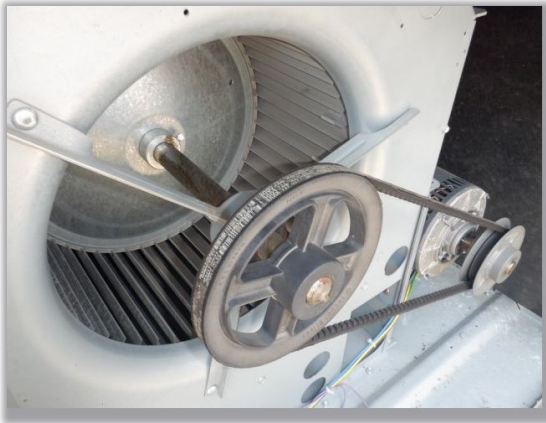
Filter Size: **20 x 20** Location: **At Packed Unit**

Brand Name: Carrier

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- **The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.**





Unit #7

Heating System Equipment

Energy Source: Gas

Brand Name: Goodman

Approximate System Age: 1997

Cooling System Equipment

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **Unable To Determine / Label Missing**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **Unable To Determine**

Listed Refrigeration Type: **410A**

Filter Size: **20 x 20** *Location:* **Interior Ceiling Mounted**

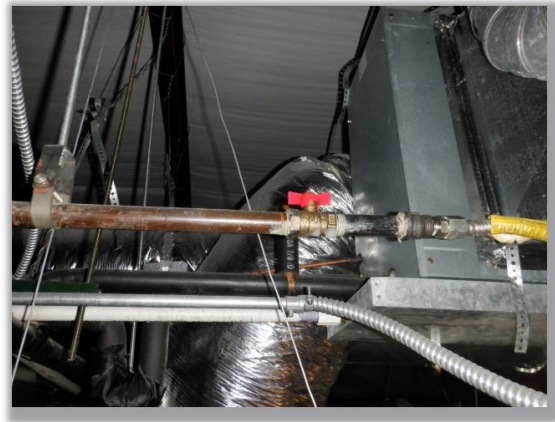
Brand Name: Frigidaire

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The HVAC system is older and replacement is necessary at this time. The approximate replacement cost for the HVAC system is \$10,000 to 12,500.

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
- The front cover panel plastic retention clips are damaged and the cover does not fasten in place / securely properly.
- Damaged, deteriorated (aged) and/or missing insulation on the refrigerant lines in the space above the drop ceiling tiles should be repaired or replaced as necessary. The old insulation is allowing condensation to drip onto the drop ceiling tiles causing water stains and damage.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The evaporator coils were observed to be dirty and require cleaning.
- The dirty air filter should be replaced.





Unit #8

Heating System Equipment

Energy Source: Gas

Brand Name: Goodman

Approximate System Age: 1997

Cooling System Equipment

Today's Temperature Differential (Delta-T): 17

Approximate System Age: 2014

Approximate System SEER: 10

Approximate System Size: 5 ton

Listed Refrigeration Type: R22

Filter Size: 20 x 20 *Location:* Interior Ceiling Mounted

Brand Name: Payne

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

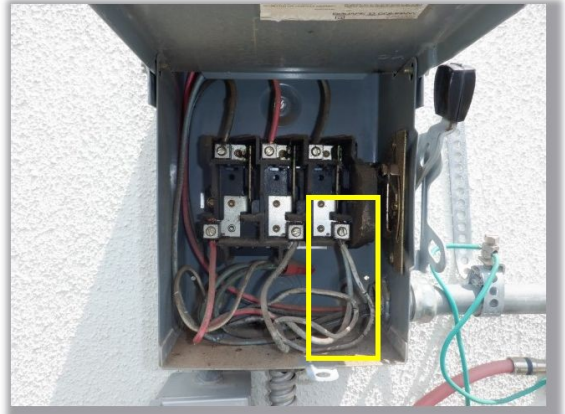
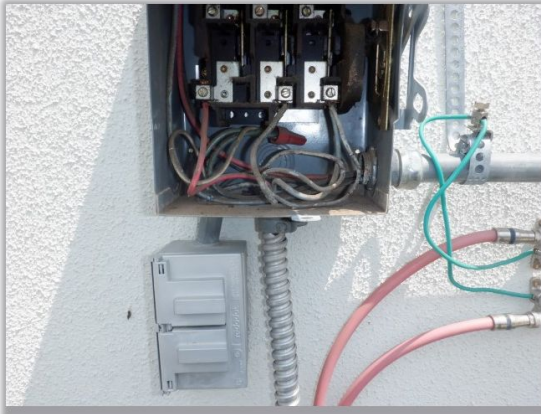
The HVAC system is older and replacement is necessary at this time. The approximate replacement cost for the HVAC system is \$10,000 to 12,500.

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
- The front cover panel plastic retention clips are damaged and the cover does not fasten in place / securely properly.
- Damaged, deteriorated (aged) and/or missing insulation on the refrigerant lines in the space above the drop ceiling tiles should be repaired or replaced as necessary. The old insulation is allowing condensation to drip onto the drop ceiling tiles causing water stains and damage.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The evaporator coils were observed to be dirty and require cleaning.
- The dirty air filter should be replaced.
- The service receptacle was improperly wired to the service disconnect. This condition does not allow for overcurrent protection and should be corrected for reasons of safety.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

If you are being provided or purchasing a Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.





Unit #9

Heating System Equipment

Energy Source: Gas

Brand Name: Goodman

Approximate System Age: 1997

Cooling System Equipment

Today's Temperature Differential (Delta-T): 16

Approximate System Age: 1997

Approximate System SEER: 10

Approximate System Size: 5 ton

Listed Refrigeration Type: R22

Filter Size: 20 x 20 *Location:* Interior Ceiling Mounted

Brand Name: Goodman

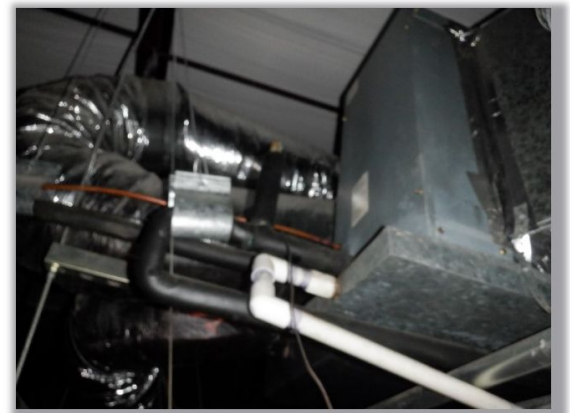
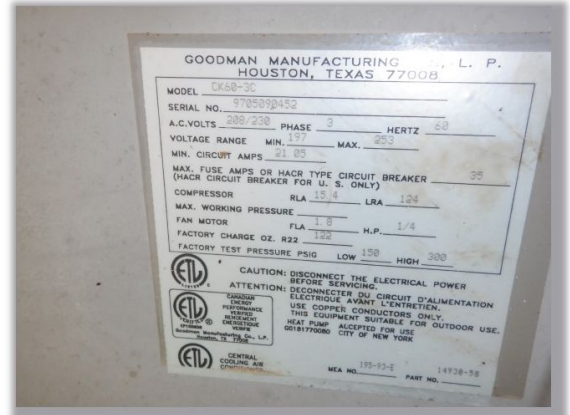
The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The HVAC system is older and replacement is necessary at this time. The approximate replacement cost for the HVAC system is \$10,000 to 12,500.

- The gas supply flex connector was observed to be passing through the heating unit cabinet. Under current mechanical installation standards, this is no longer an accepted practice. Only rigid black gas pipe is allowed to pass through the heating unit cabinet.
- The front cover panel plastic retention clips are damaged and the cover does not fasten in place / securely properly.
- Damaged, deteriorated (aged) and/or missing insulation on the refrigerant lines in the space above the drop ceiling tiles should be repaired or replaced as necessary. The old insulation is allowing condensation to drip onto the drop ceiling tiles causing water stains and damage.
- The evaporator coils were observed to be dirty and require cleaning.
- The indoor blower observed to be dirty and should be cleaned to help improve the efficiency of the unit.
- The dirty air filter should be replaced.
- There is a Teflon coated brass gas appliance connector in use for the heating equipment. Brass is no longer an acceptable material to be used as a gas supply connector and should be replaced with an approved gas appliance flexible connector.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

If you are being provided or purchasing a Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.



Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or 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. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

B. Duct Systems, Chases, and Vents

Comments:

- Air leaks were detected at and around the ductwork connections and the distribution plenum(s).
- The duct system was observed to be dirty and needs to be cleaned for air quality purposes.

C. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

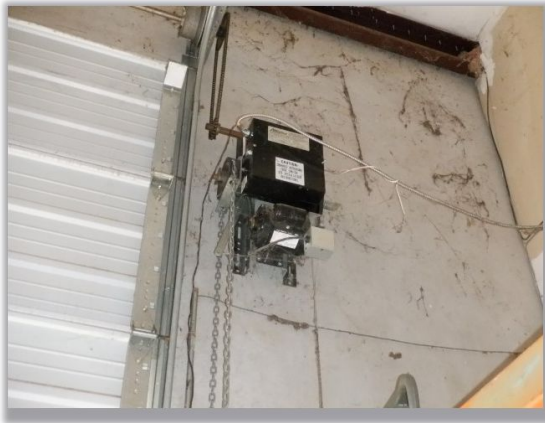
This component appears to be performing adequately at the time of this inspection.

D. Overhead Door Operators

Comments:

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



E. Dryer Exhaust Systems

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- The damper at the dryer exhaust termination does not function properly. The damper does not reset to the closed position when not in use.



INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, Date Here, between Client Name Here (herein known as the Client) and A-Action Realty Inspection Services, LLC (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning Address (herein known as the property).

I. Scope of Services

- I. In exchange for the Inspection Fee (**\$FEE HERE**) paid by the 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 recommended ASTM Standards of Practice. 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.
- II. 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.
- III. 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.

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.

This confidential report is prepared exclusively for Client Name Here on Date Here.

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 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. \$FEE HERE

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 Name Here 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.

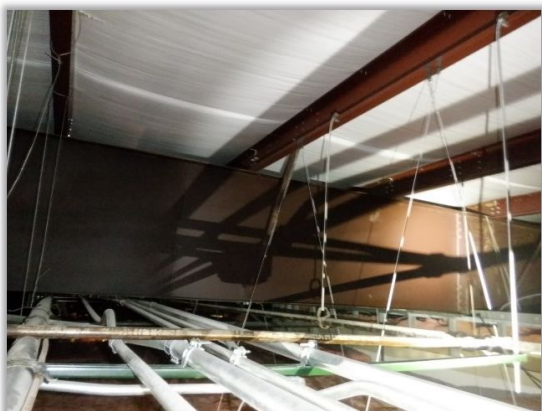
ADDITIONAL PHOTO SUMMARY













Riser Equipment

