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October 4, 2024

Jennifer Lofton
12935 Carvel Ln
Houston, TX 77072

To Whom It May Concern,

At the request of Jennifer Lofton, A-Action Home Inspection Group performed a foundation evaluation at the above listed property. Our observations and conclusions are as follows:

Foundation Is Performing Adequately / Evidence of Previous Repairs Observed

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.

Additional Observations and/or Comments:

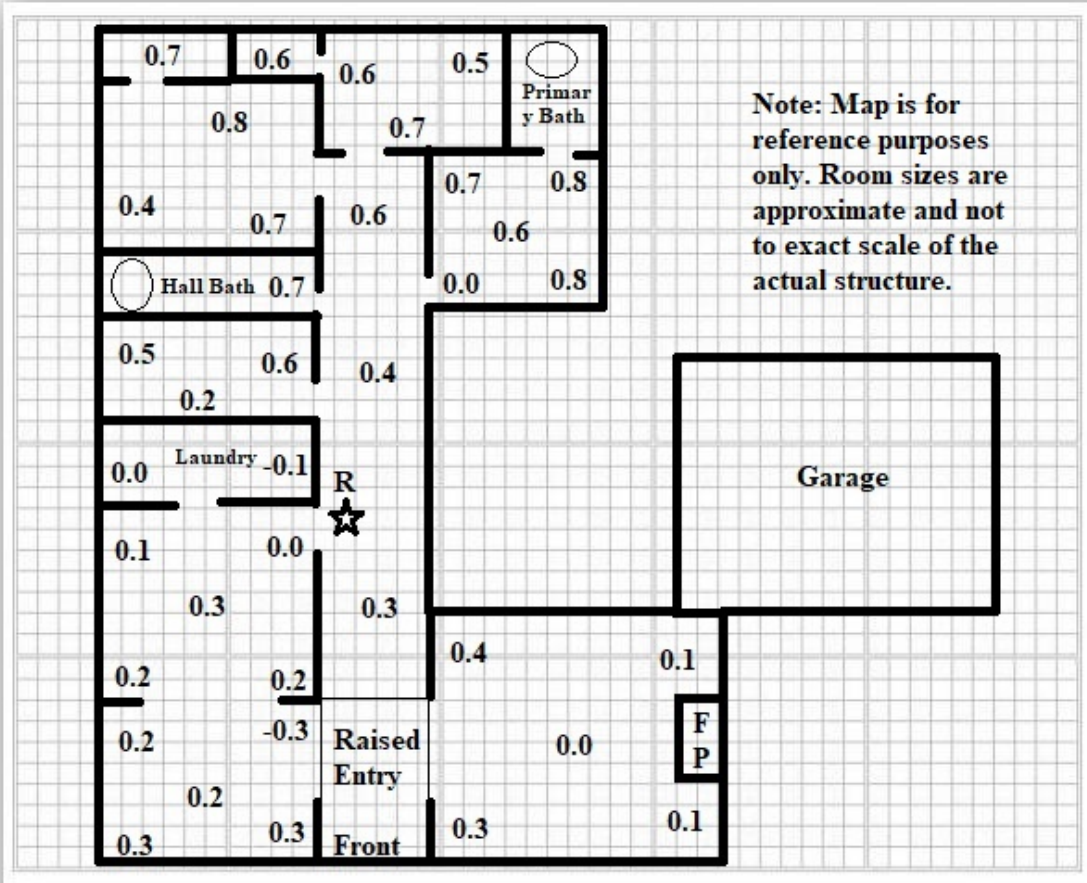
You should be aware that there is visible evidence of previous foundation repairs. You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information. Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered. 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.

Foundation Elevation Survey

Scope of Foundation Elevation Survey

The purpose of the foundation elevation survey is to determine if further evaluation by a professional engineer is necessary. The foundation was visually inspected and a floor elevation survey was performed. Interior floor elevations were taken with a Technidea Pro-2000 Zipllevel. Elevations were recorded to the nearest 0.1-inch throughout the home. A benchmark of 0.0 was established near the center of the home and is shown on drawing with a "R". An adjustment was made for floor coverings if they were a different elevation than the floor covering at the benchmark location. The opinions contained herein are based on the experience and judgment of the inspector who performed the foundation survey and take into consideration the structures geographic location and accumulated affect of normal seasonal movement, as well as, conditions observed without taking soil samples, performing plumbing leak tests, removing floor or wall coverings, or performing invasive tests or procedures. The opinions offered herein are based solely on the observations made at the time of the inspection, and do not take into consideration any changes in the condition of the foundation after the date the survey was performed. This report does not predict or warrant the future performance of the subject foundation.

NOTE: 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 a professional engineer of your choice.



Additional Photos

Note: Measurement photos are a small sample of the measurements taken. Not all measurements were photographed at the time of evaluation.





The inspector makes no guarantee or warranty, express or implied, that any of the items inspected are designed or constructed in a good and workmanlike manner; or as to the future performance of items being inspected. Please refer to the agreement for the scope of services rendered and company limit of liability at the end of this report.

It has been a pleasure providing this inspection service for you. If you have any questions, please feel free to contact me through my office at 713-730-3151.

Respectively Submitted,

Joshua Gibson
A-Action Home Inspection Group
Texas Real Estate Commission #23054

REINSPECTION AGREEMENT

I. Scope of Services

- A. In exchange for the Inspection Fee paid by the Client Jennifer Lofton, 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.

III. Disclaimer of Warranties

1. The inspector makes no guarantee or warranty, express or implied, as to any of the following:
2. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
3. That any of the items inspected are designed or constructed in a good and workmanlike manner;
4. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; an
5. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By excepting the reinspection report, 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 Jennifer Lofton 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.