



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **1176 Horizon Trace Drive, Parker TX 76020, Parker, Texas 76020**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  Is  Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property?  \_\_\_\_\_ (approximate date)  Never occupied the Property.

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:		✓	
-Black Iron Pipe		✓	
-Copper		✓	
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Rain Gutters	✓		
Range/Stove		✓	
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens:2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 1
Satellite Dish & Controls			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <b>Back and Front</b>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  City  Well  MUD  Co-op  Unknown  Other: Walnut Creek SUD

Was the Property built before 1978?  yes  no  unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite Shingle Age: 5 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?  Yes  No  Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary):

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>



Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary):

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway.
- Located  wholly  partly in a flood pool.
- Located  wholly  partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).***



For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?**  yes  no If yes, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?**  yes  no If yes, explain (attach additional sheets as necessary):

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_  mandatory  voluntary

Any unpaid fees or assessment for the Property?  Yes (\$ \_\_\_\_\_ )  No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged?  yes  no If yes, describe \_\_\_\_\_



- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Q11) Parker County is in a GCD

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?**  yes  no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
12-14-2023	Residential Inspection	Alan Richardson	24

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: \_\_\_\_\_
- Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with**









# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING PROPERTY AT 1176 Horizon Trace Drive, Parker TX 76020, Parker, Texas 76020

## A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown

\_\_\_\_\_

(2) Type of Distribution System: Sprinklers in Back Yard  Unknown

(3) Approximate Location of Drain Field or Distribution System:  Unknown

Back Field

(4) Installer: \_\_\_\_\_  Unknown

(5) Approximate Age: 5 Years  Unknown

## B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  Yes  No

If yes, name of maintenance contract: First Choice Septic

Phone: 8176389053 ext 300 contract expiration date: 05/01/2026

*(Maintenance contracts must be in effect to operate aerobic treatment and certain "non-standard" on-site sewer facilities.)*

(2) Approximate date any tanks were last pumped? 02-02-2024

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No

If yes, explain:

\_\_\_\_\_

(4) Does Seller have manufacturer or warranty information available for review?  Yes  No

## C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(TXR 1407) 1-05-26 Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller BJ M, \_\_\_\_\_







ASR HOME INSPECTIONS LLC

214-563-8630

[asrhomeinspections@gmail.com](mailto:asrhomeinspections@gmail.com)

<https://asrhomeinspections.com/>



TREC REI 7-6 ASR

1176 Horizon Trace Dr  
Azle, TX 76020



Inspector

Alan Richardson

TREC# 24734

214-563-8630

[asrhomeinspections@gmail.com](mailto:asrhomeinspections@gmail.com)



Agent

Crissy Howard



# PROPERTY INSPECTION REPORT FORM

Brendan McDermott <i>Name of Client</i>	12/14/2023 10:00 am <i>Date of Inspection</i>
1176 Horizon Trace Dr , Azle, TX 76020 <i>Address of Inspected Property</i>	
Alan Richardson <i>Name of Inspector</i>	TREC# 24734 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*In Attendance:* Owner

*Occupancy:* Occupied

*Temperature (approximate):* 56 Fahrenheit (F)

*Weather Conditions:* Clear

*Type of Building:* Single Family

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I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Comments:*

**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.

*Foundation 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.

**B. Grading and Drainage**

*Drainage and Grading Adequate :*

Drainage and grading conditions within six feet of the home and garage appeared satisfactory at time of inspection.

*Gutter Coverage:*

Appears to have gutters covering the whole house.

*Underground Yard Drainage:*

Underground yard drainage system not checked/Inspected. Did not verify your drains operate properly and that there are no collapse or clogged areas.



I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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Exterior Front

**1: Splash Block Reversed**

🔴 Recommendation

Observed one or more splash blocks installed backwards. Recommend turning the splash block around.

Recommendation: Contact a qualified professional.



Exterior

**2: Downspout Terminates Near Foundation**

🔴 Recommendation

Downspout terminates near foundation. Recommend adding extension to divert water away from foundation.

Recommendation: Contact a qualified professional.



Exterior



Exterior



Exterior

**C. Roof Covering Materials**

General Photos:

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

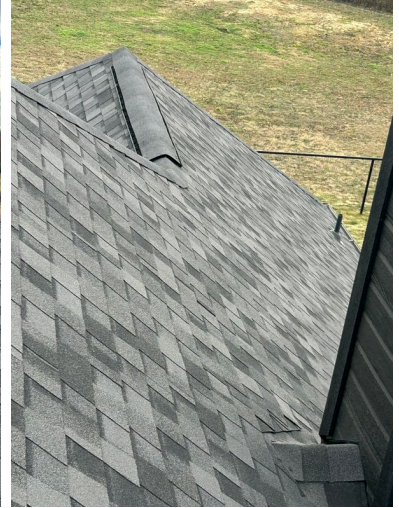
I	NI	NP	D
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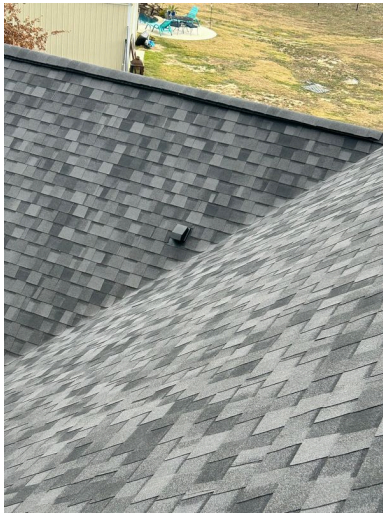
Roof



Roof



Roof



Roof

*Types of Roof Covering:* Asphalt Shingle

*Viewed From:* Roof

*Roof condition:* Average

**1: Satellite Dish**

**🔴 Recommendation**

Satellite dish mounted directly to roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Potential for water to leak at screws. Recommend sealing.

Recommendation: Contact a qualified professional.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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Roof



Roof

**D. Roof Structures and Attics**

*Viewed From: Attic*

*Approximate Average Depth of Insulation: 12 Inches*

*Ventilation : Soffit Vents, Ridge Vents*

*% of Structure Viewed:*

The visible portions of the conventional house roof framing (roof rafters, ceiling joists and plywood sheathing) appeared in acceptable condition. Due to not having access to the complete attic, only about 40% of the attic was able to be viewed for inspection.

*Attic Limited View:*

Observed from the attic, however some attic areas were inaccessible due to stored items, lack of permanently installed walkways, the possibility of damage to loose fill insulation, and/or low height. These areas are excluded from this inspection.

*No Evidence of Leaks:*

No evidence of leaks in the accessible areas. The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water-tightness of the roof) are unknown and are specifically excluded from the inspection.

**E. Walls (Interior and Exterior)**

*Exterior Walls - Good:*

Exterior walls appear to be in reasonably good condition.

*Interior Walls - Good:*

Interior walls appear to be in reasonably good condition.

**F. Ceilings and Floors**

*Ceilings - Reasonably Good:*

The ceilings appear to be in reasonably good condition.

*Floors - Reasonably Good:*

The floors appear to be in reasonably good condition.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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**G. Doors (Interior and Exterior)**

*Self Closing Garage Door Hinges:* Not Present

*Interior Doors:*

All tested interior doors were found to be functional at time of inspection.

*Exterior Doors:*

All Tested exterior doors were found to be functional at time of inspection.

**1: Garage Door - Self Closing Hinges (Missing)**

**▲ Safety Hazard**

Self- closing hinges are missing and should be added for safety. The hinge is placed on doors from the garage to the house to prevent the door from being left open. This is considered to be a safety issue to help prevent carbon monoxide and fire from entering the interior of the house. Recommend adding self closing hinges prior to settlement.

Recommendation: Contact a qualified professional.



Garage

**2: Interior Door Stops**

[🔧 Maintenance Item](#)

One or more door stops are damaged or missing. Recommend install or repair as needed.

Recommendation: Contact a qualified professional.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
---	----	----	---



Master Bedroom

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**3: Door Dragging on Carpet**

🔴Recommendation

One or more doors drag on carpet. Recommend repair before carpet gets damaged.

Recommendation: Contact a qualified professional.

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**4: Front Door Dragging On Wood Floor**

🔴Recommendation

One or more doors drag on wood floor. Recommend repair before flooring gets damaged.

Recommendation: Contact a qualified professional.

**H. Windows**

*Windows Functional:*

All tested windows were found to be functional at time of inspection.

**1: Exterior Window Caulking**

🔴Recommendation

Windows need to have the caulk improved around the perimeters to prevent moisture from entering the wall spaces.

Recommendation: Contact a qualified professional.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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**I. Stairways (Interior and Exterior)**

**J. Fireplaces and Chimneys**

*Satisfactory Condition:*

All components of the fireplace and chimney that could be seen were found to be in satisfactory condition on the day of the inspection.

*Chimney Type:* Metal Flue Pipe

*Fireplace Type:* Metal Insert/Prefab

*Fire Type:* Wood Burning

**K. Porches, Balconies, Decks, and Carports**

*Front Porch:*

All components of the front porch were satisfactory at the time of inspection.

*Back Porch / Patio:*

All components of the back porch or patio were satisfactory at the time of inspection.

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I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*General Photos:*



Exterior Left Side



Exterior Left Side



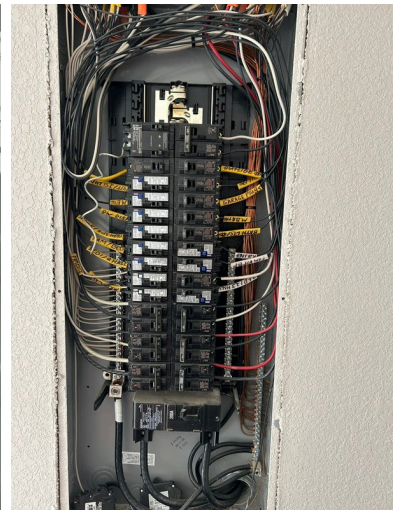
Exterior Left Side



Garage



Garage



Garage

*Main Disconnect:* Present

*Service Type:* 200 Amp 120/240 volt underground

*Grounding Electrode:* Present

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Dryer Receptacle:*

The 220V electric receptacle for the dryer tested good at the time of the inspection.

*Smoke and Carbon Detectors Not Tested:*

The smoke and carbon monoxide detectors were not tested due to not knowing if the detectors are tied to other monitored alarm system and the risk of the fire department being called to the premise.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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*Ring Doorbell:*

Ring doorbell was installed on day of inspection. Not tested.

C. Other

I=Inspected    NI=Not Inspected    NP=Not Present    D=Deficient

I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Electric-Forced Air

*Energy Sources:* Electric

*Electric Forced Heating Unit:*

The heating unit responded to normal user controls at the time of inspection

**B. Cooling Equipment**

*General Photos:*



Exterior Right Side



Exterior Right Side

*Type of Systems:* Electric

*Correct Breaker Size:*

Breaker sizing is correct on the AC condenser.

*Low Temperature:*

The cooling system was only visually inspected due to the low outdoor temperature at the time of the inspection. Possible damage to the exterior condensing unit can result from testing when outdoor temperature is below 60 degrees. Recommend having the cooling systems inspected by a licensed HVAC specialist when the weather warms above 60 degrees.

**C. Duct Systems, Chases, and Vents**

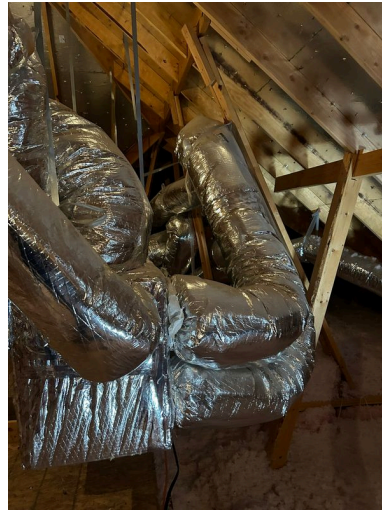
*General Photos:*

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I	NI	NP	D
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Attic



Attic

Type: Flex

Filter Size:

The filter size is 20" x 25" x 4".



Attic

*Fresh Air Duct/Humidifiers/Dehumidifiers/Electronic Filters Not Inspected:*

Fresh Air Duct, Humidifiers, Dehumidifiers, and Electronic filters are not inspected. Regular HVAC maintenance check-ups should include servicing these issues.

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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Attic

D. Other

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* Private Well

*Location of Main Water Supply Valve :* At Well Equipment

*Water Source:* Well Water

*Static Water Pressure Reading:* 70



Exterior Interior

*Type of Supply Piping Material:* PEX -

The type of plumbing supply located in the house appears to be PEX as based on observation in attic.

**1: Hot and Cold Reversed**

**🔴Recommendation**

The hot and cold water is reversed. Recommend repair.

Recommendation: Contact a qualified professional.



Kitchen

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D
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- B. Drains, Wastes, and Vents**  
*Type of Drain Piping Material: PVC -*  
*Predominately PVC as based on observation kitchen sink.*

- C. Water Heating Equipment**  
*General Photos:*



Garage



Garage

*Energy Sources: Electric*  
*Capacity: 50 Gallons*  
*TPRV Tested:*  
 TPRV tested good at time of inspection.

- D. Hydro-Massage Therapy Equipment**  
*Access Cover: NA*  
*GFCI Protection: NA*

- E. Gas Distribution Systems and Gas Appliances**  
*Location of Gas Meter: Not Present*  
*Type of Gas Distribution Piping Material: Not Present*

- F. Gas Distribution System**  
*Distribution Type: Not Present*

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I	NI	NP	D
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## V. APPLIANCES

**A. Dishwashers**

*General Photos:*



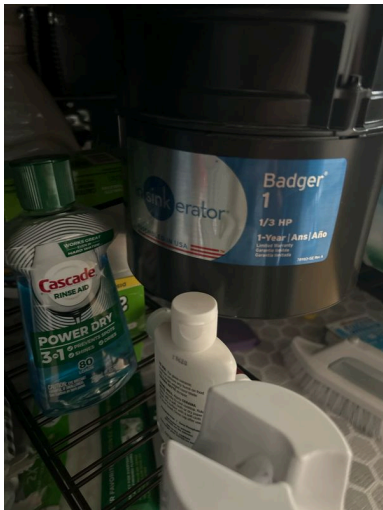
Kitchen

*Normal Operation:*

Dishwasher responded to normal user controls and ran through all of its cycles in normal mode. The dishwasher appeared to function properly at the time of inspection.

**B. Food Waste Disposers**

*General Photos:*



Kitchen

*Normal Operation:*

The garbage disposal responded to normal user controls and appeared to be functional.

**C. Range Hood and Exhaust Systems**

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I	NI	NP	D
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*Range Hood:*  
The "range hood vent" tests good. At time of inspection



Kitchen

*Range Hood Tested Good:*  
All components of the range hood light were found to be in working condition on the day of the inspection.



Kitchen

*Vent Type:* Vents to exterior

**D. Ranges, Cooktops, and Ovens**

*Broiler Tested Good:*  
The oven broilers responded to the controls at the time of the inspection.

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I	NI	NP	D
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Upper Oven



Lower Oven

*Cooktop Type:* Electric



Kitchen

*Oven Type:* Electric

*Cooktop Satisfactory:*

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

*Ovens Satisfactory:*

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

*Upper Oven Temperature:*

Upper oven tested at 350 degrees bake set point, 325 degrees was the actual reading (maximum 25 degrees variance).

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I	NI	NP	D
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Kitchen

*Lower Oven Temperature :*

Lower oven tested at 350 degrees bake set point, 327 degrees was the actual reading (maximum 25 degrees variance).



Kitchen

**1: Excessive Noise**

**🔴Recommendation**

Observed excessive noise when Broilers were activated. Recommend repair/replace as needed.

Recommendation: Contact a qualified professional.

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**E. Microwave Ovens**

*Microwave Test:*

The built-in microwave was tested and appeared to function properly at the time of the inspection. Water was heated for one minute and the resulting temperature was 178 degrees.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Mechanical Exhaust Vents:*

The mechanical exhaust vent fans operated properly on the day of inspection.

**G. Garage Door Operators**

*Tested good:*

Automatic garage door opener and auto reversing safety features functioned satisfactorily at time of inspection.

**H. Dryer Exhaust Systems**

*Dryer Vent Attached:*

Dryer was attached to the vent. The condition of the vent interior is undetermined. When the house is re-occupied the vent should be cleaned as needed before dryer is reconnected.

*Dryer vent:*

Dryer vents to the exterior.

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I	NI	NP	D
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### VI. OPTIONAL SYSTEMS

- D. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:* NA

*Type of Storage Equipment:* NA

- E. Private Sewage Disposal Systems**

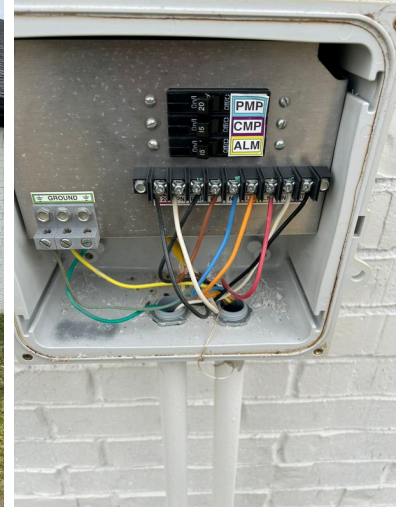
*General Photos:*



Exterior Right Side



Exterior Right Side



Exterior Right Side



Exterior Right Side

*Type of System:* Aerobic

*Location of Drain Field:* Exterior

*Septic Operable:*

The aerobic pump appears to be operable.

*Warning Lights:*

The high water alarm light and high water audible alarm tested good.

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I	NI	NP	D
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*Chlorine Dispenser:*

The chlorine dispenser had chlorine tablets present at the time of the inspection.



Exterior

*Garbage Disposal Present:*

A disposal was noted in the kitchen sink. When disposals are used with septic systems, the septic system storage tanks can become filled prematurely and require pumping more often. Recommend limited use of the disposal.

*Sprinkler Heads:*

Observed the 2 sprinkler heads operate and there was no odor from the spray.



Exterior