



## 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 10809 Deer Trail, Fort Worth, Texas 76140

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?  16 days (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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Carbon Monoxide Det.			✓	Fuel Gas Piping:		✓		Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe	✓			Range/Stove	✓		
Cooktop	✓			-Copper	✓			Roof/Attic Vents	✓		
Dishwasher	✓			-Corrugated Stainless Steel Tubing		✓		Sauna			✓
Disposal	✓			Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa		✓	
Fences	✓			Outdoor Grill		✓		Trash Compactor		✓	
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna		✓	
French Drain		✓		Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool		✓		Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment		✓		Public Sewer System	✓		
-LP Community (Captive)		✓		Pool Maint. Accessories		✓					
-LP on Property		✓		Pool Heater		✓					

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 type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input checked="" type="checkbox"/> other: <b>Natural gas and wood</b>
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: 2
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"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: <b>1</b>
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>		if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <b>Total coverage of lot</b>
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by:  City  Well  MUD  Co-op  Unknown  Other: \_\_\_\_\_

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: Asphalt shingle Age: 7 (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):

1. The garage door will not currently close unless the button on the wall is held down.
2. The hot water heater and furnace do not have debris traps on the natural gas supply lines (these weren't standard when the home was built).
3. The satellite dish is on the roof, and there is coaxial cable running through the home, but it has not been used in years and may not be functional

**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
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	
Driveways		<input checked="" type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	
Exterior Walls	<input checked="" type="checkbox"/>	

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures	<input checked="" type="checkbox"/>	
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	
Other Structural Components	<input checked="" type="checkbox"/>	

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

**(Floors)** The LVP in the front room needs more spacers installed  
 There is separation from the tack strips at the carpet transitions from the tile in two of the bedrooms  
**(Ceilings)** texture mismatch in a few spots, water stain in one spot in the laundry room

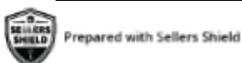
**(Doors)** The door into the garage is not flush with the wall.  
 The front and back doors need additional weather stripping

**(Windows)** Some windows are difficult to open, or the latch is broken  
 Some of the screens are in need of repair

**(Lighting Fixtures)** The fixture in the kitchen is not level

**(Other Structural Components)** Some of the siding on the back (east) wall needs replacing or repairing

**(Electrical Systems)** There is one slot in the panel that needs a breaker switch installed, as it is empty now



**(Exterior Walls) More caulking is needed between the seams of the brick veneer**

**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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: oak wilt		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
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		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event	✓	
Wetlands on Property		✓
Wood Rot		✓
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):

**(Previous Roof Repairs)** In a wind storm several years ago, a few shingles (fewer than 10) were bent up and needed replacing. The shingles used to replace them was nto an exact match  
**(Water Damage Not Due to a Flood Event)** Under the kitchen sink, there was water damage in the cabinet from the water supply line. That board needs ot be replaced

\*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):

**There are beams in the attic that have minor splits.**  
**Replacing the AC filter is difficult because the threshold of the access door has to be removed**  
**The counter top in the master bathroom has seperated from the cabinet in one place**

**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: The Parks of Deer Creek HOA

Manager's Name: Carrie Price Phone: 855-289-6007

Fees or assessments are: \$ 238.50 per Semi-annually  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

**Clubhouse usage fee - \$150**

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):



(Q2) The Parks of Deer Creek HOA  
 (Q3) Community Pool and Clubhouse

**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
05-28-2023	Home Inspection Summary	Ethan Shirey	12
01-08-2026	Home Inspection Summary	Ethan Shirey	20

*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 any insurance provider?**  yes  no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?**  yes  no If yes, explain:

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\***  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary):

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*









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MASTER REI 7-6

10809 Deer Trail  
Fort Worth, TX 76140



Inspector

Ethan Shirey

TREC #25642

9032599943

[ethan@tristoneinspections.com](mailto:ethan@tristoneinspections.com)



# PROPERTY INSPECTION REPORT FORM

Joshua Shirey <i>Name of Client</i>	01/07/2026 2:15 pm <i>Date of Inspection</i>
10809 Deer Trail, Fort Worth, TX 76140 <i>Address of Inspected Property</i>	
Ethan Shirey <i>Name of Inspector</i>	TREC #25642 <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**

*Time In:* 2:30 P.M

*Time Out:* 5:30 P.M.

*Temperature:* 70 - 80°F

*Weather Conditions:* Sunny

*Occupancy:* Occupied

*In Attendance:* Seller

*Inspections Provided by this Inspector:* Home Inspection

*Type of Building:* Single Family

*Occupied home:*

The property was occupied/staged during the inspection, potentially obscuring some areas from the inspector's view. Once belongings are removed, additional issues might surface. Despite these limitations, the inspection was as comprehensive as possible to deliver accurate property information.

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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

*Inspection Method:* Visual -

This inspection was performed in accordance with the Standards of Practice (SOPs) set forth by the Texas Real Estate Commission (TREC). It is a limited visual survey of the accessible systems and components of the property as they existed at the time of the inspection. The inspector does not move furnishings or personal items, dismantle systems, or use specialized equipment or procedures beyond normal operating controls. Observations and opinions are based solely on conditions that were visually and readily accessible at the time of the inspection and are not intended to be predictive of future performance or a warranty of any kind.

*Structural Opinion:* This Home appeared to be in structurally stable condition at the time of inspection with no areas of immediate concern.

**BUYERS NOTICE::**

This inspection report may identify numerous items marked as "Deficient." This is not uncommon and does not necessarily indicate that the property is in poor condition overall. Many deficiencies noted may be minor in nature or involve typical maintenance or repairs.

If you have any questions about the findings in this report, please feel free to contact us directly. We are happy to provide clarification to help you better understand the scope and significance of any observations noted. However, please remember that this inspection report is not a substitute for repair estimates, further evaluations, or warranties.

**A. Foundations**

*Type of Foundation(s):* Monolithic Post Tension Style Slab On Grade

*The foundation of this home at the time of inspection appeared to be::* In functional condition with no major signs of movement or settlement.

*First Impression:*

This inspection is a limited visual survey of the accessible components and conditions of the structure, performed in accordance with the Texas Real Estate Commission (TREC) Standards of Practice. The inspector was not provided with any historical information regarding the foundation or structural integrity of the property.

Observations and opinions are based solely on general conditions visible at the time of inspection, without the use of specialized tools, destructive testing, or engineering analysis. As such, comments reflect the apparent condition only and do not represent a guarantee or prediction of future performance. This inspection is not intended to identify latent defects.

The foundation may appear to be providing adequate support or show signs of movement typical for the region at the time of inspection. However, this does not imply that the foundation will remain in its present condition or that no future movement will occur.

The inspector is not a structural engineer, and this inspection is not a structural engineering evaluation or report, either expressed or implied. If any concern is noted in this report—or if further evaluation is desired—a licensed professional engineer should be consulted prior to closing.

**B. Grading and Drainage**

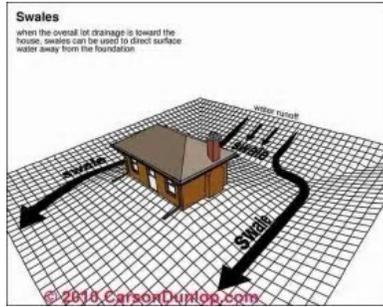
*Watercourse and Water Intrusion Disclaimer:*

Comments on nearby watercourses, drainage ditches, or floodways are outside the scope of this inspection, as defined by the Texas Real Estate Commission (TREC) Standards of Practice. The inspector does not determine flood risk, historical erosion, or water volume during adverse weather conditions.

The seller or occupant may have relevant information regarding past water intrusion, erosion, or flooding—particularly in areas such as garages, basements, or low-lying sections of the property. We strongly recommend that buyers inquire directly with the seller and review available floodplain maps, insurance claims history, and any past disclosures related to drainage or water damage.

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

I	NI	NP	D
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*Drainage Around Structure:*

Surface drainage appears to have been directed around the structure. However, the effectiveness of this system cannot be fully assessed during a visual inspection, especially in dry conditions. It is recommended that this area be monitored during or after a rain event to confirm that water is being properly diverted away from the foundation. If drainage issues are observed—such as pooling or water movement toward the structure—improvements may be necessary. In such cases, installation of a subsurface drainage system or other corrective measures should be evaluated by a qualified contractor.

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**C. Roof Covering Materials**

*Roof life span:* Middle Third

*Types of Roof Covering:* Asphalt

*Viewed From:* Roof

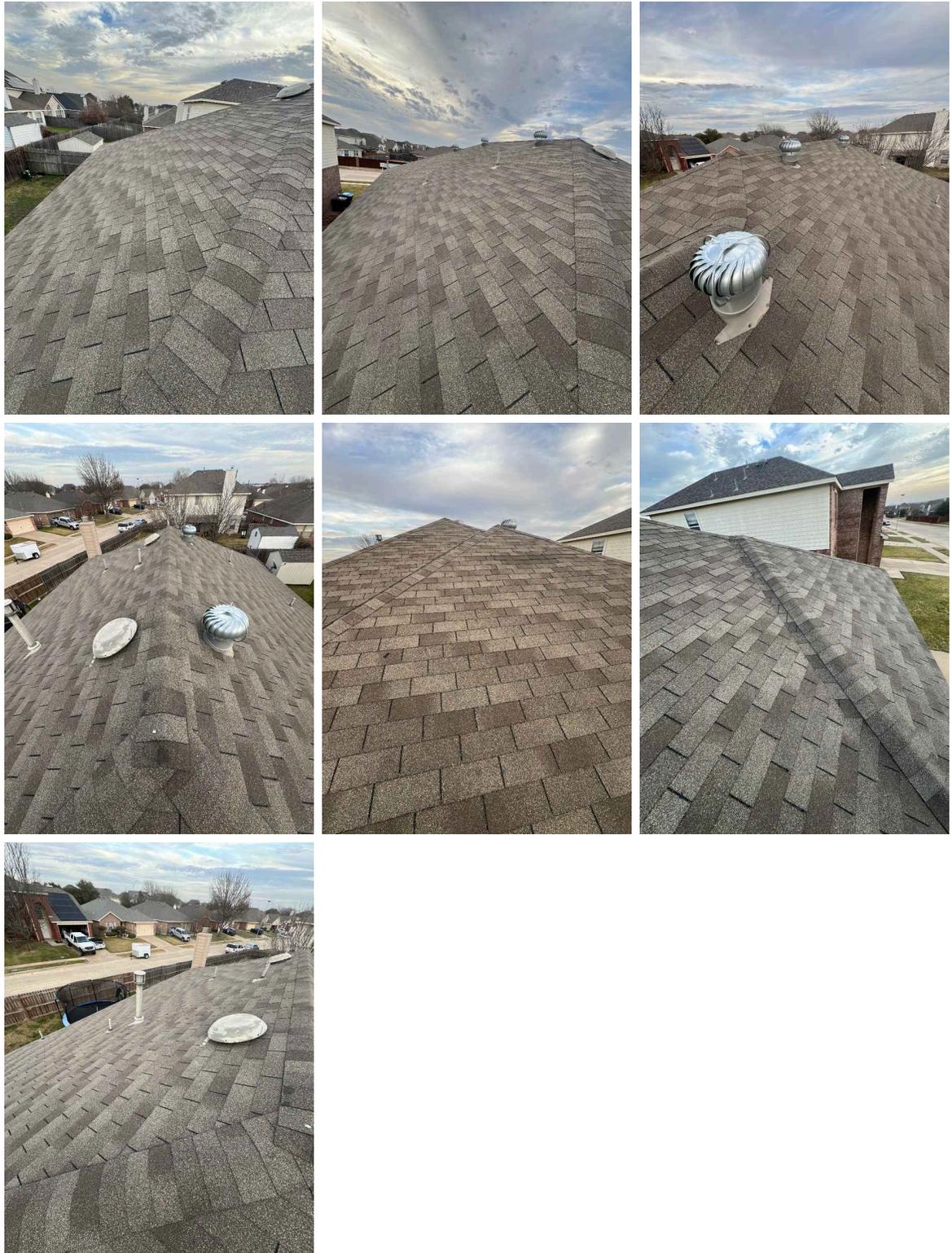
*Roof Photos :*

Here are some general photos for your information and records.



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

I	NI	NP	D
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*Prior Roof Repairs:*

Evidence of prior roof repairs was observed in multiple areas around the roof structure. The extent, quality, and effectiveness of these repairs cannot be determined during a visual inspection.

I	NI	NP	D
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We recommend further evaluation by a licensed roofing contractor to assess the condition of the repaired areas and determine if any additional work is needed.



**1: Exposed Nails**

[Maintenance Items](#)

Under-driven or exposed nails were found in one or more areas of the roof coverings. Recommend sealing nail heads periodically to prevent potential leaks in the future.

Recommendation: Contact a qualified roofing professional.



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

I	NI	NP	D
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**D. Roof Structure and Attic**

*Viewed From: Attic*

*Approximate Depth Of Insulation: 8"-10", 6"-8", Loose filled insulation*

*Material: Wood*

*Type of Roof: Combination*

*Type of Roof Decking: OSB type decking*

*Type of Ventilation: Turbine Vents, Passive vents, Soffit Vents*

*Attic Photos :*

These are general attic photos for information purposes.



I	NI	NP	D
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**1: Cracked Roof Framing**

🔴 Items To Monitor, Further Evaluation Recommended

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

I	NI	NP	D
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A crack was noted in one of the roof framing members. I recommend reinforcing the damaged board by sistering it with a new framing member of the same dimensions, secured using structural-grade fasteners.

Recommendation: Contact a qualified carpenter.



**2: Framing- Rafter Cracked**

☹️ Items To Monitor, Further Evaluation Recommended  
North

There are one or more rafter boards in the attic framing of this home that are cracked. These areas will need replacement in the future.

Recommendation: Contact a qualified professional.



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

*Exterior Wall Covering Material:* Brick, Fiber Cement Siding

*Interior wall covering:* Drywall

**1: Damaged siding**

I	NI	NP	D
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**Maintenance Items**

There are one or more areas of the home where the siding is damaged and should be repaired.

Recommendation: Contact a qualified siding specialist.



**2: Siding needs paint**

**Maintenance Items**

There are areas of the siding that are in need of paint and/or caulking.

Recommendation: Contact a qualified painting contractor.



**3: Trim is damaged**

**Maintenance Items**

The trim around the door frame(s) and/or at the corners of the exterior is/are damaged and must be replaced in one or more areas of the home.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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**4: Wall Damage**

🚩 Items To Monitor, Further Evaluation Recommended

Garage

There are one or more walls that are damaged in/on this home which will need repair.

Recommendation: Contact a qualified professional.



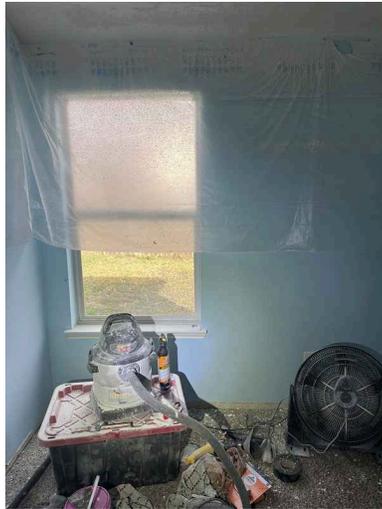
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**5: Bedroom currently being remodeled**

🚩 Items To Monitor, Further Evaluation Recommended

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

I	NI	NP	D
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**F. Ceilings and Floors**

**G. Doors (Interior and Exterior)**

**1: Garage door trim needs paint**

[Maintenance Items](#)

The Garage door trim is weathered and in need of paint.

Recommendation: Contact a qualified painting contractor.

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

I	NI	NP	D
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**2: No garage service door auto closing device**

[Maintenance Items](#)

The door between the garage and the interior of the house (garage entry door) should be equipped with an [auto-closer](#) device to prevent automobile fumes from entering the house. This is a good upgrade

Recommendation: Contact a handyman or DIY project



**3: Garage service door missing deadbolt**

[Maintenance Items](#)

The garage service door is missing the deadbolt lock at the time of the inspection. I recommend one be installed.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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**H. Windows**

*Window Inspection Scope:*

The windows were inspected by operating a representative number, as required by TREC Standards of Practice. The inspector attempts to operate all accessible windows; however, some windows may be obstructed by furnishings or personal belongings and could not be evaluated. Windows are checked for basic operation, visible damage, broken glass, failed seals, and other deficiencies. No reportable issues were observed unless otherwise noted in this report.

*Window Flashing Limitations:*

Visible roof and wall flashings were inspected where accessible. However, many flashings—particularly at roof terminations, wall penetrations, and around windows—are concealed by finishes such as siding, trim, or roofing materials and could not be evaluated.

Window installations should typically include Z-flashing or other approved flashing methods at the head of the window. While Z-flashing is sometimes visible beneath the window trim, other flashing methods—such as integrated nailing flanges, sealant tapes, or self-flashing window systems—may have been used but are not visible once cladding is installed.

The inspector cannot confirm the presence, absence, or adequacy of concealed flashing. If concerns exist, further evaluation by a qualified contractor may be warranted.

**1: Caulk window edge**

[🔧 Maintenance Items](#)

We recommend that all window edges be caulked periodically on the interior and exterior to protect them from water intrusion and help keep them more energy efficient.

Recommendation: Contact a qualified professional.

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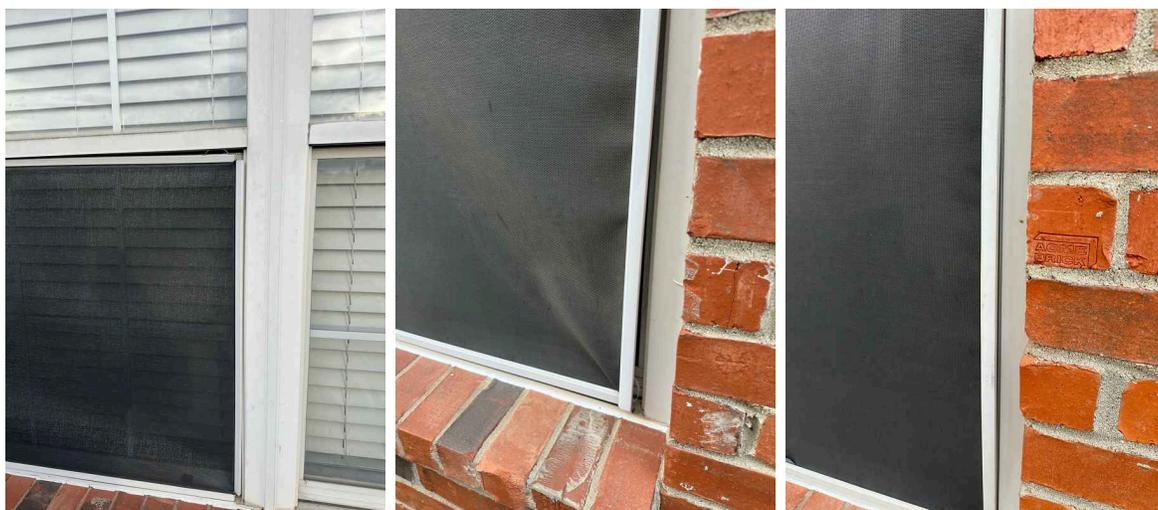


**2: Damaged Screens**

 Maintenance Items

There are one or more screens around the home that are damaged.

Recommendation: Contact a qualified window repair/installation contractor.



**3: Locks are missing/damaged on windows**

 Items To Monitor, Further Evaluation Recommended

There are one or more windows that have latch hardware that is either damaged or missing.

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**

*Chimney photo:*  
Chimney photo.



*Lighting pilot lights:*

We cannot ignite pilot lights during an inspection due to liability issues and lack of coverage for potential damages or repairs related to any issues with the gas logs in the fireplace, as stipulated by our insurance policy.

**1: Chimney Liner Dirty**

🚫 **Items To Monitor, Further Evaluation Recommended**

The chimney liner had a creosote dust layer built up. I recommend that a qualified chimney sweep company inspect and/or clean it. It is recommended that all fireplaces be cleaned at least annually.

Recommendation: Contact a qualified chimney contractor.

I	NI	NP	D
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**2: Chimney siding/trim needs paint touch up**

[Maintenance Items](#)

The siding/trim around the chimney is in need of paint/repair.

Recommendation: Contact a qualified painting contractor.



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

I	NI	NP	D
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**3: No damper clamp**

Maintenance Items

No damper clamp was installed on the chimney flue. We recommend that, as a safety upgrade, a damper clamp be installed on the damper to keep it open a little so that if the gas were to be turned on accidentally, it would have somewhere to go.

Recommendation: Contact a handyman or DIY project



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

**L. Other**

**1: Evidence of moisture under sinks**

Items To Monitor, Further Evaluation Recommended

There were areas under sinks that had evidence of past moisture. Although There were no visible leaks at the time of inspection we recommend that these areas be monitored for leaks in the future since there has been a problem in the past and if a leak occurs it is important that it is repaired as soon as possible to prevent damage to the home.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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**M. Cabinets**

**N. Sidewalks and Driveways**

**O. Fences**

I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

*Electrical panel is in good condition:*

The electrical panel is in good condition and appears to be wired properly with no visible areas for concern at the time of inspection.

**B. Service Entrance and Panels**

*Service Entrance:* Underground

*Main Service Panel Box Location:* Garage

*Main Service Panel Manufacturer:* Cuttler Hammer

*Main Service Panel Amperage:* 200 Amp

*Panel Photos :*



**1: Double tapped wires**

🚫 **Items To Monitor, Further Evaluation Recommended**

One or more fuses /Breakers within the main service panel appear to have two or more wires (circuits) attached, referred to as **double taps**. Multiple wires are a recognized hazard for the electrical system. If the structure does not have enough circuits, additional breakers can be added.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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**2: Knock outs need covers**

[Maintenance Items](#)

There are areas in the electrical panel where knockouts are missing. These areas should have a cover over them to prevent debris and vermin from entering the panel.

Recommendation: Contact a qualified electrical contractor.



**3: No AFCI Breakers installed**

[Maintenance Items](#)

This home did not meet current arc-fault circuit-interrupter (AFCI) requirements. For more information, please refer to the Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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#### 4: White wires require proper re-identification

##### Maintenance Items

There were white wires used as hot wires. Insulation on ungrounded conductors should be a continuous color other than white, gray, or green. Some exceptions allow white or gray conductors which are part of the cable, to be permanently re-identified with electrical tape or a black or red marker as a non-grounded conductor at the termination and at each location where the conductor is visible and accessible.

#### NEC 200.7

This is a "newer" requirement; however, it is a good safety upgrade that should be considered.

Recommendation: Contact a qualified electrical contractor.



- C. Branch Circuits, Connected Devices, and Fixtures**  
*Type of Wiring: Romex, Copper*

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

I	NI	NP	D
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**D. Other**

**E. Doorbell**

**F. Smoke, Fire and Carbon Monoxide Detectors**

*Smoke Alarms / Detectors – Informational Note:*

Smoke alarms are recommended in each sleeping room, outside each sleeping area, and on every level of the home—including habitable attics and basements.

We recommend testing all smoke alarms before occupying the home and monthly thereafter.

For additional fire safety recommendations, consult the National Fire Protection Association (NFPA) guidelines at [www.nfpa.org](http://www.nfpa.org).

*Carbon Monoxide Alarm Requirement:*

If this home has one or more gas-fueled appliances and/or an attached garage. In accordance with current safety standards, carbon monoxide (CO) alarms are required to be installed outside of each sleeping area. If not already present, we recommend installation of CO alarms by the occupant or a qualified professional prior to occupancy for safety.

*Smoke Alarms Tested:*

Smoke alarms were tested and appeared to be working normally on the day of the inspection.

**1: Carbon Monoxide Detector Missing**

**▲ In need of immediate attention, repair or Safety Concern**

One or more of the carbon monoxide detectors were missing at the time of inspection. Recommend installation.

Recommendation: Contact a qualified professional.

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

#### *Air Conditioning System – Operational Test:*

The air conditioning system was tested using normal operating controls. The interior thermostat responded appropriately, and conditioned air was observed at the supply vents.

The measured temperature differential between the supply and return air appeared acceptable (approximately 15°F–24°F) at the time of inspection, indicating that the system was functioning within typical parameters. This is a basic performance check and does not confirm the adequacy of system sizing, ductwork design, insulation, or other factors that may affect overall cooling efficiency. A licensed HVAC contractor should be consulted for a more comprehensive evaluation, particularly if concerns about cooling performance exist.

**B. Heating Equipment**

#### *Heating System – Service Recommended:*

We recommend that the heating system be cleaned and serviced by a licensed and qualified HVAC technician. HVAC systems typically require professional servicing once or twice per year to maintain safe and efficient operation. The inspector has no knowledge of the system’s service history, and based on observed conditions, servicing prior to closing is advised. Observations supporting this recommendation include, but may not be limited to, the following:

*Brand :* Carrier

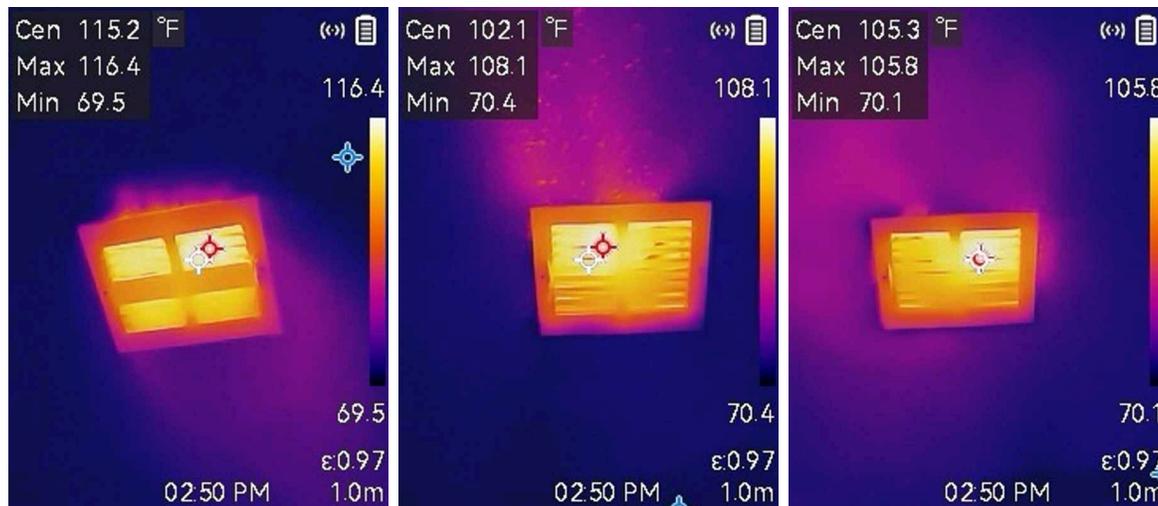
*Approximate Year Built:* 2001

*Type of System:* Gas-Fired Heat

*Energy Source Unit :* Natural Gas

*Average Temperatures at Supply and Returns:*

The heater was performing at the time of inspection.



I	NI	NP	D
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Unit Photos:

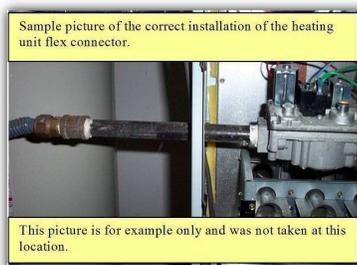


**1: Flex line into cabinet**

🚩 Items To Monitor, Further Evaluation Recommended

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 cabinet.

Recommendation: Contact a qualified professional.



I	NI	NP	D
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Example of how furnace gas line should be installed



## 2: Flue in contact with combustibles

**▲**In need of immediate attention, repair or Safety Concern

The furnace flue (vent pipe) has inadequate clearance from combustible materials. Double-walled vent pipes (type B) should have at least 1 inch, single-walled vent pipes should have at least 6 inches of clearance.

Recommendation: Contact a qualified HVAC professional.



## 3: Missing/Improper Sediment Trap

**●**Items To Monitor, Further Evaluation Recommended

The heater gas supply line sediment trap is missing or improperly installed just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D
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**C. Cooling Equipment**

*HVAC System – Service Recommended:*

It is recommended that the HVAC system be cleaned and serviced by a licensed and qualified HVAC technician. HVAC systems require routine maintenance for proper operation, efficiency, and safety. This recommendation is based on visual observations made during the inspection. Supporting observations include, but may not be limited to, the following:

*Brand:* Rheem

*Approximate Year Built:* 2019

*Type of System:* Central Air Conditioner

*Approximate Condensing Unit Tonnage:* 4 TON

*Type of Refrigerant :* R-410A

*Average Temperature at Return:* 48°

*Average Temperature at Supply:* 68°

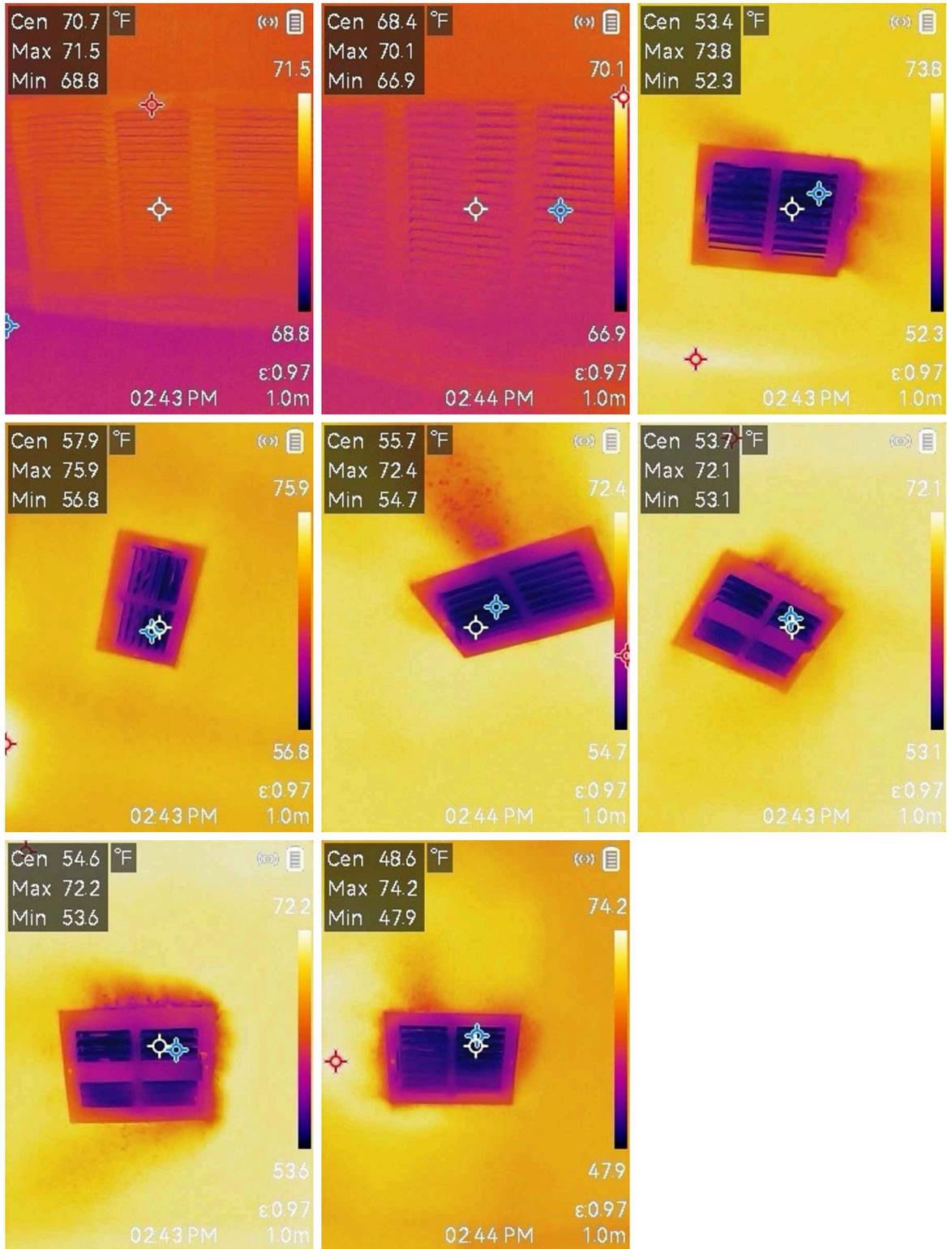
*Temperature Differential:* 20°

*Temperature Differentials (Photos):*

These photos show the temperature differentials between the supply and return air.

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

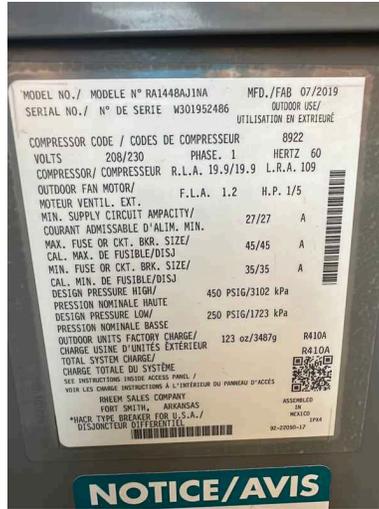
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Unit Photos:

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

I   NI   NP   D



**1: Coils are dirty**  
 Maintenance Items

We recommend the condensing coils on all units be cleaned to help achieve proper air flow.

Recommendation: Contact a qualified HVAC professional.



**D. Duct Systems, Chases, and Vents**  
*Filter location: At interior unit*  
*Filter Size: 20 x 25 x 1*

**E. Other**

I	NI	NP	D
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## IV. PLUMBING SYSTEMS

*Location of Water Meter:* Within 5' of curb

*Location of Water Supply Valve(s):* Front of home

*Static Water Pressure Reading:* 55 to 60 psi

*Water Meter Photo:*



*Water Pressure Photo:*



*Main Water Shutoff Photo:*

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

I	NI	NP	D
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**B. Plumbing Supply, Distribution Systems, and Fixtures**

*Material - Distribution:* Copper

*Water Flow Evaluation:*

Water flow was evaluated by operating multiple fixtures simultaneously to assess pressure stability and general valve functionality. No water flow issues were observed at the time of inspection unless otherwise noted in this report.

This is a limited visual and functional check. Comprehensive pressure testing and evaluation of supply line sizing are beyond the scope of a standard home inspection.

*Type of Supply Piping Material:* PVC

*Plumbing Limitations:*

The inspection of the plumbing system is limited to readily visible supply lines, drain lines, and accessible fixtures. Concealed, covered, or underground piping is excluded from the scope of this inspection, in accordance with TREC Standards of Practice.

Some plumbing issues—such as failing valves, slow leaks, or deteriorating seals—may not be apparent at the time of inspection and can develop over time, particularly in older homes.

For a more comprehensive evaluation, we recommend having a licensed plumber scope the main drain lines to check for potential blockages or breaks that may not be visible. If remodeling, consider selecting fixtures with lifetime warranties for ease of future replacement and long-term maintenance value.

**1: Drainstops missing**

[🔧 Maintenance Items](#)

The drain stops are missing in the bathrooms of this home. We recommend replacement.

Recommendation: Contact a qualified plumbing contractor.

I	NI	NP	D
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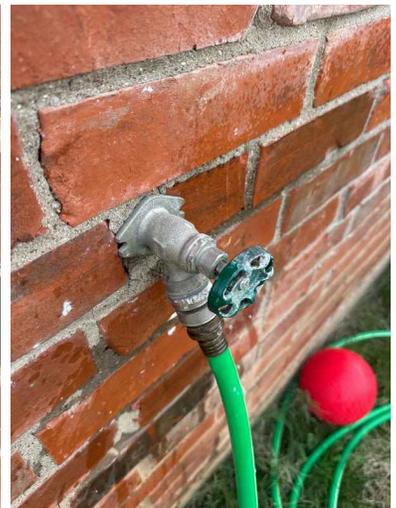


**2: Hose bib valve handle is leaking**

[Maintenance Items](#)

There are one or more hose bib valve panels that are leaking and should be repaired.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D
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**C. Drains, Wastes, and Vents**

*Type of Drain Piping Material: PVC*

*Material: PVC*

*Location of the cleanout: Front flower bed*

*Drainage Evaluation and Limitations:*

Water was run through all accessible drains for an extended period to evaluate basic drainage functionality. No issues were observed at the time of inspection unless otherwise noted in this report.

However, a home inspection cannot replicate the demands of full-time occupancy. Drain performance under long-term or heavy use may vary, and future drainage conditions cannot be predicted.

Additionally, only visible portions of the drain system were inspected. The type, condition, or configuration of underground or concealed piping could not be determined. For a more comprehensive evaluation, we recommend having the drain lines scoped by a licensed plumber.

**1: Shower - Minor Damage**

**🚩 Items To Monitor, Further Evaluation Recommended**

Primary bathroom

There was minor damage to the fiberglass shower pan at the time of the inspection.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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**D. Water Heating Equipment**

*Annual Maintenance Flush:*

We highly recommend performing an annual flush of your water heater for optimal performance.

*Location:* Garage

*Brand:* AO Smith

*Approximate Year Built:* 2023

*Power Source:* Gas

*# Capacity:* 50 Gallon

*Expansion tank applied:* No

*Water heaters can be dangerous if temperature is set too high!:*

Please test the temperature of the water before placing a child in the bath or shower. Do not leave a child or an infirm person in the bath unsupervised.

**DANGER:** Hot water can be dangerous, especially for infants, children, the elderly, or infirm. Hot water can scald if the thermostat is set too high. Water temperatures over 125 F (52 C) can cause severe burns or scalding.

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

I   NI   NP   D

Water Scalding Chart	
Set water heater to 120 degrees or less for safety!	
TEMPERATURE	TIME TO PRODUCE SERIOUS BURN
120 degrees (hot)	More than 5 minutes
130 degrees	About 30 seconds
140 degrees	Less than 5 seconds
150 degrees	About 1 1/2 seconds
160 degrees (very hot)	About 1/2 second

W008C

Water Heater Photo:



**1: Drain pan has no drainline installed**

🟡 Items To Monitor, Further Evaluation Recommended

The drain pan under the water heater does not have a drain line installed on it. We recommend that a drain line be installed to prevent water from damaging the finish materials around the water heater.

Recommendation: Contact a qualified plumbing contractor.

I	NI	NP	D
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## 2: Missing Sediment Trap

🚩 Items To Monitor, Further Evaluation Recommended

The water heater gas supply line is not equipped with a sediment trap just prior to the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

International Residential Code for One & Two-Family Dwellings

G2419.4 (408.4) Sediment trap.

Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical.

The sediment trap shall be either a tee fitting having a capped nipple of any length installed vertically in the bottommost opening of the tee as illustrated in Figure G2419.4 or another device approved as an effective sediment trap. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills need not be so equipped.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D
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**E. Hydro-Massage Therapy Equipment**

**F. Gas Distribution System and Gas Appliances**

*Location of Gas Meter:* South Side

*Type of Gas Distribution Piping:* Cast Iron (Black Pipe)

*Gas Meter Photo:*



I	NI	NP	D
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## V. APPLIANCES

### *Mechanical Systems Notice:*

Mechanical components such as dishwashers, ovens, stoves, water heaters, HVAC systems, and similar equipment can and do fail over time. A home inspection provides a snapshot of the visible and accessible condition of these systems at the time of the inspection only.

Per TREC Rule §535.227(b)(3)(C)(i), the inspector is not required to determine the life expectancy of any system or component. There is no reliable method to predict the future performance or failure of mechanical systems.

Home inspections are conducted over the course of a few hours and do not replicate the long-term demands placed on systems under full-time occupancy. We strive to identify and report on visible, readily accessible deficiencies; however, components located behind walls, under floors, or otherwise concealed from view are not inspected, and their condition cannot be determined.

**A. Dishwashers**

*Manufacturer:* Samsung

*Dishwasher Operational:*

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.



**1: High loop missing**

[Maintenance Items](#)

**DISHWASHER HIGH LOOP MISSING**

A "high loop" or "air gap" was not present for the dishwasher drain line at visible portions. A high loop or air gap prevents wastewater from siphoning back into the dishwasher during operation. The proper installation of the dishwasher drain line is recommended by a licensed plumber or other qualified person.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D
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**B. Food Waste Disposers**

*Manufacturer:* In-Sink

*Food Waste Disposer Operational:*

The food waste disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

**C. Range Hood and Exhaust Systems**

*Exhaust Hood Type:* Recirculating Microwave Vent Hood

*Manufacturer:* General Electric

*Operable at the time of the inspection:*

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

*Range, Cook Top or Oven Manufacturer:* General Electric

*Range/Cook Top/Oven Energy Source:* Electric

*Gas Shut Off:* N/A - Electric Range

*Oven/Stove Photo(s):*

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

I	NI	NP	D
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*Oven is operable.:*

The oven was tested at 350 F and was within the +/- 25 range deemed appropriate by the Texas Real Estate Commission.



**E. Microwave Ovens**

*Comments:*

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

*Manufacturer:* General Electric

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

I	NI	NP	D
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

**G. Garage Door Operators**

*Garage Door Operator Brand:: Craftsman*

*Garage door(s) was/were operating:*

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



**1: Locks need to be disabled**

🚫 **Items To Monitor, Further Evaluation Recommended**

The garage door lock(s) is/are still in service; we strongly recommend that the locks on the garage door be disabled.

Disabling the garage door locks will ensure that the door does not get locked from the inside and someone does not accidentally hit the garage door opener and damage the door's components.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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**2: Photo electric sensors need adjustments**

🔴Items To Monitor, Further Evaluation Recommended

The photoelectric sensors on the garage door are in need of adjustment so that they work properly.

Recommendation: Contact a qualified garage door contractor.



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**H. Dryer Exhaust Systems**

*Dryer Vent Location:* Left Side

*Dryer Vent should be cleaned annually:*

The dryer vent should be **cleaned** at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard

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**I. Optional Appliances**

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

I	NI	NP	D
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**J. Other**

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Limitations:*

This is a limited visual inspection of the irrigation system, performed in accordance with TREC Standards of Practice. It is not exhaustive or invasive. Most components are underground and not visible; therefore, the system cannot be fully evaluated.

Leak detection, pressure testing, and flow rate measurements are not part of this inspection. Any visible leaks or unusually wet areas will be noted when observed. This inspection checks basic functionality only and does not assess the adequacy of irrigation coverage or performance relative to landscaping needs.

For a comprehensive evaluation of system performance or water requirements for vegetation, consultation with a licensed irrigation or landscape contractor is recommended.

*Type of System Installed:* Automatic (Programable)

*Control Box Location:* Garage

*Controler Photo:*



*Valve box location:* Front of home

*Zone #1:*



I	NI	NP	D
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*Zone #2:*



*Zone #3:*



*Zone #4:*

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

I	NI	NP	D
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Zone #5:



Zone #6:

