



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 990 Harmony Circle, Nevada, Texas 75173

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: ☐ sump ☐ 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	✓			☒ electric ☐ gas number of units: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)	✓			if yes, describe:
Central Heat	✓			☒ electric ☐ gas number of units: 2
Other Heat			✓	if yes describe:
Oven	✓			number of ovens: 1 ☒ electric ☐ gas ☐ other:
Fireplace & Chimney	✓			☒ wood ☐ gas logs ☐ mock ☐ other:
Carport	✓			☐ attached ☒ not attached
Garage	✓			☒ attached ☐ not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System	✓			☐ owned ☐ leased from



Prepared with Sellers Shield

Solar Panels		☒	☐	☐ owned ☐ leased from
Water Heater	☒	☐	☐	☒ electric ☐ gas ☐ other: number of units: 1
Water Softener	☒	☐	☐	☒ owned ☐ leased from
Other Leased Item(s)		☒	☐	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☐	☒ automatic ☐ manual areas covered: Front Yard
Septic / On-Site Sewer Facility	☒	☐	☐	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: shingles Age: 7 yrs (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):

security system not wired

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		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: oak wilt		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒

Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

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):

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
09-11-2024	PROPERTY INSPECTION REPOR	William Christopher Mullins	40

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.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Edward K Hemphill 2025-08-31
Signature of Seller Date

Kristina Marie Malone 2025-08-31
Signature of Seller Date

Printed Name: Edward K Hemphill

Printed Name: Kristina Marie Malone

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements



to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: TXU/Oncor

Phone #: (866) 278-4898

Sewer: Year Round Septic Services

Phone #: (469) 512-9149

Water: COPEVILLE SPECIAL UTILITY DISTRICT

Phone #: (972) 853-4630

Cable: na

Phone #: _____

Trash: Residential trash pickup from CARDS

Phone #: (877) 592-2737

Natural Gas: na

Phone #: _____

Phone Company: na

Phone #: _____

Propane: na

Phone #: _____

Internet: FRONTIER FIBER INTERNET

Phone #: (800) 917-7489

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

Printed Name: _____

Printed Name: _____



Residential & Commercial | Termite | Pools | Septic | Wells | New Construction
5000 Eldorado Parkway Suite #150-103 Frisco, TX 75033
469) 438-8509 office KisseeInspections.com Info@kisseeinpections.com



Inspected By: *William Christopher Mullins* TREC #23852





PROPERTY INSPECTION REPORT FORM

Kristina Malone & Eddie Hemphill

Name of Client

09/11/2024

Date of Inspection

990 Harmony Cir, Nevada, TX 75173

Address of Inspected Property

William Christopher Mullins

Name of Inspector

23852

TREC License #

Name of Sponsor (if applicable)

TREC License #

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 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Report: The inspection report provided by Kissee Home Inspections LLC here after referred to as Kissee Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. **This report is good for the day of the inspection only and is not to be used for Home Warranties or Insurance Underwriting purposes.** The digital pictures attached to this report are sample(s) only noted within the structure and should not be considered to show all deficiencies and/or damages of or within the structure(s). There are some degrees of defects or damages not represented in or by digital images.

EXAMPLES

When the inspector inspects the roof and or plumbings of a structure he or she may determine that there are no observable signs of water penetration or leaks at the time of the inspection and that the roof and or plumbings appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof and or plumbing has leak(s) but that the storage items, floor coverings, ceilings or walls etc. have been repainted, concealing the evidence as an example. Further, although the roof and or plumbings may be functioning as intended at the time of the inspection, the roof and or plumbings may still need to be replaced, updated and or repaired before close or in the near future etc.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) Inspect:
 - (i) Items other than those *specifically* listed herein;
 - (ii) Elevators;
 - (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;

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This is a personal, private and confidential report with all rights reserved by Kissee Inspections and the client, Kristina Malone & Eddie Hemphill. This Inspection Report is issued by William Christopher Mullins TREC # 23852. Written permission must be obtained before being issued to anyone other than the buyer on page one of this report.

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Kisseeinspections.com

469.789.1444

REI 7-6 (8/9/21)

Promulgated by the Texas Real Estate Commission • (512) 936-3000 • www.trec.texas.gov

- (iv) anything buried, hidden, latent, or concealed; or
- (v) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
- (B) report:
 - (i) past repairs that appear to be effective and workmanlike;
 - (ii) cosmetic or aesthetic conditions; or
 - (iii) wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - (iv) types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, **misuse or lack of use**,
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal potential injury, or death;
 - (vi) the presence of water penetration(s); or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;**
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;**
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included as a part of this inspection and report.

This inspection report does not warrant or guarantee all defects have been found. Such is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

*****The Texas Real Estate Commission requires a home to be inspected using today's "Standards of Practice". At the time a home was actually constructed, it may have been governed by different "Standards of Practice".**

Additional pages and photos may be attached to this report. *(Photos are not a required TREC item & are inserted at the inspector's discretion).* **Read and review ALL carefully.** This report may not be complete without such attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

TREC LIMITATIONS: §535.228(n) Specific limitation...**The inspector is not required to:** (1) Exhaustively observe insulated windows for evidence of broken seals; (2) exhaustively observe glazing for identifying labels; or (3) **identify specific locations of damage**. This inspection report will note the windows location for the first three windows, with four (4) to six (6) windows to be noted as "Various", and any number over (6) six as "Multiple- Locations". *Every client has a different expectation & acceptance for windows appearance and clarity. As the Client/ purchaser you may wish to refer to your seller's disclosure, seller(s) and or the realtors, builder involved with handling - of the buying and selling, building of the structure and determine if there are any concerns in your opinion of the windows, glazing, screens etc. to you. Please keep in mind all bedroom windows are considered an escape/egress in case of fire and are to be fully operational. All observed notable flaws under TREC guidelines will be pointed out in this report, of the accessible windows.*

SCOPE OF THE INSPECTION :

Kissee Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging and updating drains / drain lines, servicing of furnaces, air conditioners, water heaters, Electricals, etc. This property will be no exception. It is suggested that you budget for maintenance/ repairs as well as change of ownership and or appliances, updating(s), hidden issues, plumbing, etc. Once again the following report is based on visual inspection only of the accessible areas of the property. Please read and study the entire report carefully. Any ancillary inspection outside of TREC minimum requirements is based on the inspection agreement and / or additional information provided at the inspector's option should such not be under fee contract.

"All qualified and Professional licensed contractors who, make further evaluations and or repairs will make the final decision as to what, if any, repairs, replacement or further conditions will or will not be performed and or corrected. Our Report comments are only general information for the buyer on the general condition of the house and its building components. The City Building Officials are the only officials / inspectors who have final jurisdiction over all code related issues. We as TREC inspectors cannot make comments about building components that "pass or fail" inspections." *Note: Kissee Inspections services, LLC makes **No Guarantee or offer of any warranty** of any kind concerning the life expectancy and that all items / issues of any and all systems such as electrical, plumbing, structural, mechanical , HVAC system(s) as examples have been discovered and recorded. It is recommend that the client invest in a warranty, which may or may not cover items such as plumbing, mechanicals, appliances, heating and cooling systems of the structure(s). etc. as examples.*

This report shall supersede any written or verbal conversations, comments and or reports that were provided prior to providing this written report.

Re-inspection Policy: We are often asked if it would be possible to re-inspect the problem areas disclosed in this inspection after repairs are made. We have a minimum fee of \$250.00 for this service up to eight (8) items *(over eight (8) items, please call the office)*
Criteria:

- 1) A licensed contractor must perform the repair work if licensing is required for that trade.
- 2) The contractor must provide a receipt indicating the type and quantity of materials used and a description of the work performed.
- 3) The contractor must state whether or not the work is warranted, the length of warranty, and if the warranty is transferable to the new owner.
- 4) These documents must be available at the house when we arrive for the re-inspection. We do not re-inspect any repairs performed by unlicensed contractors or amateurs.

The Inspection Agreement is to remain in force for the referenced buyer(s and property for all current and future inspection services.

Important Notice

Whenever a defect of any kind is noted in a system or aspect of the house, we recommend that a qualified (licensed) technician inspect and service the entire system. Sometimes noted defects are symptoms of other, sometimes more serious, defects. It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection. If other built-in or stand-alone appliances are located in this structure such; as but not limited to; Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers, Washers Machines, Dryers, Refrigerators, Freezers or other like appliances; these are not included with this inspection.

Home inspectors make a general inspection of the structure according to TREC guidelines, conducting an essentially visual inspection and recommending specialists in the appropriate area for specific repairs. Some specialists, and other people, may at times disagree with the inspector(s) opinions. The inspector(s) defer to such professionally licensed specialists opinions. The inspector has put his/ her opinions in writing. The inspector(s) feel that for all concerned, you should have each specialist put their opinions in writing, with their license number. If they refuse to do so, it is recommend you establish what weight to give each opinion.

Aprox age of structure/property. 2007

Present at Inspection: ☐ Buyer ☐ Buyer's Agent ☐ Listing Agent ☐ Occupant
Building Status: ☐ Vacant ☒ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☐ Fair ☒ Cloudy ☒ Rain Temp: >70
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: (Draft)

INACCESSIBLE OR OBSTRUCTED AREAS

- | | |
|--|---|
| ☒ Floors Covered | ☒ Attic Space is Limited - Viewed from Accessible Areas |
| ☒ Sub Flooring | ☒ Plumbing Areas - Only Visible Plumbing Inspected |
| ☒ Behind/Under Furniture and/or Stored Items | ☒ Stored Items In Garage |
| ☒ Walls/Ceilings Covered or Freshly Painted | ☒ Attic Insulation Covering Attic Floor |

Recommendation for Addressing Deficiencies -Whenever a system or component of the house is marked as D=Deficient **and or noted for concerns**, it is the Client's responsibility to find and make arrangements for a qualified professional, or technician to further inspect, evaluate and service the ENTIRE SYSTEM prior to the end of any option or review period. Furthermore, it is the Client's responsibility to instruct any person conducting the review to take into account not only the problem or issue identified by the inspector, but also any adjacent, collateral or contiguous, intersecting and/or hidden/obstructed systems, components or issues that may require repair, replacement or upgrading. By not properly addressing deficiencies, problems or concerns through the repair amendment process, the client is accepting the condition of the property and becomes responsible for any current and or future repairs. SOMETIMES NOTED DEFICIENCIES ARE SYMPTOMS OF OTHER, MORE SERIOUS AND COSTLY, DEFECTS.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

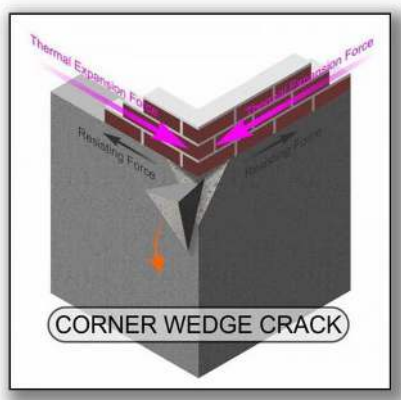
☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on ground

Comments: (An opinion on performance is mandatory)

The following observations, deficiencies and/or exceptions were noted on this structure at the time of the inspection, such as but not limited to:

- At the inspection time, the inspector did not observe visual evidence that would be consider as signs of, or indications of major movement.
- Signs or indications were, such as but are not limited to, the accessible doors and windows that showed no signs of major movement.
- The accessible attic space showed no signs of major movement.
- As well as the floors showed no signs of typically associated with major movement.
- Corner cracking/ popping was observed, as typical found for the area .
- Some settling of the structure was noted as is typically found in the N. Texas clay (plastic) soil. Further concerns should be directed to a professional engineer and or a foundation contractor.
-



- One or more of the foundation perimeter beam corners were observed to be cracked/ popped. This is a common condition to observe and is typically due to thermal expansion and contraction of the different building materials. This condition does not appear as to adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.

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I	NI	NP	D
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- **Low soil back fill height noted, with the bottom portions of the slab showing.** Corrections are encouraged.

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

Note: The client is informed at this time that the Inspector is not a Structural &/or Professional Engineer and that this is not an Engineering Report. The North Texas Area has soils that are plastic and movement can be expected. The stated conditions of the structural integrity and characteristics of the foundation are based on the experience of the Inspector and the comments made concerning the structural soundness or structural deficiency of the foundation is the opinion of the Inspector and is based upon the visual observation and evidence observed at this time of the inspection. No special test, leveling, straight-line comparisons, lasers, etc., are made during the inspection. If any cause for concern is noted on the report or the client observes any item of concern that is not listed on the report, the client should consider an evaluation by a Structural Engineer.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments: The inspector's opinion is the grading and drainage, appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

- The soil line is low. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.
- Gutter / down spout(s) noted as dented / damaged.
- Gutters should have complete and secured extensions -to divert the water away from the foundation. Recommend installing gutter extensions.

Notice: It is impossible to determine if all lots/yards are adequately draining without the use of special equipment and or being present during a rainstorm, which is not within the scope of this inspection. Low areas or conditions that appear to be a drainage problem will be reported.

Notice: Proper Drainage And Soil Moisture Contents Should Be Maintained Around The Foundation To Help Minimize Future Foundation Problems. We Make No Statement Concerning Site Stability. *It is generally recommended that you water outside of current root area to assist roots to grow outside of foundation area.*

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

*Type(s) of Roof Covering: Asphalt Shingles
Viewed From: Roof Level*

*Comments: The inspector's opinion is the roof covering, appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:
Due to steep roof pitches; all areas of the roof were not accessible under foot and were viewed as best as possible from the areas accessible under foot- roof top vantage points.*

Note: The inspection of the roofing may show that such is functioning as intended or in need of repair. The inspection does not determine the insurability of the roof. You are encouraged to have your intended insurance company to physically inspect the roof prior to closing to fully evaluate the insurability of the roof. *The performance of this roof is subjective and is sometimes difficult for two individuals to agree on the life of a roof, etc., you may wish to consult a qualified roofing specialist to determine further conditions and provide a maintenance schedule for the roof.*

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

Notice: Gutters terminating on shingles have been known to cause premature deterioration and or damage to shingles and could void manufacturers warranty. Recommend consulting manufacturers installation procedures and recommendations for this type of application.

The structure has a hip and ridge type roof. Portions of the roof & roof fasteners were inspected from the attic space. Roof Covering appeared to be installed by nailing .



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I NI NP D



- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- **Worn / scuffed covering noted.** Refer to a roofing contractor for recommendation/ repairs/ replacement options.
- Notice: Refer to your seller for further information. Contact your insurance company & see if they will pull a CLUE report before closing to better inform concerning your future purchase. C.L.U.E. (Comprehensive Loss Underwriting Exchange) is a claims history database generated by LexisNexis® that enables insurance companies to access consumer claims information when they are underwriting or rating an insurance policy.
- Notice: Some pest control companies have been known to cause alarm to home owner's with gapping in soffit to roof line junctions. Such are not to have wood and or wood like material in contact with the roof covering as well as a home's attic are to breath. Some individuals have been known to foam seal closed gaps, and others to apply metal flashing in such areas. Refer to your engineer of records and /or your builder for further details, etc.

Notice: Weather events can and do occur after the time and or date of the inspection which may produce significant damages. The client is warned to have the structure further inspected immediately before closing, to ensure all is to the client's and insurance underwriting's expectations and approvals (as a minimum).

☒ ☐ ☐ ☒

D. Roof Structures and Attics

Viewed From: floored area of the attic.

Approximate Average Depth of Insulation: 0 to 10+

Comments: Proceeding beyond supplied flooring could be hazardous or damage the integrity of the insulation. Approximately <20% of the attic was viewable. The inspector's opinion is based on the viewable and readily accessible areas.

Insulation Type(s): Blown

The inspector's opinion at the time of the inspection was the roof structure and attic, were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Radiant barrier present/visible:

☐ Yes

☒ No-none within view @ time of inspection

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I NI NP D

Access Type:

☒ P/D Stairs

☐ walk in door(s)

☐ Scuttle Hole/ Pop-up opening

P/D Stairs with insulation

☐ Y

☒ N

☐ N/A

Roof Structure:

☒ Rafter Assembly

☐ Truss Assembly

Ventilation Roof/Attic:

☐ None

☒ Static Ports

☒ Soffit Vents

☐ Turbines

☐ Powered Fan

☐ Gable

☐ Ridge

Insulation & Ventilation:



- Compressed insulation noted and should be rearranged, improved as deemed / desired necessary.
- What appeared as past attic Rodent tunneled/ pathway areas and packed down insulation noted. Insulation improvements are considered as in need. *Consult with seller(s) concerning any past pest control efforts if performed and success if such was effective as well as any warranty if in place and conditions, etc.*
- Attic is in use with storage items and is recommended to be cleared out and further inspected with any corrections, repairs performed before closing should such exists.

Notice: In the N. Texas region its not unusual to find temps in attic to be higher in summer time heating than at the time of the inspection visit. Should such high temps exists, consideration of additional soffit and roof top venting with baffles may be desired, as an example. Refer to an attic vent company professional such as "[Lomanco Vents Co.](#)" or others for further advice, designs and installation, guaranties /warranties etc. Too: Attic access such as pop-up opening(s) with no ladder provided or other means for the inspector to approach are considered as not accessible. Further review(s) / inspection(s) should be obtained before option period expires.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments: The inspector's opinion is-one or more of the walls, were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Description of one or more of the exterior cladding(s):

☐ Wood veneer

☒ Brick Veneer

☐ Stone Masonry Veneer

☐ Vinyl Siding

☒ Man Made Board

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I NI NP D



- **Exterior & interior wall frames, sills, and penetrations, wall expansion joints;**- glazing/caulk/grouting needs- up keep/ maintenance/ repairs. **Recommend all areas to be serviced at the purchaser's &/or repair professional's discretion.**
- Caulking improvements are recommended for the area between the exterior veneer and the window / door frames, etc. It is recommended to use an elastomer caulking.
- Evidence of patching was detected of the wall(s) as viewed at the front entry door area of the structure as an example, refer to seller for further details.

Notice: Property occupied with furnishings, therefore some areas of the floors were not / could not be inspected due to personal items covering floored areas as well as the furniture blocking access to walls.

☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments: The inspector's opinion is ceiling and floors, appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Ceiling



- **Note(s):**RULE §535.228 (e) (1) (iii) Interior walls, ceilings, floors, and doors. (e)(1)The inspector shall: (B) report as Deficient:(iii) lack of fire separation between the garage and the living space and between the garage and its attic. 06 I.R.C. [309.2][309.1] CABO 309.2 (<https://texreg.sos.state.tx.us>)
- **Fire stopping in the garage ceiling was not complete (Attic access).** *When a garage is attached to the structure, special considerations must be taken into account. The absence of this fire barrier can allow a fire to draft into the attic. The absence of such barrier is considered as a recognized hazard. This is a common callout for this region with builders / contractors installing attic accesses in the attached garage ceiling(s) with no fire separation in the garage attic to the main structure's attic. Some municipalities have not enforced this standard by with inspectors are to call out; as previous noted above.*

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- Cracks noted with in the ceilings in various areas. **Note:** These areas appear as expansions cracks from attic heating and expanding due to heat build up in the attic space.
- Past repair, patching, etc of the ceiling noted.** Refer to the seller and seller's disclosure for further information. (as note at the Multiple locations area as example.
- Nail heads were observed to be pushing through the interior finish in one or more locations.

Notice: Property occupied with furnishings, therefore some areas of the floors were not / could not be inspected due to personal items covering floored areas as well as the furniture blocking access to walls.

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

Comments: The inspector's opinion is the doors, appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:



- The garage service door closer hinge spring was noted as not fully closing the door on a one foot swing.
- The door to the laundry room was noted to have a large gap along the striker plate side to the point it can pass the door stop as well as rubbing at the top corner.
- One or more of the doors for the structure interior were noted to be lacking detent ball and springs.

☒ ☐ ☐ ☒ **H. Windows**

Comments: The inspector's opinion is the accessible windows, were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Multiple areas such as but not limited to:

- Notice: Dirty/ dusty windows. Units were observed as best as possible under the conditions found.

I=Inspected

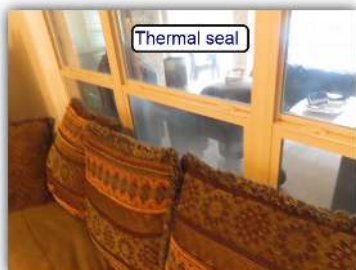
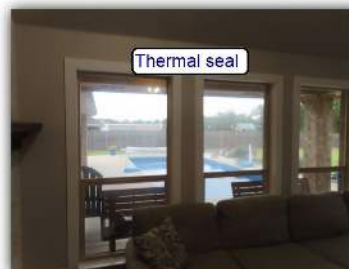
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- **Notice: Most /all of The windows are older.** They are in a state of mild disrepair. Trimming and/or adjustment, hardware improvements, and weatherproofing improvements could be undertaken as / if necessary. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to avoid rot or water infiltration.



- **The windows appeared to have loss of thermal seals, as noted at/ in multiple locations around the entire structure such as noted in the living areas, dining room and bedroom areas . See Pics above as examples.**
- **Exterior window(s sealant show separation/ age / in need of servicing/replacement/ . Recommend all areas to be serviced at the purchaser's &/or repair professional's discretion.**

Notice: Property occupied, therefore some of the windows or parts thereof may not have been accessible and inspected due to personal items, such as furniture, etc. blocking access to them.

Representative samples of the windows were inspected to ascertain if the thermal seals had failed, checked for cracked glazing (major and minor), and evaluated for water/ moisture impaction. Often, a failed seal may not be identified during an inspection because of weather conditions, humidity, and / or lack of cleanliness. Anomalies such as the accumulation of water when there are extreme temperature variances between interior and outside air can occur at different times throughout the year. As thermal pane windows lose their vacuum, moisture may appear between the glass and then disappear, depending on the inside/ outside

I=Inspected

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I NI NP D

temperatures, barometric pressure, and humidity level. Due to these factors the inspector will make no attempt to identify every window that may have a damage seal. Therefore, we can make no representations as to the condition of every window. Windows were inspected on a "best efforts" basis. We can assume no responsibility for items not observed on our visit. If we note evidence of a broken seal, damage, or other inconsistencies, it was as a result of observations at the time of inspection. Product recalls are beyond the scope of this inspection. Therefore windows are listed as observed at the time of the inspection. Accessible windows will be inspected and checked for operation. *There is a possibility that lost seals, damage, or other inconsistencies exist that have not been detected.* When lost thermal pane windows are noted it is recommended that *all windows* be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

Consult with your seller(s), seller's disclosure, and/ or realtor(s) concerning any repair(s), adjustment(s) to your window(s), and any such warranty transfer that may be available. It is recommended that you walk the structure before close with windows cleaned and all belongings, etc. removed from hindering window access.

☐ ☒ ☒ ☐**I. Stairways (Interior and Exterior)***Comments:*N/A☒ ☐ ☐ ☒**J. Fireplaces and Chimneys**

Comments: The chimney review is limited to the visible / accessible components only. Examination of concealed / inaccessible portions of the chimney and firebox is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if a lining is present. The following is the inspector's opinion.

Fireplace & Chimney - the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Number of fireplaces: 1

Fireplace location: Living Area

- **Type of Fireplace:** Metal box and flue
- **Coping, Cap & Crown was inspected from Roof top**
- **Spark Arrestor / Rain Cap –Present:** ☒ Yes ☐ No ☐ Not available for viewing
- **Saddle / Cricket / Hip or Ridge – Present:** ☒ Yes ☐ No
- **Chimney Condition-**Chimney/cap/ crown intact and appears serviceable where visible: ☒ Yes ☐ No ☐ Not available for viewing
- **Chimney Flue-** Chimney Flue appears serviceable where visible: ☒ Yes ☐ No
- **Chase / Flue Siding shows visible;** rot / water impacted/damaged: ☐ Yes ☐ No ☒ Not available for viewing 100%
- **Chimney Flue missing fire-clearances:** ☐ Yes ☐ No ☒ Not available for viewing
- **Creosote / Ash - in Chimney Flue:** ☐ Yes ☐ No ☒ Not available for viewing
- **Cracks/damaged in Firebox and/or Chimney:** ☐ Yes ☐ No ☒ No-none within view @ time of inspection
- **Screen present or installed:** ☒ Yes ☐ No
- **Log rack Present:** ☒ Yes ☐ No
- **Damper:** ☒ Operational ☐ Not operational/damaged ☐ None present ☐ fixed-open venting/Direct Vent

The chimney / flue should be initially, as well as annually cleaned, further inspected and repaired as required by a professional fireplace company before use, and option period expires

I=Inspected

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D=Deficient

I NI NP D

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

Comments: No elevated decking , porch, etc.

☒ ☐ ☐ ☒ **L. Other**

Comments: The inspector's opinion is-the following noted item(s), appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

- **WDI is a separate report**
- Cracked drive way/garage floor/pool deck. Recommend monitoring for movement,etc.; any further concerns are deferred to a foundation contractor or a professional engineer.
- Gate / fencing requires repairs at one or more location. Structure is noted to have a pool. Refer to "Pool" section below as well as [cps](#) / [nspf](#) for pool fencing enclosures.

Notice: Cockroach, Non-Wood Destroying ants, snakes, mice, rats, racoon, squirrels and other creatures, pest and insects are not part of a TREC report / inspection; as well as such possibly may not be classified under the TDA (Texas Department of Agriculture) as wood destroying insects. Should such concerns exist refer to your seller's disclosure as well as professional pest control company(ies for further details, concerns and any possibly remedies, as a minimum. Any bold prevalent signage of such are included as a courtesy.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Type of Wiring:Copper

Comments: At time of inspection the opinion of the electrical in view is noted as;

Type of Main Service wiring was: 250/125v Copper

The Main Service system appeared to be performing with the following observations, deficiencies and/or exceptions that was noted on this structure, such as but not limited to:

- The main service conductors entered the structure underground and were tied to a CI 200 amp meter.
- The meter was located on the exterior garage wall of the structure.
- A grounding rod was noted to be in view extending above the ground/ grass surface with the grounding clamp revealed.
- The main electrical panel was located in the interior garage.
- The structure has a 200 main breaker.
- The electrical panel box appears to be a 200 amp minimum type box.
- Trip ties appeared to be installed on 240 volt circuits.
- All Branch wiring appears to be Copper.
- Neutrals and grounds are wired on separate bus bars.
- No GFCI protection installed for the dryer outlet.
- A sub panel box was located Left - of the main panel .
- The sub panel was noted as supplied with four wires with neutral and grounds on separated bus bars.
- Notice: 2020 NEC 230.67: Currently all new built homes in Texas under the NEC are required to have whole house surge protection (Surge Protection device (SPD)). The inspector is Not a Code enforcer and does not work on behalf of the municipality or Authority having Jurisdiction (AHJ). The home as found did not have such in place.

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

I NI NP D

- Neutrals and or ground double tapped. (*more than one wire under one lug*) ☐ Yes ☐ No ☒ 100% not in view.

Notice: All Builds now require AFCI . A home's electrical is considered as deficient if None are present.

Notice: The local building Official has final Authority for requirement and acceptance of the builder(s as to & for location(s) of AFCI type breaker, shared bus bars, as well as the installation of ufer and or ground rods protruding as an acceptable or disapproved method, for your build & community. Refer to your local building official for further details or concerns.

A professional licensed electrician should inspect and repair as needed.

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

*Type of Wiring:*Copper

Comments: The inspector's opinion is-the branch circuits,connected devices and fixtures appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

General B-Electricals

- Electrical Junction box(s rusted) ☐ Yes ☒ No-none within view @ time of inspection.
- **Smoke detector are recommended to be upgraded with battery replacement and / or replaced with current models.** *It is recommended to replace the batteries in all of the smoke detectors at least once a year for reasons of safety, as an example.*
- **Carbon Monoxide Detectors: None appear to be present.** *New current requirements state such devices to be installed for dwellings with attached garage. (ref: NFPA 720) Lack of alarm is considered a fire safety hazard. Carbon Monoxide Detector life span is typically for 5yrs, as per most manufacture. Refer to your manufacture for further details.*
- **Min 2-20 amp dedicated circuits for the counter-topped kitchen, labeled at panel and in view ? (per label @ main panel)**
☐ Y ☐ N ☒ Unknown panel not marked properly/ specifically/ legible.
- **20 amp circuit for the bath(s (per label @ main panel)**
☐ Y ☐ N ☒ Unknown panel not marked properly/ specifically/ legible.
- **Outside receptacles in wet areas - bubble cover(s -present and working in all required areas.**
☐ Y ☒ N *Current standards call for all exterior wet area receptacles to have bubble covers.*
- Bonding at the water heater in view: ☐ Y ☒ N
- Weather sealing in need around exterior light. ☒ Y ☐ N
- Light guards in need around attic light bulbs. ☒ Y ☐ N ☐ no light available
- **Open "J" -box(s noted in the attic area.** ☐ Y ☒ No-none within view @ time of inspection.

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I	NI	NP	D
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Switches, Fans & Lights

- Lighting noted as not working at the time of the inspection as observed at/in the, various locations *as examples*.

Electrical Branch Outlets

- Ground Fault outlets protections (GFCIs)** in the structures are not properly working and/ **or installed** (as currently required) in all areas. *Example: All-Kitchen counter tops, baths, garage receptacles, All-areas with in a 6" of a wet zone (i. e. kitchen sink as an example), exterior outlets etc.*



Example

- Noted kitchen back splash has/have receptacles/ switch boxes recessed with no extension spark arrestors (goof) rings in place** at one or more location.
- Notice:** Homes and or structures that are occupied by personnel and or items will not and were not inspected of *all* GFCI tripping performance due to liability of locating and resetting power to electrical appliances, and or devices which may lead to loss of property, content and or damage to items such as food and electronics as examples. *The Local Authority Having Jurisdiction (AHJ) has final approval and acceptance concerning adoptions of new / current electrical codes such as afci / gfcI locations and requirements. As an example; such as at all garage and kitchen areas such as but not limited to garbage disposal, overhead door opener, etc. The Inspector is licensed as a TREC inspector and not code enforcement. All other concerns are directed to your local AHJ.*

A professional licensed electrician should inspect and repair as needed.

The inspector will describe the type of branch circuit wiring and inspect the visible and accessible parts of the system. GFCI should be at all kitchen countertop and bar sink receptacles, in bathrooms, at all garage and exterior receptacles. Most-all other 15-20amp outlets should have AFCI (Arc-Fault) protection. Smoke detectors should be in all sleeping rooms and adjacent hallways and at tops of stairs, and on each living level of multi-story home. Telephone/TV/ computer wiring/devices are not inspected. Lights, fans, and

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

outlets controlled by motion/light sensors or remote devices are not inspected. Receptacles/outlets in soffits, behind shrubbery or other difficult access areas are not inspected unless specially noted. Electrical Bonding is not confirmed as 100% complete as such is viewed as requiring specialized equipment &/or further electrical training.

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being or in the inspector's opinion may be actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of System: **Central -HeatPump**

Energy source: Electric-heat pump

Comments: The inspector's opinion is the heating equipment, was noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Location: Attic and exterior

☒ **Contact a licensed HVAC contractor**

The design, sizing, capacity and efficiency of the system can only be determined by a licensed HVAC contractor and /or mechanical engineer.

A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection." (This is a specific T.R.E.C. guideline limitation).

Available switch for blower supply:

☒ yes

☐ no

☐ No-none within view

120v Receptacle within 20':

☒ yes

☐ no

☐ No-none within view

Furnace(s):

☐ Partially accessible

☐ Fully accessible

☒ Not accessible

- **The thermostat in the rear living room area has electric heat only available.**

Recommend professional seasonal servicing and repairs of the air handling system.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: **Central split system**

Comments: The inspector's opinion is the cooling equipment, were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Interior Location: Attic and exterior

☒ **Contact a licensed HVAC contractor**

The design, sizing, capacity and efficiency of the system can only be determined by a licensed HVAC contractor and /or mechanical engineer. Note: Covers are not removed from the evaporator coil box to inspect the condition of the evaporator coil when taped sealed over, etc. for prevention of air loss or dismantling of the vent pipe is required. Gauges are not placed on air conditioner units to check freon or pressure levels. The inspector is not/ or is required to be a Licensed HVAC professional.

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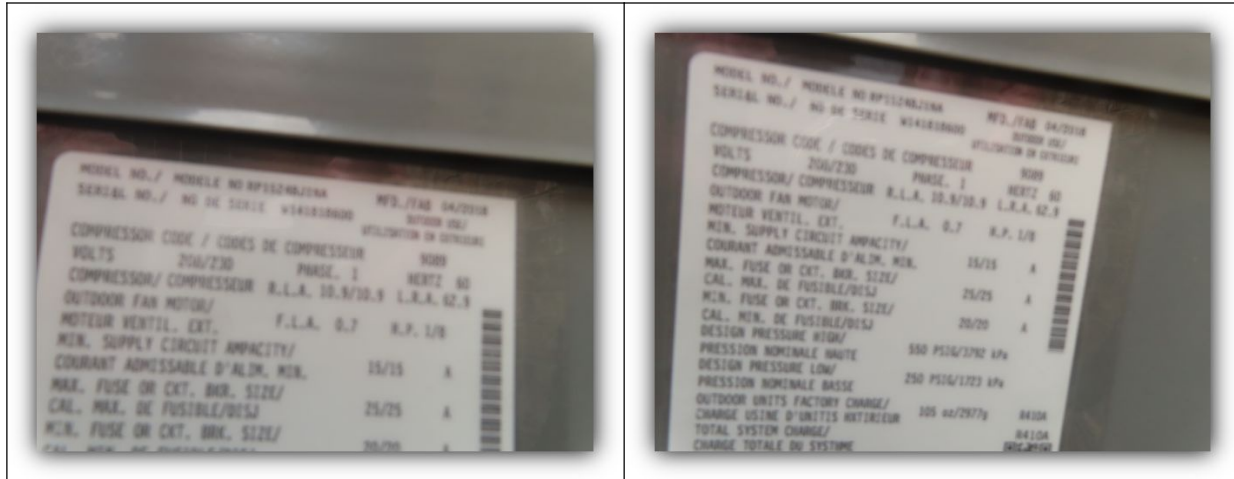
D=Deficient

I NI NP D

Notice: The client is encouraged to have a professional licensed HVAC Company personnel perform further inspection to satisfy any and all Home Warranty needs, as past client(s) have expressed denial for coverage due to item(s) such as may or may not have been indicated on a third party inspection report. Although this and any inspection report is performed on behalf of the client and is not for a Home Warranty Company to base their coverage, many Home Warranty have practiced such in their business concerning client coverage. (A Home Warranty company has not hired the inspector and or the inspection company and such is stated in the beginning pages of this report as NOT for their coverage bases.) Refer to your lawyer for further details.

- Comments: Refer to the seller(s) / tenant(s) concerning any past repairs, servicing or replacement(s) that may have been performed.
- The systems appeared as older system(s). Such may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- Contact a 3rd party (Not-affiliated to Inspector, Builder, Realtor, Etc.)-licensed professional (Non-technician) HVAC contractor, mechanical engineer for "[Report of HVAC Testing and Balancing](#)", sizing, adjusting, etc. of the HVAC unit(s).

What appears as the possible locations and information as deciphered for the exterior units are noted as the following examples:



Today's Temperature Differential (Delta-T): 18 Degrees
 Approximate System Age: 2018
 Approximate System Size: 2 ton
 Brand Name: Rheem
 Coolant Type: 410-A

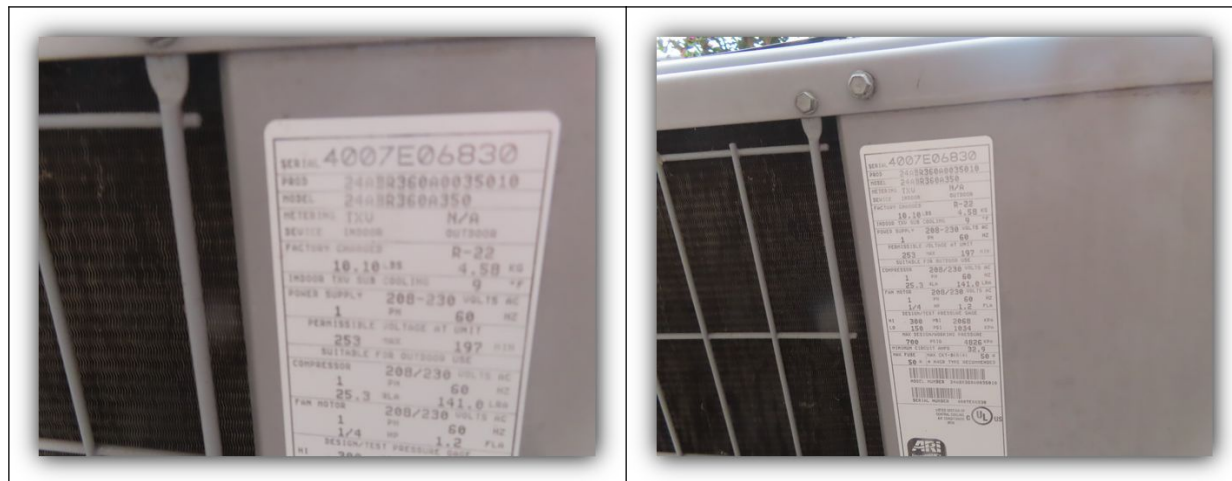
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Today's Temperature Differential (Delta-T): 17 Degrees

Approximate System Age: 2007

Approximate System Size: 3 ton

Brand Name: Carrier

Coolant Type:R-22

- Notice: The Federal EPA has currently scheduled all use of R-22 gas to cease by the year 2020. Replacement gas for any HVAC equipment may not be available commercially. Refer to a professional HVAC company for further details.



- One or more of the AC Condensation pans noted as being rusted/ with rust. Repair /replacement should be considered. Refer to the seller(s) concerning prior repairs if performed as well as any warranty which may be present and if transferable.
- Water noted in the pan.

Notice: While the units do appear to be sufficiently cooling at the time of the inspection, it would be wise to such serviced and further evaluated before the summer months. Temperatures were in the 70s during the inspection.

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Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy's normal acceptable range is considered as approximately between 15 to 22 degrees °F total difference (Delta-T) measured between the return air vent and supply air vent of the system being evaluated. [Construction Science Department, College of Architecture | Texas A&M University uses 15-20 degrees]. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy *as examples*. The inspector and / or inspection company makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Recommend professional seasonal servicing and repairs of the air handling system.

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

Comments: - Observed from floored access only. *The inspector's opinion is the duct system, chases and vents, the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:*

Note: The Inspector is not required to determine the uniformity of the supply of conditioned air to the various parts of the structure or to determine the efficiency, adequacy or capacity of the duct system or to test for fungus, mold, mildew or bacteria. Environmental issues are not verified. The condition of ducts under slabs, covered (*covered by attic insulation as an example*), or in other inaccessible areas cannot be determined.

Filters were located in: Attic (attached to the air handler) **Approx Size of Filters:** Various **Air Chase Dirty:** N/A

- **Filters Condition:** had some dirt
- **Air Ducts:** -ok (what was in view)
- **Notice:** No Jump Ducts found in the home for air flow to be allowed to flow from room to hallway at one or more bedrooms. Such as when doors are closed. Refer to your engineer of records and /or your builder for further details, etc. This appears as an as built item.

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulations.

IV. PLUMBING SYSTEMS

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

Location of water meter:

☒ Front yard☐ Rear yard/ alley

The water meter was checked for any movement.

☒ Y ☐ N

Movement noted indicating possible leakage:

☐ Y ☒ N/-none found

Main water supply valve: (Refer to seller for further details)

Static water pressure reading: ☐ ≤ 40 psi ☐ 40 ≥ ≤ 50 ☐ 50 ≥ ≤ 60 ☒ 60 ≥ ≤ 80 ☐ above 80 psi

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Water pressure should not exceed 80 PSI in a single-family residence without the installation of a pressure regulator to prevent damage to the lines and or fixtures.

Type of supply piping material: Copper (that which was in view)

*Comments:*The inspector's opinion is the plumbing supply, distribution systems and fixtures appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

There were 3 cold water and/or hot water faucets that were ran for approximately 15 minutes at a rate of approximately 1 gallon per minute for a total of 45 gallons running from the faucets.

- **The plumbings appear as, and are considered of the opinion of; in need of updating for performance, corrective measures as deemed necessary, and /or desired. Examples:**

-

Water Source: ☒ Public ☐ Private **Sewer Type Appears As:** ☐ Public ☒ Private

Type of Supply Pipes: Plastic and Copper

Number of bathrooms: 3

Bathroom Group: MBR

Pieces: (5)

Commode:

- **MBR Commode-** -is loose

Bathroom Group: Jack and Jill bathroom

Pieces: (4)

Bathroom Group: Guest bathroom

Pieces: (3)

Tub / Shower:

- **Guest bathroom** Tub / Shower chipped enamel noted.

- **A slight septic smell was noted in the Jack/Jill bathroom during the water functional flow. The smell dissipated and did not repeat.**

Backflow Protectors Present: ☒ Y ☐ N-Not 100%

Functional Flow: ☒ Y ☐ N

Hot Water Temperature:117°

Recommended Hot Water setting should between 115 – 120°

- Freeze protection required.

- Notice: The washer and dryer are connected, unable to check the laundry utility lines.

Notice: The condition of underground, in walls and restricted access (*such as occupied homes with under cabinetry items in place*) -water, gas, waste, and vent lines, behind appliances such as refrigerators, ice makers, washers, etc. cannot be determined within the scope of this inspection. Static and hydrostatic, gas pressure test are not part of this inspection. Leaks may be present that cannot be detected within the scope of this inspection. Shower pans are not accessible and inspection results are not conclusive. Hose bibbs for washer/ washing equipment can leak at any

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I NI NP D

time due to age and / or limited use, etc *as example*. Attempts to inspect bibbs are made and noted for the time of the inspection only. Changes in performance as well as updating and or repairs should be expected of any and all plumbing.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of drain piping material: plastic (*that which was in view*)

Comments: There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. The inspector's opinion is that the plumbing drain waste and vent appeared as; were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Clean Outs Location: Various-exterior and interior of home

Functional Drain Flow: ☒ Y ☐ N

Toilet Loose: ☒ Y ☐ N- none found

There were 3 cold water and/or hot water faucets that were ran for approximately 15 minutes at a rate of approximately 1 gallon per minute for a total of 45 gallons running from the faucets.

“See Fixtures above in IV Plumbing “A””

Notice: The condition of underground, in walls and restricted access (*such as occupied homes with under cabinetry items in place*) - water, gas, waste, and vent lines cannot be determined within the scope of this inspection. Static and hydrostatic, gas pressure test are not part of this inspection. Leaks may be present that cannot be detected within the scope of this inspection. Shower pans are not accessible and inspection results are not conclusive. **You are encouraged to have the structure's main lines video and/or hydrostatic inspected by a licensed plumber to confirm the underground condition of such drain lines. Refer to your seller and/or professional realtor for seller's approval in writing of such inspection, etc.**

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Comments: The inspector's opinion is the water heating equipment, appeared to be performing at the time of inspection.

Energy Source: Electric

Location: Garage

of units: ☒ 1 ☐ 2 ☐ 3

On Demand unit (s): ☐ Y ☒ N

Approximate Capacity: 50 Gallons

Approximate Age: 2007

Brand Name: American

Expansion Tank Applied: ☐ Y ☒ N **Pressure Regulator:** ☐ Y ☒ N - none found **Safety Pan:** ☒ Y ☐ N

Unions (on flex line) available for change out servicing: ☐ Y ☒ N - Not available for all connection in view.

Dielectrics in view @ all connections: ☐ Y ☒ N - Not available for all connection in view.

TPR Valve (temperature and pressure relief valve) tested: ☐ Y ☒ N

TPR valves are inspected however may at time not be tested based on the unit's age, inspector's comfort level, visible appearance, possible damage, and or lack of possible reclosing / performance of the unit(s) including potential water damage and or drain line damage. Per most Manufacturers' instructions recommend TPR valves to be serviced every two years or less as a minimum.

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

I	NI	NP	D
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Notice: Water heaters are typically considered as in need of; to be flushed every year of sentiment as an example, as well as such units that are over 10 years old are considered beyond their typical expected-normal service life and all repairs servicing / replacement should be considered and performed by a professionally experienced licensed plumber.

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments: The inspector's opinion is the hydro-massage therapy equipment, appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

No working and accessible inspection access pane/port were found installed and available for inspecting the tub's under side and equipment change out/ servicing.

- Access panel noted as sealed shut..
- **No bonding strap/ connection could be confirmed as in place with the manufacture's supplied lug as noted at the tub's motor.**
- **Notice:** Per TREC standards when a unit has a motor with a bounding strap lug and no bounding strap present the inspection is to be indicated "Deficient" in the TREC inspection form. The unit may have been installed according to the manufacture's installation instruction; however the inspector has no such instruction and details available.

☐ ☒ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**

Comments:N/A

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:The inspector's opinion is-the following noted item(s), appeared to be performing at the time of inspection.

Manufacturer: Whirlpool

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments: The inspector's opinion is-the following noted item(s), appeared to be performing at the time of inspection.

☒ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:The inspector's opinion is-the following noted item(s), appeared to be performing at the time of inspection.

Type: Circulating

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

Comments:The inspector's opinion is-the following noted item(s), appeared to be performing at the time of inspection.

Manufactures:Kitchenaid

Type: Electric

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D=Deficient

I NI NP D

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments: The inspector's opinion is-the following noted item(s), appeared to be performing at the time of inspection.

Manufactures:

Note: Microwaves are checked by heating of water in the manual mode. They are **not** checked for radiation leaks or temperature control.

☒ ☐ ☐ ☒

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:The inspector's opinion is-the following noted item(s), were noted with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

- No exterior vent terminations found to be installed for the installed units. *All exhaust fans should discharge to the building exterior. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency.*

Notice: Exhaust fans are now required to vent to the exterior and per the TREC Standards of Practice we have to note this item deficient if found to be: "Not terminating to the exterior".

☒ ☐ ☐ ☒

G. Garage Door Operators

Comments:The inspector's opinion is-the following noted item(s),appeared to be performing with the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

Model: Genie Sensor Applied: ☒ Y ☐ N

- Safety reversing mechanism (@ approximately 5 Lbs.)- did not operate when the door[s] were obstructed as noted at both of the car door units.** When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors) failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C). **These motors can usually be easily adjusted to operate properly.**
- Garage door locks should be removed (*per TREC's guide lines*) when the door has an automatic door opening unit. If the doors get locked and the system is activated the doors can be damaged.

Note: Sensors should be 4-6" from the floor.

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments:The inspector's opinion is-the following noted item(s),the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:



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I	NI	NP	D
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- Cleaning of the dryer vent piping/ system is in need. / Unit found with lint build up.
- The dryer duct termination is not properly sealed on the attic side of the roof structure penetration and is allowing dryer lint to fall back into the attic area.

Recommend routine cleaning of the dryer venting to insure that no lint build –up is present in the vent line as well as; air exhaust flow is unrestricted and termination to an exterior location is proper/ complete.

Notice: On some build design and use, the termination of the dryer may not be in view and found, such as buildings with steep roof and / or inaccessible attic areas. Inspectors do not perform specialized investigation such as blower -exhaust testing. The client is encouraged to have all dryer piping cleaned and termination confirmed and safe, before use.

☐ ☒ ☒ ☐

I. Other

Comments: N/A

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Mfg: Rain-Bird

Number of Stations: 9

Location of controls: Interior garage wall

Location of back-flow device: Front yard

Location of rain/freeze sensor: garage roof/eaves

Lawn and Garden Sprinkler Systems: -the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:



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D=Deficient

I	NI	NP	D
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- One or more broken head or line as well as some Sprayer head(s) noted as leaning / not vertical and not surfacing past turf and or not retracting after operating.
- Water from the sprayers were noted as directed unto hard scape and structure, etc.
- No working rain sensor was found to be present. Under current TCEQ guide lines for irrigation/ irrigator; such are to have a rain sensor installed.
- A Backflow preventer was not found to be present and readily accessible.
- No Labeling provided as required under the TCEQ as pertaining to the License Name and Number for the irrigation installer. Refer to your builder / seller for further information and or the TCEQ for further details.
- Notice: No designed approved TCEQ plans were found to be available for the purchaser, inspector, etc. at the Lawn and Garden Sprinkler Systems controller location. Refer to your builder or the Texas TCEQ for further details;

(30 TAC §344.61 (a) An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations....

Professional investigation/repairs are encouraged to conform to current requirements.

☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Check Box and narrative follows as observed:

Comments: All functions were performed at the clients controls located at the outdoor equipment controller. No programming or throwing of manual valves is performed due to possible liability of breakage. Recommend you consult with the seller and or a professional pool installer / repair company; for all programming and other concerns.

Notice: CPSC has made a multiple recall in 2011 of drain covers. Drain covers are not inspected, concerning recalled product(s). Consult an expert" on drain covers. *No one will know what they have unless they replace such with the latest model(s). Further information can be found at the following link as example or further google searches and other pool professionals.*

<https://www.cpsc.gov/Recalls/2011/frequently-asked-questions>

Notice: The Following is a list of items in view at the time of the inspection. Please keep in mind that wind, clouds, rain and other environmental conditions can and Do present conditions that can and Do prevent limited viewing. The inspector will and does the best possible to work on the clients behalf to gather as much information as possible at the time of the inspection visit. Further review of seller's disclosure as well as by current and future pool company personal may reveal additional information and or concerns.

Notice: Drainage/ water run off away from the pool, is recommended to be monitored to ensure such is adequate for the build design. Such is beyond this inspection and any correction is deferred to a pool build/ design contractor.

Notice: Due to past winter weather events of freezing temps and electrical power outages the system(s may reveal future issues that may not have been found/ discovered at the time of the inspection visit. Monitoring is required as a minimum.

The inspector's opinion of the Pool and Equipment is such as: the following observations, deficiencies and/or exceptions being noted on this structure, such as but not limited to:

I=Inspected

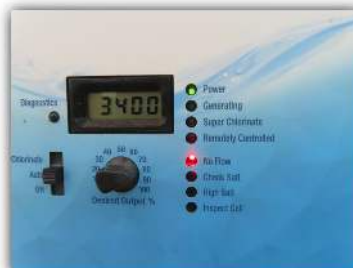
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Descriptions/ Observations:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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CONSTRUCTION TYPE: In Ground

DECK(S)/POOL COPING: Concrete

- Some cracking of the concrete slab on ground for the pool deck surface was observed at the time of this inspection. You are strongly encouraged to have the cause and remedy further evaluated by a qualified technician, and or pool contractor prior to close.

POOL SURFACES: Liner type

- Satisfactory where visible
- Cleaning is due, dirt sand noted at the bottom of the pool.

POOL TILE:

- N/A

DRAINS/SKIMMER- BASKET/ Weir(s) i.e. flap(s in view?

Drain cover;

- No drain is apparent.

Skimmer - Basket;

- Satisfactory where visible

Weir /Flap(s;

- No weir/flap in view

POOL SWEEPS:

- No cleaning equipment present and working at time of inspection visit.

IS AN ATTACHED SPA / UPPER POOL PRESENT? No

DIVING BOARD IF PRESENT: N/A

I=Inspected

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D=Deficient

I	NI	NP	D
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SLIDES/STEPS /LADDER:N/A

EQUIPMENT PAD:

Pad:

- Satisfactory

FILTER /MEDIUM/HOUSING:

- Working at time of inspection

POOL LIGHT(S)/GFCI PROTECTION:

Pool Light(s):

- Not Working at time of inspection. There may be a switch that was not readily identifiable.

PUMP(S)/MOTOR(S)/CONTROLS:

Pool Pump(s) / Motor(s) / Controls:

- Satisfactory / Working at time of inspection.

PLUMBING/VALVES/VISIBLE PLUMBING:

Pool's visible Plumbings / Valves;

- Notice: Water lines are not labeled 100%.

Pool Chlorination Type(s in place: Salt

- Notice: The Control board indicates Salt Levels as: Producing . *Water sampling should be considered as a comparison to the panel's readings. Refer to seller concerning replacement and/ or repairs performed. Most units have a life span between 4- 6 years and require periodic servicing / repairs/ replacements.*

Additional:

Ozonator present?: No

Is a SVRS Safety Vacuum Release System Present?: No

HEATER(S): Electric

Hayward

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I	NI	NP	D
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- Did not respond to Direct manual controls. The unit turned on however it appear there is a need of a remote to operate the entire system.

CHILD SAFETY BARRIERS/FENCES/GATES/ENCLOSURES ALARMS:

- Not Working on a one foot swing to clasp close. Refer to [NSPF](#) and or [CPSA](#) for further information.
- Fencing /Gates No secondary child fencing was found erected / in place surrounding the pool.
- No "Working" secondary alarms on pool side doors and windows.

CHLORINATOR/ Ozonator: Chlorinator(s) / ozonator(s) is/ are specialized equipment and are deferred to your pool service company and the manufacture for proper up keep & performance. Salt chlorinator typical life expectancy is four(4) to six (6) years replacement should be expected at such interval. Refer to seller(s) concerning when salt chlorinator was installed, updated, etc.

General Comments

The swimming pool is of the opinion as in need of service, as a minimum. Swimming pool inspections are confined to visual observations and do not include any item that cannot be seen. Only visible piping can be inspected for leaks. Filters are not tested for media or function. Heaters are not tested under any circumstances which may constitute harm to inspector and or real property . The interior surface of the pool is not observed for cracks unless the pool is drained at the time of the inspection. The State of Texas, Real Estate Commission (regulating-licensing agency of home inspectors) does not have jurisdiction over the inspection of swimming pools and does not adjudicate issues arising out of the inspection of same.

Notice: Recommend you monitor the pool during the summer season for a complete circulation in all areas, and to note any algae areas. This will indicate that the pool is in need of greater circulation and possible outlet port additions, *as an example*.

- **Please read the entire report above.**

Notices:

- Diving Boards and/or Slides; U.S. Consumer Product Safety Commission strongly recommends that all diving boards and/or slides be removed from pools for reasons of safety.
- Per Texas Real Estate Commission Standards of Practice "Full evaluation of the integrity of the pools gas heater heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection."

"By today's standards, several safeguards would be required to prevent accidental drowning. Some of these recommendations may be safety upgrades. Recommend installing self-closing and self-latching devices on all doors/gates with direct access to the pool/spa area. These doors/gates should swing away from the pool/spa area and have release mechanisms that must be at least 54" above the floor/deck. Additionally, doors and windows of the residence which lead to and are directly adjacent of the pool/spa should have an alarm capable of providing a sound level of not less than 85 dBA. Buyer should consult a swimming pool contractor for details and additional information and requirements that apply to this residence." *Owning a pool comes with responsibility similar of owning a car. It doesn't matter how old it is... it only matters that safety rules and laws are adhered too.*

Recommend a professional pool service / repair company further inspect and repair as required / desired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The objective of our limited visual pool/spa inspection is to determine if the pool/spa and related equipment may benefit from a more thorough inspection by a qualified pool specialist. Inspection of pool and spa components are limited by the following visual inspection procedures or conditions. Advanced testing such as pressure tests, supporting soils tests, underground leak tests or disassembly of components will not/ and have not been performed as this is, and has been a visual inspection and conducted as such. Inherent defects may not be readily visible such as at the bottom of a dirty pool or a pool shell that is in stained or molted condition, and or weather conditions such as wind and/or rain clouds etc. limiting ready view to the pool underwater conditions. The inspection report is based on current condition at the time of inspection and makes no determination as to how long any component will last. We do not dismantle components. The inspection will not include testing or operation of auto-chlorinators, pool cleaning systems, filter back wash systems, solar heating performance, components beneath the water, chemical composition of the water, effectiveness of the filter, heating system sizing, drain system, testing of diving boards, proper depth for diving, underground piping or underground electrical related to the pool systems. We make no warranties, expressed or implied, relating to the present condition of the pool/spa and or equipment nor suitability for continued service. Any items not specifically addressed in the report are considered to be beyond the scope of a home inspection and are excluded.

ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Note: Items considered cosmetic in nature or that are due to code changes or changes to the Texas Real Estate Commissions' "Standards of Practice" since the house was built; may or may not be included in the Report Summary. Please read the entirety of the report. The following is not intended as an all inclusive item list.

ADDITIONAL INFO PROVIDED BY INSPECTOR

Recommendation for Addressing Deficiencies -Whenever a system or component of the house is marked as D=Deficient **and or noted for concerns**, it is the Client's responsibility to find and make arrangements for a qualified professional, or technician to further inspect, evaluate and service the ENTIRE SYSTEM prior to the end of any option or review period. Furthermore, it is the Client's responsibility to instruct any person conducting the review to take into account not only the problem or issue identified by the inspector, but also any adjacent, collateral or contiguous, intersecting and/or hidden/obstructed systems, components or issues that may require repair, replacement or upgrading. By not properly addressing deficiencies, problems or concerns through the repair amendment process, the client is accepting the condition of the property and becomes responsible for any current and or future repairs. SOMETIMES NOTED DEFICIENCIES ARE SYMPTOMS OF OTHER, MORE SERIOUS AND COSTLY, DEFECTS.

FOUNDATIONS

- **Corner cracking/ popping was observed, as typical found for the area .**
- **Low soil back fill height noted, with the bottom portions of the slab showing.** Corrections are encouraged.

GRADING AND DRAINAGE

- The soil line is low. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.
- Gutter / down spout(s) noted as dented / damaged.

ROOF COVERING MATERIALS

- There was no kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing will allow water to penetrate at these points.
- **Worn / scuffed covering noted.** Refer to a roofing contractor for recommendation/ repairs/ replacement options.
- Notice: Refer to your seller for further information. Contact your insurance company & see if they will pull a CLUE report before closing to better inform concerning your future purchase. C.L.U.E. (Comprehensive Loss Underwriting Exchange) is a claims history database generated by LexisNexis® that enables insurance companies to access consumer claims information when they are underwriting or rating an insurance policy.

ROOF STRUCTURES AND ATTICS

Insulation & Ventilation:

- Compressed insulation noted and should be rearranged, improved as deemed / desired necessary.
- What appeared as past attic Rodent tunneled/ pathway areas and packed down insulation noted. Insulation improvements are considered as in need. *Consult with seller(s) concerning any past pest control efforts if performed and success if such was effective as well as any warranty if in place and conditions, etc.*
- Attic is in use with storage items and is recommended to be cleared out and further inspected with any corrections, repairs performed before closing should such exists.

WALLS (INTERIOR AND EXTERIOR)

- **Exterior & interior wall frames, sills, and penetrations, wall expansion joints;**- glazing/caulk/grouting needs-up keep/ maintenance/ repairs. ***Recommend all areas to be serviced at the purchaser's &/or repair professional's discretion.***
- Evidence of patching was detected of the wall(s as viewed at the front entry door area of the structure as an example, refer to seller for further details.

CEILINGS AND FLOORS

- Cracks noted with in the ceilings in various areas. ***Note:*** *These areas appear as expansions cracks from attic heating and expanding due to heat build up in the attic space.*
- **Past repair, patching, etc of the ceiling noted.** Refer to the seller and seller's disclosure for further information. (as note at the Multiple locations area as example.
- Nail heads were observed to be pushing through the interior finish in one or more locations.

DOORS (INTERIOR AND EXTERIOR)

- The garage service door closer hinge spring was noted as not fully closing the door on a one foot swing.
- The door to the laundry room was noted to have a large gap along the striker plate side to the point it can pass the door stop as well as rubbing at the top corner.
- One or more of the doors for the structure interior were noted to be lacking detent ball and springs.

WINDOWS

- **The windows appeared to have loss of thermal seals, as noted at/ in multiple locations around the entire structure such as noted in the living areas, dining room and bedroom areas . See Pics above as examples.**
- **Exterior window(s sealant show separation/ age / in need of servicing/replacement/ . Recommend all areas to be serviced at the purchaser's &/or repair professional's discretion.**

OTHER

- Cracked drive way/garage floor/pool deck. Recommend monitoring for movement,etc.; any further concerns are deferred to a foundation contractor or a professional engineer.
- Gate / fencing requires repairs at one or more location. Structure is noted to have a pool. Refer to "Pool" section below as well as [cps](#) / [nspf](#) for pool fencing enclosures.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Lighting noted as not working at the time of the inspection as observed at/in the, various locations *as examples*.
- **Ground Fault outlets protections** (GFCIs) in the structures are not properly working and/ **or installed** (as currently required) in all areas. *Example: All-Kitchen counter tops, baths, garage receptacles, All-areas with in a 6" of a wet zone (i.e. kitchen sink as an example), exterior outlets etc.*

COOLING EQUIPMENT

- Comments: Refer to the seller(s) / tenant(s) concerning any past repairs, servicing or replacement(s) that may have been performed.
- The systems appeared as older system(s). Such may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- Notice: The Federal EPA has currently scheduled all use of R-22 gas to cease by the year 2020. Replacement gas for any HVAC equipment may not be available commercially. Refer to a professional HVAC company for further details.
- One or more of the AC Condensation pans noted as being rusted/ with rust. Repair /replacement should be considered. Refer to the seller(s) concerning prior repairs if performed as well as any warranty which may be present and if transferable.
- Water noted in the pan.

DUCT SYSTEMS, CHASES, AND VENTS

- **Notice: No Jump Ducts** found in the home for air flow to be allowed to flow from room to hallway at one or more bedrooms. Such as when doors are closed. Refer to your engineer of records and /or your builder for further details, etc. This appears as an as built item.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- **The plumbings appear as, and are considered of the opinion of; in need of updating for performance, corrective measures as deemed necessary, and /or desired. Examples:**
- **MBR Commode-** is loose
- **Guest bathroom** Tub / Shower chipped enamel noted.

Changes in performance as well as updating and or repairs should be expected of any and all plumbing.

HYDRO-MASSAGE THERAPY EQUIPMENT

No working and accessible inspection access pane/port were found installed and available for inspecting the tub's under side and equipment change out/ servicing.

- Access panel noted as sealed shut..

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- No exterior vent terminations found to be installed for the installed units. *All exhaust fans should discharge to the building exterior. This is an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency.*

GARAGE DOOR OPERATORS

- **Safety reversing mechanism (@ approximately 5 Lbs.)- did not operate when the door[s] were obstructed as noted at both of the car door units.**

DRYER EXHAUST SYSTEMS

- Cleaning of the dryer vent piping/ system is in need. / Unit found with lint build up.
- The dryer duct termination is not properly sealed on the attic side of the roof structure penetration and is allowing dryer lint to fall back into the attic area.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- One or more broken head or line as well as some Sprayer head(s) noted as leaning / not vertical and not surfacing past turf and or not retracting after operating.
- Water from the sprayers were noted as directed unto hard scape and structure, etc.
- No working rain sensor was found to be present. Under current TCEQ guide lines for irrigation/ irrigator; such are to have a rain sensor installed.
- A Backflow preventer was not found to be present and readily accessible.
- No Labeling provided as required under the TCEQ as pertaining to the License Name and Number for the irrigation installer. Refer to your builder / seller for further information and or the TCEQ for further details.
- Notice: No designed approved TCEQ plans were found to be available for the purchaser, inspector, etc. at the Lawn and Garden Sprinkler Systems controller location. Refer to your builder or the Texas TCEQ for further details;

(30 TAC §344.61 (a) An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper or electronic copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations....

Professional investigation/repairs are encouraged to conform to current requirements.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

- Some cracking of the concrete slab on ground for the pool deck surface was observed at the time of this inspection. You are strongly encouraged to have the cause and remedy further evaluated by a qualified technician, and or pool contractor prior to close.
- Notice: Water lines are not labeled 100%.
- Notice: The Control board indicates Salt Levels as: Producing . *Water sampling should be considered as a comparison to the panel's readings. Refer to seller concerning replacement and/ or repairs performed. Most units have a life span between 4- 6 years and require periodic servicing / repairs/ replacements.*
- Not Working on a one foot swing to clasp close. *Refer to [NSPF](#) and or [CPSA](#) for further information.*
- **Please read the entire report above.**

Recommend a professional pool service / repair company further inspect and repair as required / desired._____



For DIY Home Maintenance Tips / Videos Please Scan and or Click

Please read the entirety of the report. The above is not intended as an all inclusive item list.



Please note: Due diligence was performed to provide a detailed inspection of the above property. Please read the entire report. Should you have any questions or concerns please contact us.

I wish to thank you for.....

“The opportunity to serve you”...

To Your success

William Christopher Mullins

TREC23852

TPCL

NAWT

NSPF/CPI

TPREIA

ASHI

PTI



COLLIN COUNTY
ASSOCIATION of REALTORS®





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 990 Harmony Circle, Nevada, Texas 75173

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

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

(2) Type of Distribution System: Sprinker ☐ Unknown

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

(4) Installer AAA Spetic ☐ Unknown

(5) Approximate Age: 2007 ☐ 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: _____
Phone: _____ contract expiration date: _____

(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?
9/29/2023

(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:

(1) The following items concerning the on-site sewer facility are attached:
☐ Planning materials ☐ Permit for original installation ☐ Final inspection when OSSF was installed
☐ Maintenance contract ☐ Manufacturer information ☐ Warranty information ☒ other
no information

- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1–2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Edward K Hemphill 2025-08-31
Signature of Seller Date

Kristina Marie Malone 2025-08-31
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



Eddie Hemphill <ekhooo@gmail.com>

Fwd: Empire Today: Contract Change Order Requires Your Acceptance

1 message

Kristina Malone <stranded_in_japan@hotmail.com>
To: Eddie Hemphill <ekhooo@gmail.com>

Tue, Oct 8, 2024 at 11:07 PM

Sent from my iPhone

Begin forwarded message:

From: do-not-reply@empiredocuments.com
Date: October 7, 2024 at 10:21:09 AM CDT
To: stranded_in_japan@hotmail.com
Subject: Empire Today: Contract Change Order Requires Your Acceptance



You're receiving this message because your contract was recently changed and requires your acceptance of this Change Order as detailed below.

Please review and accept the revised contract detail below.

By clicking Accept Change below, I agree to amend and modify Contract # **015TADH676** as set forth below, and affix my electronic or digital signature with the same effect as if I signed this Change Order in ink on paper binding me and Empire Today, LLC to the below changes incorporated into the Contract as if fully set forth therein, all other terms and conditions of which I ratify and reaffirm.

ACCEPT CHANGE

Contract Number: 015TADH676

Customer Name: Kristina Malone

Contract Total: \$4,399.00

Installation Date: Wednesday, October 9, 2024

Carpet SO02418182

Bedroom 3**Product:****Spotlight - Limelight****Take Up**

Take Up Carpet Over Pad

Padding

Vegas Plus 8lb 1/2" w/ Barrier

Spotlight

Limelight

Installation Method

Tackless - Texture

Haul Away

Yes

Embossing Leveler

No

Closet 2**Product:****Spotlight - Limelight****Installation Method**

Tackless - Texture

Padding	Vegas Plus 8lb 1/2" w/ Barrier
Embossing Leveler	No
Take Up	Take Up Carpet Over Pad
Haul Away	Yes
Spotlight	Limelight
Closet	
	
Product: Spotlight - Limelight	
Embossing Leveler	No
Take Up	Take Up Carpet Over Pad
Haul Away	Yes
Padding	Vegas Plus 8lb 1/2" w/ Barrier
Spotlight	Limelight
Installation Method	Tackless - Texture

Bedroom 2**Product:****Spotlight - Limelight****Padding**

Vegas Plus 8lb 1/2" w/ Barrier

Haul Away

Yes

Embossing Leveler

No

Take Up

Take Up Carpet Over Pad

Installation Method

Tackless - Texture

Spotlight

Limelight

Closet 3**Product:****Spotlight - Limelight****Spotlight**

Limelight

Installation Method	Tackless - Texture
Padding	Vegas Plus 8lb 1/2" w/ Barrier
Haul Away	Yes
Take Up	Take Up Carpet Over Pad
Embossing Leveler	No
Master Bedroom	
	
Product: Spotlight - Limelight	
Take Up	Take Up Carpet Over Pad
Embossing Leveler	No
Haul Away	Yes
Spotlight	Limelight
Installation Method	Tackless - Texture
Padding	Vegas Plus 8lb 1/2" w/ Barrier

Bedroom**Product:****Spotlight - Limelight****Transportation**

Standard Trip Charge

Spotlight

Limelight

Embossing Leveler

No

Installation Method

Tackless - Texture

Padding

Vegas Plus 8lb 1/2" w/ Barrier

Take Up

Take Up Carpet Over Pad

Haul Away

Yes

Please review and accept the revised contract detail below.

By clicking Accept Change below, I agree to amend and modify Contract # **015TADH676** as set forth above, and affix my electronic or digital signature with the same effect as if I signed this Change Order in ink on paper binding me and Empire Today, LLC to the above changes incorporated into the Contract as if fully set forth therein, all other terms and conditions of which I ratify and reaffirm.

ACCEPT CHANGE

Please contact us at [866-588-0124](tel:866-588-0124) with any questions regarding your contract.

[1205 Post & Paddock, Grand Prairie, TX 75050](#)

8/23/25, 9:09 AM

Gmail - Fwd: Empire Today: Contract Change Order Requires Your Acceptance



Eddie Hemphill <ekhooo@gmail.com>

Transaction Receipt from VETERAN GARAGE DOORS for \$1242.60 (USD)

1 message

Auto-Receipt <noreply@mail.authorize.net>
Reply-To: Office Charge CC <office@vetgd.com>
To: Edward Hemphill <ekhooo@gmail.com>

Wed, Oct 16, 2024 at 4:50 PM

Veteran Garage Door www.veterangaragedoor.com 972.885.2982 817.769.6674

Order Information

Description: Goods or Services
Customer ID a2VVJ000000JyIF2AS Tax Exempt No

Billing Information

Edward Hemphill
[990 Harmony Circle](http://990HarmonyCircle.com)
Nevada, TX 75173
US
ekhooo@gmail.com

Shipping Information

Shipping: \$0.00 (USD)

Total: \$1242.60 (USD)

Payment Information

Date/Time: 16-Oct-2024 16:50:08 CDT
Transaction ID: 120704688583
Payment Method: Visa xxxx3734
Transaction Type: Purchase
Auth Code: 398375

Merchant Contact Information

VETERAN GARAGE DOORS
GRAND PRAIRIE, TX 75050
US
office@vetgd.com
Office@vetgd.com

Honest Water Co
Work Order - Proposal - Agreement

First Name Edward Last Name Hemphill

Phone 2145514223 Email ekho00@gmail.com

Full Address 990 Harmony Cir. Nevada, TX 75173

Honest Water Co Will furnish all products, material and labor to install the following. The Purchaser(s) hereby order and purchase products, materials, labor and installation of the following:

Hydro Spring Whole Home Water Filtration and Softener System

Intelliclear 600 with Aklaine Filter and Oil Rubbed Bronze Faucet

Bury job - Installer will look for alternatives first

Installation Date: 11/09/2024

Arrival Window: 10:00 am to 12:00 pm

Sales Price \$2950

Installation Instructions

The placement of the Water Treatment Equipment is to be determined by Honest Water Co, installation crew, and Purchaser(s), as to the best location.

Payment Method/Terms

Upon signing, you acknowledge that you agree to the terms of this agreement. Upon installation, you must pay via Cash, Check, Credit, Debit, or Finance. Failure to pay within 48 Hours of Installation will result in a \$50 charge. All sales are final. Credit Card Transactions will result in a 3% Surcharge. Debit Card Transactions will result in Zero Additional Costs.

Warranty

For the LIFETIME of the system, the system will not rust, leak, corrode, burst, or in any other manner fail to perform proper functions.

Honest Water Co Insures a Lifetime Warranty on all parts involved in the whole home water treatment system. The customer will never purchase any replacement hardware for the Whole Home System.

For the LIFETIME of the Media, the MEDIA BED is guaranteed to be free of defects in materials and workmanship to reduce chlorine and chloramine, as well as produce soft water.

For the first 12 months after installation, Honest Water Co insures a full labor warranty. Service Calls after 12 months will result in a trip charge dependent on the customer location.

Purchaser Edward Hemphill Date 11 / 05 / 2024

Representative Scott Meyer Date 11 / 05 / 2024

Signature Certificate

Reference number: 4JW4G-8GB2P-98Z9P-ZXVXP

Signer

Timestamp

Signature

Scott Meyer

Email: scott@honestwaterco.com

Sent:

05 Nov 2024 17:49:24 UTC

Viewed:

05 Nov 2024 17:49:27 UTC

Signed:

05 Nov 2024 17:57:33 UTC



Recipient Verification:

✓ Email verified

05 Nov 2024 17:49:27 UTC

IP address: 65.36.89.8

Location: Little Elm, United States

Edward Hemphill

Email: ekho00@gmail.com

Sent:

05 Nov 2024 17:49:24 UTC

Viewed:

05 Nov 2024 19:58:50 UTC

Signed:

05 Nov 2024 19:59:23 UTC



Recipient Verification:

✓ Email verified

05 Nov 2024 19:58:50 UTC

IP address: 47.186.125.39

Location: Wylie, United States

Document completed by all parties on:

05 Nov 2024 19:59:23 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.





Bacon Plumbing Heating Air Electric
2055 Kristy Ln
Rockwall, TX 75032
972-722-4006

Master Plumbing License - Brad Bacon
#M-37346
Plumbing Regulated by:
Texas State Board of Plumbing Examiners
929 East 41st Street
Austin, Texas 78751
1-(800) 845-6584
<https://tsbpe.texas.gov>

HVAC License -
TDLR - #TACLA87530C
HVAC Regulated by:
The Texas Department of Licensing and
Regulation
P.O. Box 12157
Austin Texas 78711
1-(800)-803-9202

Electrical Master License - #199130
Texas Department of Licensing and
Regulation
Electricians Program
P.O. Box 12157
Austin Texas 78711
1-(800)-803-9202

CUSTOMER:
Hemphill, Edward
1703 Westbury Drive
Rockwall, TX 75032 USA

Job Location:
Hemphill, Edwards
990 Harmony Circle
Nevada, TX 75173 USA

Invoice 158601682
Invoice Date 10/18/2024

DESCRIPTION OF WORK

Mr. Edwards had us come out today to give him some options on replacing his 5 ton heat pump. This system is original to the house it is from 2007 and it is on the absolute refrigerant which is the R 22. The unit upstairs in the attic, which is the air handler which helps blow air throughout. The house is completely rusted out and corroded. The build of the equipment itself is actually falling apart as well as the drain pan. There is not enough return air on the system, which can cause the system to run well below standards pay higher utility bills month and month out. The good news is, I went through the entire system, including the ductwork and put together some great options that not only will install a new system, but also lower utility bills and have the latest and greatest bills and whistles to go along with monitor and Everything .

Complete and collected 🛠️ Install notes 🛠️

🔧 from straight electric 3ton to 3.5ton heat pump

- Thermostat wire is count of 6 now

🔧 Nest thermostat

- Configured for heat pump

👷 We are adding a return in the office room with the computers 10" duct run

👷 There are two supply's coming off the plenum that we are changing

- 7" that feeds a 6" and 5" it's not correct we need upsize the 7" to a 8"

- 10" that feeds two 6" and two 5" we are upsizing it from a 10" to a 12"

🚫 No condenser pad as both units are on a concrete slab

🔧 Please make sure you are taking out the right system

- 2007 Carrier straight cool

TASK	DESCRIPTION	QTY	PRICE	TOTAL
L0-HP-215213860	Bacon 3.5 Ton Heat Pump Complete System L0-HP-210318473 Heat Pump Air Handler	1.00	\$12,050.23	\$12,050.23

Thermal Expansion Valve
 Standard Thermostat
 4" Media Air Filter Rack
 (1) Media Filters New equipment pad
 New equipment mounting system for indoor (Hungrite)
 New electrical disconnect & whip
 New Emergency Drain Pan
 All connections
 Float Switch
 Flue pipe Connections to existing Flue
 Reconnect to existing ductwork
 Basic Drain Package
 Initial Programming of Thermostat
 Mastic Seal System for Air Loss
 New Sheet Metal Duct Plenums
 New Armaflex with UV wrap outdoor
 Locking Refrigerant Caps
 Labor and Permit Fees Included
Warranty Description
 10 Year **BACON WRAPPED** Parts

5 Year **BACON WRAPPED** Labor
 10 Year Compressor
 Lifetime Heat Exchanger

T601065	Includes New Duct, Boot and Grill from plenum to outlet.	1.00	\$1,168.53	\$1,168.53
---------	--	------	------------	------------

T604367	Duct Replacement	2.00	\$645.69	\$1,291.38
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Add Qty for additional runs

HVACPERMIT01	HVAC Permit	1.00	\$0.00	\$0.00
--------------	--------------------	------	--------	--------

Due to local licensing and permit requirements, a permit will need to be taken out
 to perform the services we quoted.

SUB-TOTAL	\$14,510.14
------------------	-------------

TOTAL DUE	\$14,510.14
------------------	-------------

PAYMENT	\$14,510.14
----------------	-------------

BALANCE DUE	\$0.00
--------------------	---------------

Thank You for being a valued customer! If you should ever have any issues, please contact us at 972-722-4006.
<http://www.everyonelovesbacon.com>



Eddie Hemphill <ekhooo@gmail.com>

Invoice 3052 due from Year Round Septic Services - \$750.00

1 message

Year Round Septic Services <notifications@housecallpro.com>
Reply-To: Year Round Septic Services <yearroundseptic@gmail.com>
To: Ekhooo@gmail.com

Sat, May 10, 2025 at 3:02 PM



Your invoice from Year Round Septic Services

Pay as low as \$34.23/mo*

Complete a short application to buy now and pay over time.

[APPLY NOW](#)

Hi Edward,

Thank you for choosing Year Round Septic Services. Please see attached invoice due upon receipt.

Invoice Number: #3052
Service Date: May 08, 2025
Customer Name: Edward Hemphill
Service Address: [990 Harmony Circle, Nevada, TX 75173](#)

Materials	qty	unit price	amount
Install new air compressor	1.0	\$750.00	\$750.00

Subtotal	\$750.00
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Total job price	\$750.00
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Amount Due	\$750.00
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Pay online

(469) 512-9149 | yearroundseptic@gmail.com

<http://Yearroundseptic.com>

1613 Bozman Rd, Wylie TX 75098, Wylie, TX 75098

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