



## 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 9317 Sunset Lane, Oak Point, Texas 75068

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

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

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

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

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

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

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

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



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

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

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: Shingle Age: 2.5 (approximate)

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

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

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

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

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

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

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



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

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

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

**(Previous Roof Repairs) Small leak repaired-sealing around vent on roof. No further issues/leaks.**

\*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):



**(Q9) Denton County Groundwater Conservation District**

**\*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):

[Empty box for explanation]

\*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):

[Empty box for explanation]

**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: Wildridge Community Association

Manager's Name: Tiffany Darst Phone: (469) 362-9000

Fees or assessments are: \$ 330 per Quarter  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.

N/A

- 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):

(Q2) Monthly cost of \$110 paid quarterly.

**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
11-18-2023	Pre-home purchase	The Home Inspectors	28

*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:**





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: <u>CoServ</u>	Phone #: <u>(940) 321-7800</u>
Sewer: <u>Mustang utility district</u>	Phone #: <u>(940) 321-7800</u>
Water: <u>Mustang utility district</u>	Phone #: <u>(940) 321-7800</u>
Cable: <u>N/A</u>	Phone #: _____
Trash: <u>Republic Services</u>	Phone #: <u>(817) 317-2000</u>
Natural Gas: <u>Atmos Energy</u>	Phone #: <u>(940) 380-7450</u>
Phone Company: <u>N/A</u>	Phone #: _____
Propane: <u>N/A</u>	Phone #: _____
Internet: <u>AT&amp;T</u>	Phone #: <u>(800) 288-2020</u>

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: \_\_\_\_\_





## **INSPECTION REPORT**

**20304-37608  
Gregory Aiken  
9317 Sunset Ln  
Oak Point, TX 75068**



# PROPERTY INSPECTION REPORT FORM

Gregory Aiken

*Name of Client*

11/18/2023

*Date of Inspection*

9317 Sunset Ln, Oak Point, TX 75068

*Address of Inspected Property*

David Bergeron

*Name of Inspector*

#20304

*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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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**Inspector Accessibility:** While every effort is made to inspect every system/component required per the [TREC Standards](#), access is often limited or non-existent. Common causes of limited accessibility include, but are not limited to, stored items, ductwork, electrical and plumbing components, low clearance, roof slope or other safety concerns. Common areas where limited accessibility is often encountered include, but is not limited to; crawl spaces, attics, steep pitched or second story roofs, and interior walls. When the inspector notes limited accessibility in the report, it should be assumed that deficiencies with the inaccessible system/component may be present, and it is the client's responsibility to obtain further evaluations.

#### **Information regarding the approximate age of HVAC System Components/Water Heating Equipment:**

It is beyond the scope of inspection and only provided as a courtesy. Accuracy and reliability of the information provided is believed accurate but not guaranteed. In no event will The Home Inspectors or its representatives be liable for any loss or damages that might arise from the use of or reliance on the information provided.

#### **Specialized Equipment:**

The use of "specialized equipment" is at the discretion of the inspector to form opinions as he deems necessary in certain instances.

#### **Pictures:**

The pictures in this report show a sampling of the conditions or deficiencies and should not be considered to show all the deficiencies observed. They are intended to illustrate some, but not all the deficiencies and to help clarify the textual information in the report. Do not rely on the pictures alone.

#### **Statements Regarding Deficiencies:**

Where statements regarding deficiencies in the report include plurals such as 'various' or 'several'; it is recommended to further evaluate the entire system or component since all deficiencies are not exhaustively listed on the report.

**Occupancy: Vacant. Home was vacant at the time of the inspection. The inspector is unable to determine the period of time this house has been unoccupied. Due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems.**

**Levels: One story. Estimated age: New build. The structure faces: South.**

**Weather conditions: Partly cloudy. The temperature at the time of inspection was in the: 60's.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments:*

Because some structural movement is tolerated in the construction industry, evaluation of foundation performance is, to a great extent, subjective. My evaluation of this foundation is a visual review and represents my opinion based on personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and an engineering evaluation are desired, a qualified structural engineer should be consulted. We recommend a foundation soil maintenance program to help reduce foundation movement.

Type of Foundation(s): Slab, Post tension.

Foundation opinion:

The foundation appears to be in serviceable condition at the time of inspection.

### B. Grading and Drainage

*Comments:*

General lot drainage and slope is inspected by visual means only (no measuring devices are used- such means and devices are beyond the scope of our inspection). The findings are, to a great extent, subjective. Our evaluation of the slope of the grade and lot drainage is a visual review and represents the opinion of the inspector based on his personal experience with similar homes. The inspection does not predict or guarantee future performance. If actual measurements and a professional drainage evaluation are desired, a qualified engineer should be consulted.

Retaining walls were observed on the property. Verification of the construction and design of such walls is an engineering consideration beyond the scope of our inspection.

Surface drains were noted at the North, East side(s) of the house. Cleaning the drain covers and drain basins is recommended as a basic maintenance procedure. It is beyond the scope of our inspection to verify the operation or adequacy of drainage systems. If such a review is desired, we recommend consulting a specialist.

The grade at the foundation appears to be adequate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Gutters & Downspouts:**

The gutters/down spouts were in serviceable condition.

An underground rain gutter drain system was noted. It is beyond the scope of our visual inspection to verify the operation or adequacy of drainage systems. If such a review is desired, we recommend consulting a specialist.

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**C. Roof Covering Materials**

**Comments:**

To prevent damage to the roof surface, The Home Inspectors do not lift, loosen, pry up, or break the weather seals on any type of roof material. The nail pattern/ fastener schedule for the roofing material was not inspected. If further review is desired, we recommend evaluation by a qualified contractor. Determining life expectancy or remaining life of the surface is beyond the scope of the inspection. As per the TREC standards of practice, we are not required to determine how the visible roof damage occurred (hail, foot traffic, workmanship, etc.). Any specific comments relate to obvious damage where there is no question concerning the cause.

Type(s) of Roof Covering:Asphalt Shingles Viewed from: Ground Level with Binoculars as needed.

When inspecting roof surfaces every attempt is made to fully inspect all areas. Several factors will limit access to the roof surface. When a roof is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The roof surface vantage point: Ground Level with Binoculars as needed.

Access limitations present: Eaves too high to access.

Areas accessed: All areas with binoculars.

The roof appears to be in serviceable condition at time of inspection.



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- 
- 

**D. Roof Structures and Attics**

*Comments:*

*Attic comments:*

Improvements such as adding insulation in the attic or installing a radiant barrier can help reduce energy consumption. Several options are available to help reduce attic temperatures and heat transfer into the home. Visit the Department Of Energy's website ([www.energy.gov](http://www.energy.gov)) to learn more about the processes and benefits of each.

Type of ventilation: Eaves, Roof.  
Viewed From: Entered the Attic.

Roof decking material: Plywood with laminated radiant barrier. Radiant barrier can limit our ability to visually assess leaking and the condition of the roof decking/framing materials.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Approximate Average Depth of Insulation: 12 - 14".  
Approximate Average Thickness of Vertical Insulation: N/A.  
Description of Roof Structure: Rafter assembly.  
Evidence of Leaking: No visible signs were noted.

When inspecting attics every attempt is made to fully inspect all areas. Several factors will limit access to the entire attic space. When an attic is not fully accessed (as noted below) we recommend that a qualified contractor perform an evaluation and make any repairs necessary.

The attic access point: Platform areas.

Access limitations present: Insulation, Ductwork.

Areas accessed: Central attic, Garage attic.

No visible evidence of leaking was noted.

All visible components were in serviceable condition at the time of our inspection.



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

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

As a matter of general home maintenance, it is recommended that any deficiencies in the "exterior envelope" be sealed for energy efficiency and to help prevent water and moisture penetration into the structure. Examples would be caulking doors/windows, replacing worn weather-strip seals, and sealing wall penetrations or openings (around light fixtures, a/c lines etc.).

*Interior walls:*

The interior walls are covered with the following materials: Painted sheet rock.

Common touch up paint and caulking needed.

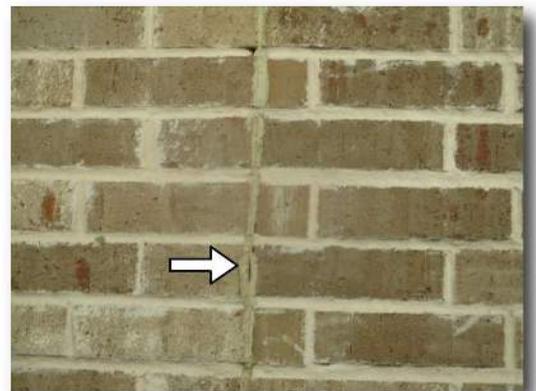
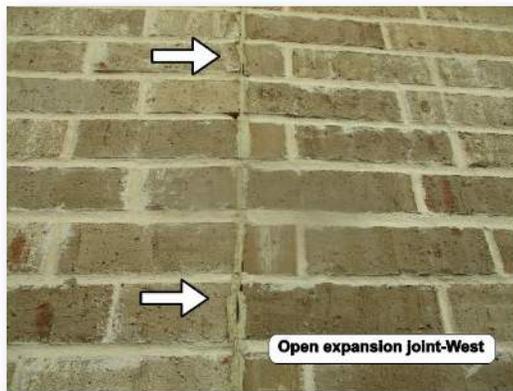
**Missing caulking and paint in master bathroom closet, repairs needed.**



*Exterior walls:*

The exterior walls are covered with the following materials: Brick, Siding/ trim.

**An open expansion joint was noted at the West side of the house. We recommend sealing any open expansion joints.**



**F. Ceilings and Floors**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Ceilings:*

The ceilings are covered with the following materials: Painted sheet rock.

All visible ceilings were in serviceable condition at the time of our inspection.

*Floors:*

The floors are covered with the following materials: Carpet, Tile, Engineered hardwood.

All visible flooring was in serviceable condition at the time of our inspection.

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

Comments:

*Interior Doors:*

**The following doors bind when opening/closing: laundry room, adjustments needed .**

**Door hardware was missing at the Master bathroom bifold doors. Installation necessary.**

**The hinge pin was missing at the Master bathroom closet door, installation needed.**

I=Inspected

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D=Deficient

I	NI	NP	D
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*Exterior Doors:*

The garage entry door is equipped with an auto-closing device ( does not operate ). The Texas Real Estate Commission recommends auto-closing devices on garage entry doors to help ensure safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Garage Doors:**

The overhead garage door operated as intended and was in serviceable condition at the time of our inspection.

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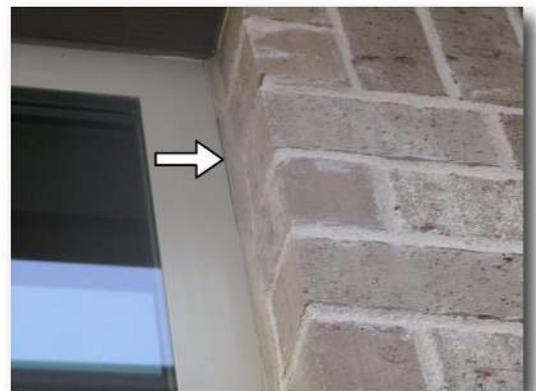
**H. Windows**

*Comments:*

Our ability to visually detect failed thermal pane window sections in the early stages of seal/desiccant failure is greatly influenced by outside lighting conditions, cleanliness of the windows, and the presence of screens. Any lists or quantities of failed seals provided are done so as a courtesy only and may not be inclusive of all windows panes that are failed. The absence of labeled safety glass does not necessarily mean the installed glass is not rated as safety glass. In accordance with the TREC standards we do look for identifying labels where required, but do not definitively test glass surfaces for proper certification when no obvious labels are visible.

The accessible windows operated.

**We recommend caulking as needed at the exterior window frames to help prevent water penetration.**



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

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

   **J. Fireplaces and Chimneys**  
*Comments:*  
*Fireplaces:*

   **K. Porches, Balconies, Decks, and Carports**  
*Comments:*  
*Porch:*  
All visible components were in serviceable condition at the time of our inspection.

   **L. Other**  
*Comments:*

## II. ELECTRICAL SYSTEMS

   **A. Service Entrance and Panels**  
*Comments:*

It is beyond the scope of the inspection (per TREC standards) to report on breaker labeling (what circuit each breaker controls), or verify the accuracy of any existing labels.

*Type of Service:*Underground Service.    *Size:* Approximately 200 amp.    *Panel location:* Exterior panel box.

*Main disconnect:* Present.

Sub panels were located in the following locations: Garage

All visible components were in serviceable condition at the time of our inspection.

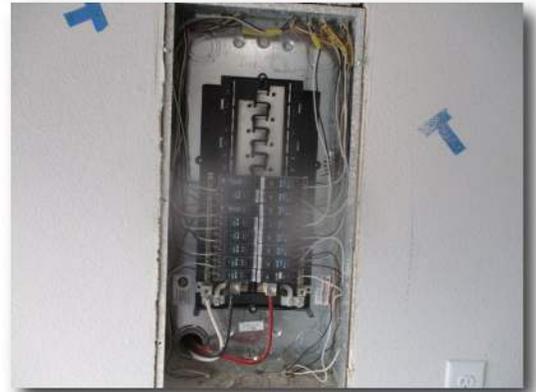
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



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

*Comments:*

*Type of Wiring: Copper.*

*Branch circuits:*

As per our State standards, we do not assess circuit loads or determine proper circuit sizes per breaker based on current standards. Only accessible outlets are tested. Wall switches may not always control a device or fixture. We do not definitively determine an intended use for any switch that does not appear to operate a fixture. We do not carry extra light bulbs or test a fixture with spent bulbs.

**The attic bulb was missing, installation needed.**

**The patio light fixture glass is broken, replacement needed.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*GFCI/AFCI protection:*

Ground fault circuit interrupter outlets (outlets with integrated test and reset buttons) provide added safety in locations that are considered to be more hazardous than normal (i.e. "wet" locations). GFCI's were not designed for use with motor loads such as refrigerators or freezers. Care should be taken to help guard against unanticipated defrosting. Garage GFCI outlets with appliances installed are not tested. Arc Fault circuit interrupter protection is provided by breakers in the panel; we make every attempt to determine if the proper outlets are AFCI protected but may not be able to find all (if any) that are not properly protected per our standards of practice; if further review is desired we recommend that a licensed electrician inspect and repair any required circuits that are not AFCI protected.

GFCI protection was provided at the proper locations.

AFCI protection was provided at the proper circuits (all non-GFCI circuits/outlets).

*Fire/CO protection:*

Smoke detectors are tested for a local alarm by pressing the test button on each accessible detector. Testing of fire sprinkler systems, central alarm systems, and actual smoke tests are outside the scope of this inspection. If such testing is desired, we recommend you consult with a company specializing in fire systems.

Smoke detectors were located in each bedroom, hallway and all stories present.

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**C. Other**

*Comments:*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

*Comments:*

Note: The evaluation of the HVAC system is an operational test of the equipment. The equipment is not disassembled, which means that in most cases, evaporator coils are not viewed and heat exchangers are not fully accessed (most newer units prevent any visibility of the exchanger/burner compartment). Duct damper systems of any type are not evaluated or operated. Regular maintenance of the HVAC System can greatly extend its useable life. We recommend contracting with a licensed professional on a yearly basis to help ensure safe and proper operation of the furnace and air conditioning system.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Heating Systems:

Location: Main Type: Central Forced Air.

Energy Source: Gas.

Furnace information:

Manufacturer:Lennox. Age: 0- New.

Model number:

Serial number:

The manufacturer's label was not accessible or damaged; The model/serial numbers and age could not be determined.

Filter location:At the unit. 20X25X4

The furnace(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.



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B. Cooling Equipment

Comments:

Inspection of the HVAC system is an operational test of the equipment. Efficiency, adequacy, leak testing, use of pressure gauges, disassembly of the system, etc. are outside the scope of our review as determined by the Texas Real Estate Commission. To meet the TREC Standard of reporting "inadequate cooling as determined by system performance" we rely on the use of Infrared Thermometers to obtain Temperature Differentials (TD). Any reported TDs are measured at the return air grills and supply registers. Any TDs outside of the accepted industry standard of 15-22 degrees are deemed to be "deficient" and indicative of the System not operating at optimum levels and we recommend evaluation by a licensed HVAC Contractor.

Location: Main. Type: Central Forced Air.

Energy Source: Electric.

Condenser information:

Manufacturer: Lennox Age: 0- New.

Model number: ML17XC! 042 230A02

Serial number: 1923E65382

Main unit:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

The return air temperature was 71°F and the supply air temperature was 55°F, giving a temperature differential of 16°F, which was within a serviceable range.



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

Ducting comments:

The entire ducting system is rarely fully visible. We only inspect and comment on the visible areas of the duct system. Limited accessibility is noted in the attic and/or foundation (crawl space) sections of this report. We recommend inspection and evaluation by a qualified contractor whenever there are sections of ductwork that are not visible.

*Comments:*

*Duct Type:* Flexible ducting.

**The dirty air filter(s) will need to be replaced prior to operating the system.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

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

*Comments:*

The kitchen, bathroom, and exterior fixtures were operated when possible. We do not operate water shut off valves under sinks. We do not disconnect the supply hoses to the clothes washer, if present, we do not operate the hook-up valves or plumbing. These can leak at any time and should be considered part of normal maintenance.

Location of water meter & water supply shut off valve: Front curb at street  
 Static water pressure reading: 78 psi. Water Source: City  
 Type of supply piping material: Copper, Pex.

The water meter was not accessible- the meter box is full of water; the drip indicator at the meter was not visible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Bathrooms:*

**Caulking needed at the Master bathroom tub to prevent water penetration into the wall cavity.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:*

Based upon that standards of the state, the drain system is a visual inspection only. Cameras or other specialized equipment is not utilized. At the time of inspection, the water is operated at multiple fixtures for an extended period of time. This is generally considered a "functional flow" test. The washing machine drain is not tested. If the home is pier & beam construction (equipped with a crawl space), all areas of the piping are rarely accessible. If any areas of piping were not visually inspected we recommend evaluation and repair as needed by a qualified contractor. See the foundation section for notes concerning crawl space accessibility when applicable.

Sewer Type: Municipal system.

Piping type:PVC (plastic).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

All visible components were in serviceable condition at the time of inspection.

*Bathrooms:*



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**C. Water Heating Equipment**

*Comments:*

The temperature and pressure relief valve(s) were not operated. We recommend testing the valves every six months. If the valves do not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

Water Heater information:

Energy Source: Gas. Location: Garage.  
Approximate Capacity: Tankless . Age: 0- New. Brand Name: Rheem.  
Model number: RTG95DVLN-1  
Serial number: W272316066

The water heater(s) operated as intended and all visible components were in serviceable condition at the time of our inspection.

**The water heater is located indoors without an overflow pan/drain line. The Texas Real Estate Commission recommends the installation of overflow pan to help prevent water damage from possible leakage.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**D. Hydro-Massage Therapy Equipment**

**E. Gas Distribution System and Gas Appliances**

Comments:

Type of piping used: Black iron  
Location of gas meter West exterior.

All visible components were in serviceable condition at the time of our inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.

The dishwasher was operational and all visible components were in serviceable condition at the time of our inspection.



**B. Food Waste Disposers**

*Comments:*

The food waste disposer operated as intended and all visible components were in serviceable condition at the time of our inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

The range vent is a exterior ducted type unit.

The range hood operated as intended and all visible components were in serviceable condition at the time of our inspection.



D. Ranges, Cooktops, and Ovens

Comments:

Ovens are temperature tested in normal "bake" mode only as determined by the Texas Real Estate Commission. "Convection, roast, or self-clean" modes and or cooking efficiency are not operated/ tested. Gas ranges are not moved away from the wall to view any present utility connections that are behind the unit.

Cook top Type: Gas    Oven type: Electric

The cook top was operational.

An oven setting of 350°F gives an actual temperature of 353°F which was within a serviceable range.

**The missing cook top knob needs to be replaced to restore serviceability.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**E. Microwave Ovens**

*Comments:*

Built-in microwave ovens are tested using normal operating controls. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

The microwave oven was tested and appeared to be serviceable at time of inspection.

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

*Comments:*

All visible components were in serviceable condition at the time of our inspection.

The accessible ceiling vent fans appear to discharge to the exterior.

**G. Garage Door Operators**

*Comments:*

We do not test the pressure sensitive auto-reversing feature of the door opener. If further evaluation and testing is desired we recommend contacting a qualified technician. Garage door openers should be tested annually.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The unit is switch operated at the wall.

The garage door opener(s) operated as intended and all components were in serviceable condition.



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**H. Dryer Exhaust Systems**

*Comments:*

The dryer vent was viewed, but not operated. It is recommended that the dryer vent ducting be periodically cleaned throughout the year to prevent excessive lint build-up. This will help ensure safe operation and more effective dryer operation.

The dryer vent was in serviceable condition at the time of our inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation Systems

Comments:

The system is controlled by a timing device; Evaluation of efficiency, and adequate coverage is beyond the scope of this inspection. Rain/freeze sensors are not tested for operation. Some municipalities require drip irrigation in some locations around the structure; determining which drip zones water each location can be difficult. All attempts are made to accurately determine which zone at the controller irrigates what area at the exterior. All zones are operated at the timer in manual mode only.

A back-flow prevention valve was noted.

The back-flow prevention device box is flooded; it was not viewed. If further evaluation is desired we recommend inspection and repair if necessary by a qualified contractor.

A zone list is located at the controller.

The system was operational and all visible components were in serviceable condition at the time of our inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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