



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2023

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 **405 Wind Wood Drive, Lewisville, Texas 75067**

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

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

Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
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: back yard and front yard
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: composite Age: <1 (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		✓	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):

(Previous Roof Repairs) Roof replaced in March of 2025

*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
10-04-2024	pre-sale	Butch Gayoso	32

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.

James R Cronin 2025-11-25
Signature of Seller Date

Signature of Seller Date

Printed Name: James Cronin

Printed Name: _____

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: <u>Tri-Eagle</u>	Phone #: <u>(877) 933-2453</u>
Sewer: <u>City of Lewisville</u>	Phone #: <u>(972) 219-3440</u>
Water: <u>City of Lewisville</u>	Phone #: <u>(972) 219-3440</u>
Cable: <u>Frontier Communications</u>	Phone #: _____
Trash: <u>City of Lewisville</u>	Phone #: <u>(972) 219-3440</u>
Natural Gas: _____	Phone #: _____
Phone Company: _____	Phone #: _____
Propane: _____	Phone #: _____
Internet: <u>Frontier Communications</u>	Phone #: _____

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 _____
Printed Name: _____

Signature of Buyer _____ Date _____
Printed Name: _____



Single Family Residence

INSPECTED FOR

**Shawn Cronin
405 Wind Wood Drive
Lewisville, TX 75067**

October 3, 2024



PROPERTY INSPECTION REPORT FORM

Shawn Cronin <i>Name of Client</i>	10/03/2024 <i>Date of Inspection</i>
405 Wind Wood Drive, Lewisville, TX 75067 <i>Address of Inspected Property</i>	
Clyde (Butch) Gayoso <i>Name of Inspector</i>	5891 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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

Inspection Time In: **2:00** Property was: **Occupied**
Building Orientation (For Purpose Of This Report Front Faces): **South**
Weather Conditions During Inspection: **Sunny**
Outside temperature during inspection: **95 Degrees**
Parties present at inspection: **Owner – Pre-listing Inspection**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Shawn Cronin. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) 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, solar panels, refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, 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, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(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 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 injury, or death;
- (vi) the presence of water penetrations; 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) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) 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 IN THIS INSPECTION REPORT.

This inspection report 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 and does not warrant or guarantee all defects to be found. 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 digital pictures in this report are a sample of the deficiencies / damages in place and should not be considered to show all of the deficiencies / damages found. There will be some damage and/or deficiencies not represented with digital imaging.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 3 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Slab on Ground

Crawl Space Viewed From: Not Applicable - Not a Pier and Beam Foundation

Comments: The foundation appears to be performing as intended.

MAINTENANCE OF SLAB ON GRADE (Ground) FOUNDATIONS

Foundation problems associated with expansive clay are usually caused by the lack of moisture in the soil which shrinks when dry and results in foundation deflections and settlements. When the moisture content of the active supporting soil at the perimeter of the foundation is maintained uniformly, the changes of the foundation failure are greatly alleviated.

Before any foundation maintenance can be effectively implemented, it is imperative that proper drainage is provided. This could necessitate some recontouring of existing grade, placing fill dirt at perimeter grade beams, placing splash blocks at downspouts to prevent soil erosion and other specifics peculiar to a particular site. Water should always run away from the house and there should be no ponding of water near the foundation. Care should be taken to insure that the soil is two inches below the top of the perimeter grade beams and/or the foundation brick ledge. The soil should be sloped approximately one inch per foot to drain at least (36) inches away from the foundation.

The moisture content of the soil at the perimeter of the foundation should be maintained during all seasons. This is best accomplished by utilizing a lawn sprinkler system or by placing soaker hoses eighteen (18) inches from the foundation and regulated to a flow of one-fourth (1/4) inch in height until the water is observed standing on the ground. The volumetric expansion of the active soil will now provide uniform support for the foundation. Watering should be repeated when drying cracks are observed or when the soil is evidently dried.

Trees and shrubbery can produce an adverse effect on the foundation. Their roots sap moisture from the soil, both at the perimeter and under the slab. This lowers the moisture from the soil, both at the perimeter and under the slab. This lowers the moisture content of the active supporting soil at various places which can cause differential movements of the foundations. In certain instances, root severing at the foundation may be recommended. Guttering is not necessary where proper drainage is provided. On gabled ends or sides of the house, there is no run-off so more watering will probably be required. During hot and dry seasons, the South and West sides may require more watering than the North and East sides, which is shaded and not exposed to as much direct sun.

Most major foundation movements can be prevented if the active supporting soil is well maintained. The extent of the distress transmitted to the structure would be lessened and the service life of the residence would be considerably increased.

This information is provided as a means of general maintenance. Since conditions and drainage around each foundation may vary, it is recommended additional information be obtained regarding foundation maintenance that may be more specific to your foundation.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Need to patch the foundation corners with hydraulic mortar/cement where they have cracked. This is a common occurrence and does not affect the house structurally. Sealing these cracks will reduce the risk of water penetration, which could freeze and expand during the winter and cause the cracks to enlarge.



Note-There are large trees close to the house. It is recommended, that larger trees be at least 15 feet from the structure, as the root system of the tree could cause damage to the foundation. These should be monitored and corrective measures taken if necessary.

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments: Grading and drainage appears to be sufficient.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Fiberglass Composition

Viewed From: Walked on roof

Comments:

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

Debris should be removed from the roofing.

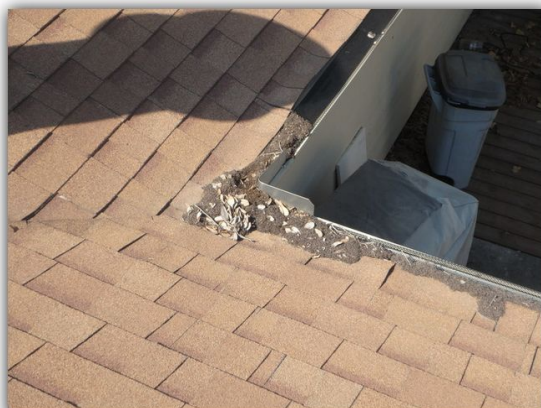
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Nail heads are exposed at the flashings, vents, and ridges. It is recommended that they be sealed to reduce risk of leaks.



A nail head has popped through one of the shingles at the east section. This should be sealed, as it will be prone to water penetration around the nail.



☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 3" to 6"

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Insulation Type: Loose Filled, Batt or Blanket
Description of Roof Structure: Truss Assembly



Attic Accessibility: Partial

Comments:

There is evidence of vermin activity (feces and paths in the insulation).

There are voids in the insulation.



☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Note: It is recommended all exterior areas that may allow water intrusion be sealed. Silicone caulk will generally serve as a practical means of sealing these areas. These areas commonly include window and brick or siding joints, siding and brick joints, door fascia and wall joints, along the bottom of exterior door thresholds, around wall penetrations such as water faucets, gas pipes, dryer vents, electric meters, A/C disconnect boxes, etc. This would also include securely fastening and sealing wood trim board joints and siding joints. Once these areas have been sealed, the caulk in the joints may separate after a few years and should be monitored and re-sealed as necessary. This is considered to be general routine maintenance that comes with home ownership. An exception to the openings in the walls needing to be sealed would be the Weep Holes (openings in the mortar joints, typically found at foundation level and above doors and windows that have steel lintels) in the brick veneer wall structure.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

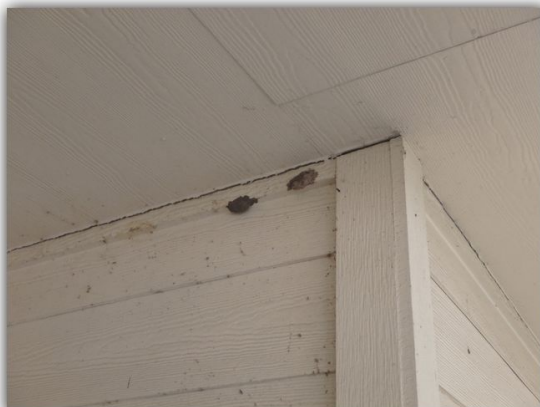
Notice: Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.

The windowsill board has been cut in the kitchen.



Baseboards are missing at a few areas.

Need to caulk the wood trim and siding joints.



There is foliage and shrubs growing on and against the exterior walls, which creates conditions that are conducive to wood destroying insects (WDI). It is recommended that it be trimmed away from the wall to reduce the risk of WDI.

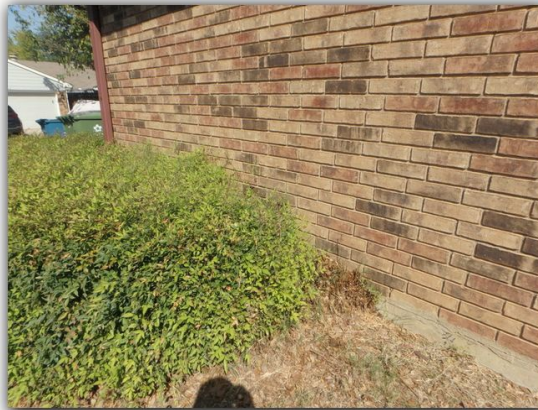
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Typical minor cracking was observed at some of the interior walls. This implies that some structural movement of the building has occurred, as is typical of most houses.

Signs of mildew / organic growth were observed at the master bedroom closet.

☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

Water staining was noted at the ceiling in a few areas. This appears to be from previous conditions, as there is no indication of any current water penetration points.



This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

There is sheetrock damage at the garage ceiling.



There is a cracked floor tile in the master bathroom.

Need to patch the ceiling at the furnace closet.



☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

One of the hinges is detached at the overhead garage door.



The back entry door opens outwards. This results in the hinge pins being exposed on the exterior.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

This creates a security / safety issue as the hinge pins can be removed resulting in unwanted access into the home.

☒ ☐ ☐ ☐

H. Windows

Comments: No deficiencies observed.

☐ ☒ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐

J. Fireplaces and Chimneys

Comments: No deficiencies observed.

Note-the visibility of the chimney flue is restricted to what is accessible from the fireplace firebox. The inspector does not remove the chimney cap.



☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments: No deficiencies observed.

Minor cracking was observed in the front porch. This type of cracking is usually the result of shrinkage of the concrete as it cures. Shrinkage cracks are very common and should not be cause for alarm.



There is wood to ground contact at the deck. This promotes wood rot and creates conditions that are conducive to termites. This should be monitored for activity and treated as necessary.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 11 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☒

L. Other

Comments:

Slight water damage was observed at the cabinet floor beneath the kitchen and hall bathroom sinks.



One of the cabinet handles is broken in the master bathroom.



Previous Termite activity was observed at the garage, by the water heater, and at the front corner bedroom closet. Note-there is evidence of a previous termite treatment.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

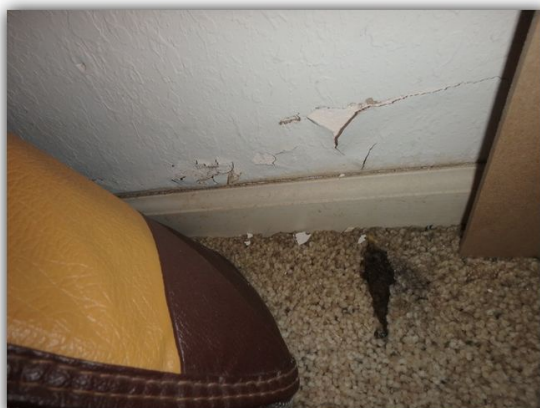
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



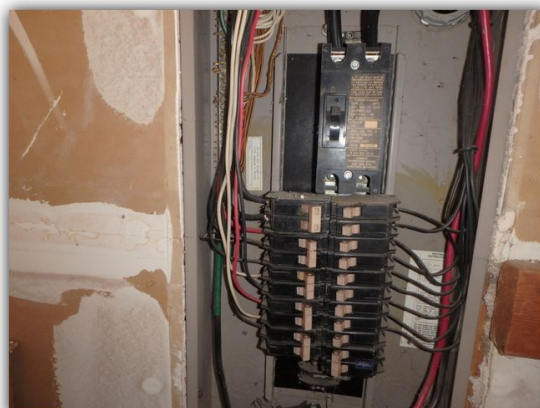
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

200 Amp Cutler Hammer Distribution Panel



There are breakers within the distribution panel that are not labeled to identify which circuits they are connected to.

Arc Fault protection was not observed at all recommended areas. Due to code changes and/or

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

changes in the Texas Real Estate Commissions' "Standards of Practice", Arc Fault protection is recommended at most outlets not requiring Ground Fault Circuit Interrupter protection. This would include outlets serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas.

The ground wire from the distribution panel is disconnected from the grounding rod. This should be repaired to allow safe operation of the electrical system.



☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Note-Electrical receptacles will be referred to as outlets, electrical control devices will be referred to as switches.

Note: Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

The globe is missing from the light fixture in the laundry room.

Due to code changes, a ground fault circuit interrupter (GFCI) is recommended at all outlets in the garage, bathrooms, kitchen (including the disposal and dishwasher), wet bar, laundry room (including the clothes dryer outlet), and at the exterior outlets. The only areas that currently have GFCI Protection are the bathrooms, garage, and exterior. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Tamper resistant outlets were not observed. Due to code changes, these type outlets are recommended at all outlets less than 66" from the floor.

Due to code changes since the house was built, it is recommended that smoke detectors be located in each hallway and bedroom. It is also recommended they be hardwired together (interconnected).

Note-Carbon monoxide detectors are recommended upstairs and downstairs in homes that have gas appliances/fixtures, a fireplace, and/or an attached garage.

Note: It is recommended to replace the batteries in all of the Smoke and Carbon Monoxide Detectors once a year for reasons of safety. They should be tested monthly. Smoke Detectors should be replaced once they are 10 years old. Carbon Monoxide Detectors should be replaced

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 14 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

once they are 6 years old. (Manufacturer dates are not determined during the inspection process.)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐

A. Heating Equipment

Type of System: Central Forced Air Furnace(s)

Energy Source: Electric (1 Unit)

Comments:

Note-It is recommended that a licensed HVAC technician service the Heating System to confirm operation and efficiency. This would include checking the heat exchangers on Gas Units for any cracks that could result in carbon monoxide poisoning, and checking the heating elements on Electric Units. This will also be beneficial if claims are made under a Home Warranty/Service Agreement Policy.



The heating systems were not activated due to the extreme temperatures.

☒ ☐ ☐ ☐

B. Cooling Equipment

Type of System: Central Forced Air System (1 Unit)

Comments: Appears to be performing as intended.

Note-It is recommended that a licensed HVAC technician service the A/C system to confirm operation and efficiency due to the expenses that can incur with a system that needs cleaning or is low on refrigerant. This will also be beneficial if claims are made under a Home Warranty/Service Agreement Policy.

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through 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. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

Note-point of discharge for the a/c condensation line could not be confirmed.

Coil and Condenser Information.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 15 of 31

REI 7-6 (8/9/21)

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

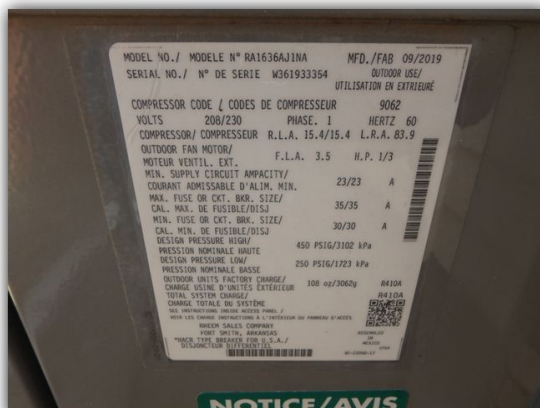
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Note-A Safety Shut Off Device has been installed and is designed to turn the system off when a clog occurs in the condensation drain. The efficiency of the switch is not determined.



The intake air registered 76 degrees. The output air registered 58 degrees. O.K.



This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments: No deficiencies observed.

Note-the interior condition of the ducts and plenums is not determined as the vent registers are not removed. It is recommended the HVAC Systems be serviced to determine the internal conditions of the systems and the ducts. This will also be beneficial if claims are made under a Home Warranty/Service Agreement Policy.

The Filter Chamber Plenum is located at the bottom of the system housing in the HVAC System Closet.



IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the street



Location of main water supply valve: Unable to Locate a Main Customer Supply Valve other than at the meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Static water pressure reading: 45 #PSI



Type of supply piping material: Appears to be Copper

Note-the type of water supply pipes is determined by pipes that are visible. Buried portions cannot be determined.

Comments: No deficiencies observed.

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *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. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

I checked water meter for movement with all systems off. Movement would indicate the presence of a water leak. No movement was detected.



The water supply has been turned off to the wet bar.

There are small cracks in the finished surface of the sinks in the master bathroom.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 18 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Type of drain piping material: PVC / Plastic

Note-the type of sewer drain pipes is determined by pipes that are visible. Buried portions cannot be determined.

Comments:

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. ***The 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. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

Note- The efficiency of the washing machine drain is unknown, as this cannot be determined without the actual use of a washing machine.

The main sewer drain clean out was observed at the front flower bed.



One of the plumbing vent pipes is disconnected at the east end of the attic. Note-I reconnected the pipe but it will still need to be glued together with proper pipe adhesive.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 19 of 31

REI 7-6 (8/9/21)

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

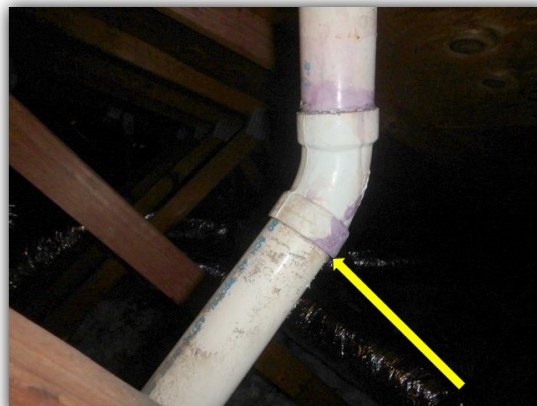
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Source: Electric (1 Unit located in the utility room)

Capacity: 50 Gallons

Comments: Appears to be performing as intended.

*Note-*The Temperature Pressure Relief Valve (TPR Valve) was not tested as it has an increased risk of leaking if activated.

Water Heater Information:



Due to code changes, it is recommended the exposed portion of the PVC pipe that is connected to the water heater drip pan be painted to protect them from the rays of the sun which has been determined to cause the pipes to deteriorate over time.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 20 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☒ ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwashers

Comments: Appears to be performing as intended.



The dishwasher control panel is slightly damaged.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments: Appears to be performing as intended.



☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments: Appears to be performing as intended.



This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments: Appears to be performing as intended.



The oven registered 340 degrees at a 350 degrees setting. O.K.



☐ ☒ ☒ ☐

E. Microwave Ovens

Comments:

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Appear to be performing as intended.

The bathroom exhaust fans discharge into the attic. Due to code changes, it is recommended that they discharge to the building exterior.



☒ ☐ ☐ ☐

G. Garage Door Operators

Comments: Appears to be performing as intended.

I checked the auto safety reverse using applied resistance and using the electronic sensor. Both worked as intended.

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments: Vents to exterior as intended.

The damper to the dryer vent cover needs to be cleared of lint and/or debris to allow proper operation.



VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Note-since they are buried, the efficiency of drip lines cannot be determined.

Control Panel

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The main shut off valves and back flow valves were observed in the front yard.



Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor ☒ Yes or ☐ No. (The efficiency of the rain/freeze sensor is not determined.)

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

Page 25 of 31

REI 7-6 (8/9/21)

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



The conduit intended to protect the sprinkler system wiring is damaged.



Due to changes in industry standards, it is recommended the exposed portion of the PVC pipe that is intended to protect the sprinkler system wiring be painted to protect them from the rays of the sun which has been determined to cause the pipes to deteriorate over time.



The water pressure is low at station #3 along the east parkway. This should be improved for proper operation of the heads and proper water distribution.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

REPORT SUMMARY

The “Report Summary” section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as “Deficient”. There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option or warranty periods.

ROOF COVERING MATERIALS

- ☐ Nail heads are exposed at the flashings, vents, and ridges. It is recommended that they be sealed to reduce risk of leaks.
- ☐ A nail head has popped through one of the shingles at the east section. This should be sealed, as it will be prone to water penetration around the nail.

ROOF STRUCTURES AND ATTICS

- ☐ There are voids in the insulation.

WALLS (INTERIOR AND EXTERIOR)

- ☐ The windowsill board has been cut in the kitchen.
- ☐ Baseboards are missing at a few areas.

CEILINGS AND FLOORS

- ☐ There is sheetrock damage at the garage ceiling.
- ☐ There is a cracked floor tile in the master bathroom.
- ☐ Need to patch the ceiling at the furnace closet.

DOORS (INTERIOR AND EXTERIOR)

- ☐ One of the hinges is detached at the overhead garage door.
- ☐ The back entry door opens outwards. This results in the hinge pins being exposed on the exterior. This creates a security / safety issue as the hinge pins can be removed resulting in unwanted access into the home.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

OTHER

- ☐ Slight water damage was observed at the cabinet floor beneath the kitchen and hall bathroom sinks.
- ☐ One of the cabinet handles is broken in the master bathroom.

SERVICE ENTRANCE AND PANELS

- ☐ The ground wire from the distribution panel is disconnected from the grounding rod. This should be repaired to allow safe operation of the electrical system.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ☐ The globe is missing from the light fixture in the laundry room.
- ☐ Due to code changes, a ground fault circuit interrupter (GFCI) is recommended at all outlets in the garage, bathrooms, kitchen (including the disposal and dishwasher), wet bar, laundry room (including the clothes dryer outlet), and at the exterior outlets. The only areas that currently have GFCI Protection are the bathrooms, garage, and exterior. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- ☐ Tamper resistant outlets were not observed. Due to code changes, these type outlets are recommended at all outlets less than 66" from the floor.
- ☐ Due to code changes since the house was built, it is recommended that smoke detectors be located in each hallway and bedroom. It is also recommended they be hardwired together (interconnected).
- ☐ Note-Carbon monoxide detectors are recommended upstairs and downstairs in homes that have gas appliances/fixtures, a fireplace, and/or an attached garage.

DRAINS, WASTES, AND VENTS

- ☐ One of the plumbing vent pipes is disconnected at the east end of the attic. Note-I reconnected the pipe but it will still need to be glued together with proper pipe adhesive.

DISHWASHERS

- ☐ The dishwasher control panel is slightly damaged.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- ☐ The conduit intended to protect the sprinkler system wiring is damaged.
- ☐ The water pressure is low at station #3 along the east parkway. This should be improved for proper operation of the heads and proper water distribution.

INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 10/04/2024, between Shawn Cronin (herein known as the Client) and Best Inspections (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 405 Wind Wood Drive (herein known as the property).

I. SCOPE OF SERVICES

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO;**
 - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
 - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
 - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT.

V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

VIII. SECURITY SYSTEM INSPECTION NOTICE

The Inspector contracts with ADT Security Services Inc. to perform all of our security system inspections. As part of this inspection, you should expect one of ADT sales representatives to contact you to offer you the opportunity to receive a FREE Security System if you sign up for their services. If you do not wish to have any follow-up calls from ADT, please contact our office by phone or email and we will have your name removed from the ADT callback list.

Best Inspections

1004 Cortez
Denison, TX 75020

Phone: 903-271-0612

Fax:

INVOICE

SOLD TO:

Shawn Cronin
405 Wind Wood Drive
Lewisville, TX 75067

INVOICE NUMBER 405 Wind Wood Drive -
Cronin

INVOICE DATE October 3, 2024

TERMS Due on receipt

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$375.00	\$375.00
PAYMENTS: 10/4/2024 Confirmation #859766930	(\$375.00)	(\$375.00)
SUBTOTAL		\$375.00
TAX		\$0.00
TOTAL		\$375.00
BALANCE DUE		\$0.00

THANK YOU FOR YOUR BUSINESS!

This confidential report is prepared exclusively for: Shawn Cronin

© Best Inspections 903-271-0612