



## 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 14309 Serrano Ridge Road, Haslet, Texas 76052

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: 2		
Satellite Dish & Controls		✓		<input type="checkbox"/> owned	<input type="checkbox"/> leased from		
Security System	✓			<input checked="" type="checkbox"/> owned	<input type="checkbox"/> leased from		



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

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

Was the Property built before 1978?  yes  no  unknown

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

Roof Type: **Shingles** Age: **7** (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
Basement	✓	
Ceilings	✓	
Doors	✓	
Driveways	✓	
Electrical Systems	✓	
Exterior Walls	✓	

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

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

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



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

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

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

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

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

Y N

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

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



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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

Y N

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

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

Name of association: Sendera Ranch Hoa

Manager's Name: N/A Phone: 817-439-2155

Fees or assessments are: \$ 150 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



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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) N/A

**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
04-23-2024	Property inspection	Ryan Beattie	18

*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  
 Wildlife Management

Senior Citizen  
 Agricultural

Disabled  
 Disabled Veteran



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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.

Caleb Greanead

Signature of Seller

2026-01-28

Date

Signature of Seller

Date

Printed Name: Caleb Greanead

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



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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: Reliant  
 Sewer: City of Fort Worth  
 Water: City of Fort Worth  
 Cable: N/A  
 Trash: City of Fort Worth  
 Natural Gas: N/A  
 Phone Company: AT&T  
 Propane: N/A  
 Internet: AT&T

Phone #: (833) 235-9654  
 Phone #: (817) 392-1234  
 Phone #: (817) 392-1234  
 Phone #: \_\_\_\_\_  
 Phone #: (817) 392-1234  
 Phone #: \_\_\_\_\_  
 Phone #: (800) 331-0500  
 Phone #: \_\_\_\_\_  
 Phone #: (800) 331-0500

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: \_\_\_\_\_

# NOTABLE INSPECTIONS

Ryan Beattie - Professional Inspector  
TREC # 22464  
214.566.1900  
Ryan@NotableInspections.com

Inspected Property:



14309 Serrano Ridge Road | Ft Worth | TX | 76052  
4/3/2017 @ 10am  
Sunny, 66°F

Note: Seller home at the time of the inspection

**Notable Inspections**  
7101 Bryant Irving Road  
#34692  
Fort Worth, TX 76132

Phone: 817.779.4587  
Fax:  
Email:  
Office @NotableInspections.com

## PROPERTY INSPECTION REPORT

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**Prepared For:** Greanead

(Name of Client)

**Concerning:** 14309 Serrano Ridge Road, Fort Worth, TX 76052

(Address or Other Identification of Inspected Property)

**By:** Ryan Michael Beattie, Lic #TREC 22464

(Name and License Number of Inspector)

04/23/2024

(Date)

(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (<http://www.trec.texas.gov>).

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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**

Present at Inspection:  Buyer  Selling Agent  Listing Agent  Other \_\_\_\_\_  
Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other \_\_\_\_\_  
Weather Conditions:  Fair  Cloudy  Rain Temp 66°F  
Utilities On  Yes  No Water  No Electricity  No Gas  
Payment Information: \_\_\_\_\_  
Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

Sub Flooring  Attic Space is Limited - Viewed from Accessible/Decked Areas  
 Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas  
 Ductwork concealed behind walls

**NOTE:**

Different cities may have different code requirements that can require repairs to deficiencies be done to a property that may not be included in this report. Buyer should check with the local municipality to determine if any such requirements exist.

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference to water intrusion is recommended that a professional investigation be performed.

**SERVICE AGREEMENT FOR NOTABLE INSPECTIONS**

Please remember that almost every item in any house, except a new one, is in used condition and has ordinary wear and tear. Notable Inspections does not hold its inspectors out to be specialists for any particular item. We do not give estimates of the cost to repair any item. We will not make recommendations regarding the value of the structure or whether the property should or should not be purchased.

Notable Inspections agrees to conduct an inspection for the purpose of informing the Client of major deficiencies in the condition of the property listed above. THE WRITTEN REPORT IS THE PROPERTY OF THE CLIENT AND Notable Inspections, AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S MUTUAL CONSENT.

- 1) This inspection of the subject property shall be performed by Notable Inspections for the Client in accordance with the Standards of Practice of the Texas Real Estate Commission.
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items AT THE TIME OF THE INSPECTION ONLY. The Inspector will not attempt to determine the life expectancy or future performance of any system or component. The inspector will not attempt to report on systems, items, or conditions that are not readily accessible. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client.
- 3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor or insurer.

4) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, MOLD, FUNGUS, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES. THIS INSPECTOR IS NOT A STRUCTURAL ENGINEER. WHILE VISUAL OBSERVATIONS WILL BE MADE AT TO THE CONDITION OF THE FOUNDATION, EXACTING MEASUREMENTS OF PREVIOUS MOVEMENT AND OR PREDICTIONS ABOUT FUTURE MOVEMENT ARE BEYOND THE SCOPE OF THIS INSPECTION. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

5) Any matter concerning the interpretation of this Inspection Agreement, the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by binding arbitration in accordance with the Construction Arbitration Services, Inc. Should such a need for mediation, arbitration and/or litigation arise, the inspector retains the right to collect all expenses incurred for defense, from the client or party, should the inspector be found innocent of negligence, errors or omissions.

6) Notable Inspections will perform this inspection in accordance with the TREC Standards of Practice and provide as much information as could reasonably be expected, based on those standards. We will be direct and fair in our methods of inspecting, discussing and reporting. We expect our clients to be fair as well. If you have previous knowledge of the home or specific concerns, we expect that this information will be shared with the inspector. If a problem is present upon moving into the home that you feel should have been reported; we expect to be notified and allowed access to the property to inspect such problems prior to repairs being made, unless the situation is a true emergency. It should also be understood that all items listed on the report should be repaired and/or evaluated by a licensed professional prior to closing on the home. It is possible for undisclosed issues that were not apparent to the inspector to be discovered in the process of repair. Repair prior to closing will help reduce the possibility of unexpected expenses related to repairs.

7) Customer agrees that any damages for breach of this contract or report are limited to the amount of the inspection fee. CUSTOMER AGREES THAT ANY CONTROVERSY OR CLAIM BETWEEN CUSTOMER AND Notable Inspections. ARISING OUT OF OR RELATED TO THE INTERPRETATION OF PERFORMANCE OR BREACH OF ANY OF THIS AGREEMENT SHALL, IN GOOD FAITH, BE MEDIATED BEFORE FILING SUIT FOR DAMAGES. If customer sues on this contract, but does not prevail, customer agrees to pay Company's reasonable attorney's fees.

8) THE FACT THAT ANY ONE PORTION OF THIS AGREEMENT MAY BE INVALID SHALL NOT AFFECT THE VALIDITY OF THE OTHER PART OF THIS AGREEMENT. Customer understands that this Agreement, the descriptions above, below and on the inspection report all together makeup the complete Agreement with Notable Inspections and that this Agreement may not be changed in any way by any representative of Notable Inspections or Customer unless it is changed in writing and signed by an officer of Notable Inspections. No representation or inducements have been made to the Customer except what is written in this Agreement. Only these written items will bind customer and Notable Inspections.

9) Customer waives the property condition addendum. Customer has read and understands and by accepting this Report, or relying on items in any way, expressly agrees to the Agreements and Limitations herein. Customer will not allow anyone to use or rely on this report without prior written consent from Notable Inspections

THERE ARE SOME PARTS, COMPONENTS, AND SYSTEMS WHICH WE DO NOT INSPECT OR REPORT ON BECAUSE OF ONE OR MORE OF THE FOLLOWING REASONS: 1. THE STANDARDS ESTABLISHED IN RULE 535.227-535.231 OF THE "RULES OF THE Texas REAL ESTATE COMMISSION" PERTAINING TO THE LICENSING OF REAL ESTATE INSPECTORS DOES NOT REQUIRE INSPECTORS TO INSPECT ANY PART, COMPONENT, OR SYSTEM WHICH IT LISTS AS A SPECIFIC LIMITATION OR WHICH IT LISTS IN SUBSECTION (h) AS AN OPTIONAL INSPECTION. 2. WE ARE NOT QUALIFIED TO INSPECT THE ITEM. 3. THE ITEM IS INACCESSIBLE. 4. THE CUSTOMER HAS AGREED THE ITEM SHOULD NOT BE INSPECTED. 5. THE ITEM COULD NOT BE INSPECTED DUE TO THE CIRCUMSTANCES BEYOND THE CONTROL OF THE INSPECTOR OR ENGINEER PERFORMING THE INSPECTION. THESE ITEMS WHICH WE DID NOT INSPECT UNLESS WE SPECIFICALLY REPORTED THEM ARE AS FOLLOWS:

A. Any part, component, or system which we are not required to inspect according to Rule 535.227-535.231 (Standards of

Practice) of the "Rules Of The Texas Real Estate Commission" pertaining to the Licensing of Real Estate Inspectors, which include but are not limited to specific limitations in subsections (e)-(h) or items listed in subsection (h) as an Optional inspections. B. Thermal windows other than those fogging at the time of inspections. C. Temperature and pressure relief valves. D. Cosmetic features of any item. E. Any Item we cannot see in a normal inspection i.e.: We do not move furniture, insulation, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see which wall or floor coverings cover. F. Appliances (other than those specified). G. Swimming pool or sprinkler system when outside temperature is below 32 $^{\circ}$  degrees. H. Pool Sweep. I. Fences and gates. J. HVAC other than built-in units. K. Flood plain location. L. Roof decking and composition over wood or wood over composition constructions. M. Alarms. N. Hidden damage to heat exchangers O. Operation of gutter, French drains and area drains.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments:

- Inspected. No visible deficiencies observed at the time of the inspection.

#### Performance Opinion (TREC mandates an opinion)

Signs of structural movement or settling observed however the foundation appeared to be supporting the structure as intended at the time of the inspection.

**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

### B. Grading and Drainage

Comments:

- Turn splash blocks around to be proper direction



Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. A minimum slope downward of six inches per 10 feet is recommended.

### C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked The Roof

Comments:

- Minor (normal) shingle damage observed
- Recommend touching up sealant on exposed nails throughout
- Recommend monitoring plumbing vent boots for deterioration

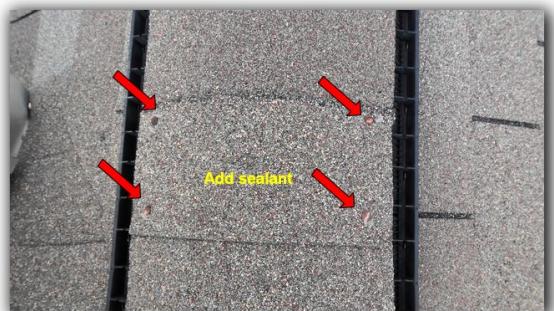
I=Inspected

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I NI NP D



**Note:** Roof Level Satellite dish installations can cause damage to the shingles and allow moisture penetration. Roof penetration(s) not properly flashed / sealed Satellite dish installations can cause damage to the shingles and allow moisture penetration.

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I	NI	NP	D
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#### D. Roof Structures and Attics

*Viewed From:* Garage scuttle

*Approximate Average Depth of Insulation:* 12-13" + radiant barrier

*Comments:*

- Bird or vermin nest observed over front porch



*Note:* An attempt to view all attic components is made, however the seller's belongings and unfinished decking often hinder full access to all attic components

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

Interior Walls

*Comments:*

- Minor cosmetic deficiencies observed

*Note:* Cabinetry is specifically excluded by the Texas Standards of Practice which governs this inspection. Cabinets are not structural components and are generally considered cosmetic in the same manner as floor, wall or ceiling covering, countertops, etc.

*Note:* An attempt to view all wall components is made, however the seller's belongings often hinder full access to all wall components

Exterior Walls

*Comments:*

Siding Materials:

Brick       Vinyl       Aluminum       Stone       Cement Board  
 Asbestos       Stucco       Wood       Other

- Brick expansion joints and weep holes not in all current standard locations in brick veneer
- Minor sealant and paint touch ups (normal maintenance needed throughout at siding joints, wall penetrations)

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I NI NP D



Note: An attempt to view all wall components is made, however vegetation and the seller's belongings often hinder full access to all wall components

#### F. Ceilings and Floors

*Comments:*

**Ceilings:**

I=Inspected

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D=Deficient

I	NI	NP	D
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- Nail pop observed in breakfast nook
- Previous repairs observed near fireplace
- Minor settling cracks near kitchen sink



**Floors:**

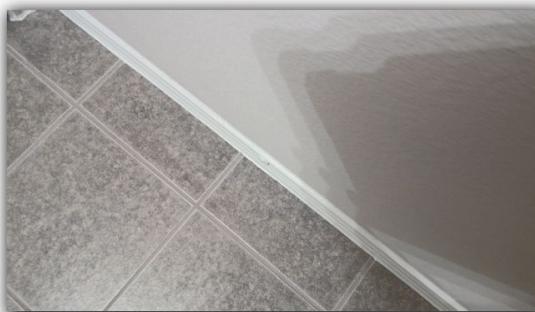
- Inspected. No visible deficiencies observed at the time of the inspection.

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

**Interior Doors**

*Comments:*

- Multiple missing door stoppers



**Exterior Doors**

*Comments:*

- Entry door from garage is not self-closing type
- Front and back door need insulation wedges



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**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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### Garage Doors

*Comments:*

Type:  Metal  Wood  Fiberglass  Doors/Panels Damaged

- Inspected. No visible deficiencies observed at the time of the inspection.

### H. Windows

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.
- Note: Solar Screens present - Restricted access to exterior window and window opening components

Note: An attempt to view open and close every window is made, however the seller's belongings often hinder full access. An attempt to verify safety glass in all hazardous areas is also made however, the label often can not be verified or located.



### I. Stairways (Interior and Exterior)

*Comments:*

- Component not present

### J. Fireplaces and Chimneys

*Comments:*

Type of Fireplace:  Factory  Masonry  Free Standing

- Inspected. No visible deficiencies observed at the time of the inspection.
- Note: Fireplace is woodburning. It is unknown when the sellers last had the chimney cleaned therefore it is recommended to have the chimney cleaned prior to initial use
- Chimney siding sealant maintenance needed

Note: In completed homes inspectors are limited to access of visible and accessible components. Proper clearances, fireblocking, etc of chimney components is usually concealed behind the walls.

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D=Deficient

I	NI	NP	D
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#### K. Porches, Balconies, Decks, and Carports

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

#### L. Other

*Comments:*

- Component not present

## II. ELECTRICAL SYSTEMS

#### A. Service Entrance and Panels

*Comments:*

Main Disconnect Panel:

Overhead  Underground

**Arc-Fault Breakers Present:** Partial Not all currently required locations

Note: Arc-Fault breakers listed above are NOT tested (tripped) in occupied homes.

#### General Comments:

- Note: Inspectors do not validate accuracy of breaker labeling
- Main off not in separate breaker box
- No GFCI protection for Oven
- No GFCI protection for Dryer
- No Whole Home Surge Protector present



**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**   **B. Branch Circuits, Connected Devices, and Fixtures***Type of Wiring:*  Copper  Aluminum*Comments:***Outlets and Switches**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Note:** An attempt to test every outlet and switch is made, however the seller's belongings often hinder full access.

**Ground Fault Circuit Interrupt (GFCI)**Kitchen:  Yes  No  PartialBathrooms:  Yes  No  PartialExterior:  Yes  No  PartialGarage:  Yes  No  PartialLaundry:  Yes  No  PartialIndoor Damp:  Yes  No  Partial

- Not all GFCI protected outlets were labeled as being GFCI protected

- Additional GFCI Detail:

- No Dryer GFCI protection
- No Oven GFCI protection

**General Branch Circuits**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Fixtures**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Smoke/Fire Alarm/Carbon Monoxide**

- Detectors appear to be original to the home. Detectors should be replaced every 10 years

**Doorbell**

- Inspected. No visible deficiencies observed at the time of the inspection.

   **C. Other***Comments:*

- Component not present

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**   **A. Heating Equipment***Type of Systems:* Central*Energy Sources:* Heat Pump*Comments:*

- System heating properly at the time of the inspection (both heat pump and emergency heat modes)

   **B. Cooling Equipment***Type of Systems:* Central - Air Conditioner*Comments:*

- Systems cooling properly at the time of the inspection:
  - Main Differential: 19°
- Note: It is always recommended to have the AC system serviced, including cleaning the condensation lines

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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### **C. Duct Systems, Chases, and Vents**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection with accessible components
- Note: Ductwork/Returns/Supplies not in all currently required locations

Note: TREC inspectors are not licensed to perform mold inspections. Limited visual inspections are performed to accessible ductwork. (Vent covers not intended for inspections are not removed).

### **D. Other**

*Comments:*

- Component not present

## **IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Right of drive way / left of mailbox



*Location of main water supply valve:* Unable to locate, likely in front flower bed

*Static water pressure reading:* 78 PSI

above 80psi

lack of reducing valve if over 80psi

*Type of supply piping material:* PEX

*Comments:*

**Water Source:**  Public  Private **Sewer Type:**  Public  Private

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Sinks:**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Bathtubs and Showers:**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Toilets:**

- Inspected. No visible deficiencies observed at the time of the inspection.

**Washing Machine Connection:**

- Washing machine connected at this time - faucets, drains not tested for proper operation

**Exterior Plumbing:**

- Inspected. No visible deficiencies observed at the time of the inspection.

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

*Type of drain piping material: PVC*

*Comments:*

- Right master sink slow to drain



**C. Water Heating Equipment**

*Energy Sources: Electric*

*Capacity: 50 gallons*

*Comments:*

- System heating properly at the time of the inspection.

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**D=Deficient**

**I NI NP D**



Note: Temperature and Pressure Relief Valves are not tested due to known issues if not tested regularly.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

- Component not present

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

*Location of gas meter:* Component not present

*Type of gas distribution piping material:*

*Comments:*

**F. Other**

*Comments:*

- Component not present

## **V. APPLIANCES**

**A. Dishwashers**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

**B. Food Waste Disposers**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.
- Note: Visual inspection performed of visible and accessible duct components

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D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

**E. Microwave Ovens**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

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

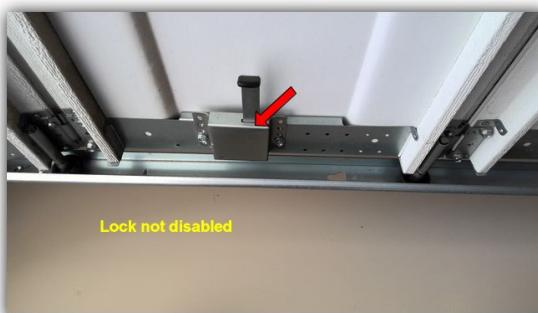
*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

**G. Garage Door Operators**

*Comments:*

- No safety warning labels observed
- Unit was operating properly at the time of the inspection.
- Locks not disabled when automatic opener present



**H. Dryer Exhaust Systems**

*Comments:*

- Inspected. No visible deficiencies observed at the time of the inspection.

Note: Visual inspection performed of visible and accessible components

**I. Other**

*Comments:*

- Component not present

## VI. OPTIONAL SYSTEMS

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

*Comments:*

- Rain sensor not connected to exterior of house
- All zones operated properly at the time of the inspection

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**D=Deficient**

**I NI NP D**



Note: Sprinkler inspections do not guarantee accuracy of coverage or determine if there are subsurface leaks unless obvious.

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**  
*Type of Construction:* N/A  
*Comments:*

**C. Outbuildings**  
*Comments:*

**D. Private Water Wells** (A coliform analysis is recommended)  
*Type of Pump:* N/A  
*Type of Storage Equipment:* N/A  
*Comments:*

**E. Private Sewage Disposal (Septic) Systems**  
*Type of System:* N/A  
*Location of Drain Field:*  
*Comments:*

**F. Other Built-in Appliances**  
*Comments:*

**G. Other**  
*Comments:*