

TEXAS REALTORS® **SELLER'S DISCLOSURE NOTICE**

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A seller must disclose known material information concerning the condition of the Property. 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 1200 Jasmine Street, Argyle, Texas 76226

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) or ☐ never occupied the Property

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

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

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

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder			✓
Rain Gutters	✓		
Roof/Attic Vents			✓
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

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



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Item	Y	N	U	Additional Information
Solar Panels		✓		☐ owned ☐ leased from
Water Heater	✓			☒ electric ☐ gas ☐ other: number of units: 1-2
Water Softener			✓	☐ owned ☐ leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler	✓			☒ automatic ☐ manual areas covered: Front and back
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: Shingle Age: 0-1 (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):

The oven is not working, and I have ordered a new one to be installed by Lowe's within one week.

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):

(Driveways) There is a crack in the driveway

(Foundation/Slabs) There is some settling as per inspection report attached from 2023, but nothing that I have noticed from living here

(Sidewalks) There are some cracks in the sidewalk/driveway.

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 Paint Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓

Condition	Y	N
Radon Gas		✓
Settling	✓	
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Termite or WDI damage needing repair		✓
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot		✓



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			Tub/Spa*		
Previous Roof Repairs or Replacement	✓		Subsurface Structure or Pits		✓
Previous Other Structural Repairs		✓	Underground Storage Tanks**		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓	Aboveground Storage Tanks**		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓	Conservation Easements***		✓

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

(Previous Roof Repair) Complete roof replacement February, 2026

(Settling) I ordered a home inspection in 2023 and the inspector reported following related to settling: "INTERIOR/ THERE ARE SETTLEMENT CRACKS ON THE WALL IN THE KITCHEN AND MEDIA ROOM. THERE ARE NAIL POPS ON THE WALL IN THE DINING ROOM.

EXTERIOR/ THERE ARE SETTLEMENT CRACKS ON THE FRONT STONE. TOUCH UP CAULK SHOULD BE MAINTAINED WHERE VERTICAL TRIM MEETS THE BRICK AND AT TRIM/SIDING JOINTS. This report will be sent to listing agent and attached to the seller's disclosure.

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

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.	✓	
You (Seller) have been unable to insure the Property for any reason.		✓

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(Q1) State Farm Property Homeowners Policy

(Q3) The house is insured by State Farm, up to \$ 556,700, plus 20 percent more if needed - they would pay 668k if required in the event of a total loss

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☒yes ☐no If yes, explain:

Roof Damage 3/14/2024 was the basis of the claim for the new roof - claim information and new roof, gutters, fence, and side window are available upon request.

Section 7. 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 8. 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.)



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Y N

- ☐ ☒ 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 9. 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 10. 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.
- ☐ ☒ 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.



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- ☐ ☒ 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 above items in Section 10 is yes, explain (attach additional sheets if necessary):

(Ground Water) The Property appears to be located within the North Texas Groundwater Conservation District because it is in Denton County. Seller is not aware of the Property being located in a subsidence district.

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

Name of association: Lantana Community Association

Manager's name: Kathy Epperson Phone: (817) 235-3465

Fees or assessments are: \$ 122.50 per Month and are: ☒ mandatory ☐ voluntary

Any unpaid fees or assessments for the Property? ☐ yes (\$) ☒ no

If the Property is in more than one association, provide information about the other associations or attach information to this notice:

(Home Owner Association) he HOA for 1200 Jasmine Street, Lantana, TX 76226 appears to be:

Lantana Community Association

Address: 10185 Lantana Trail, Lantana, TX 76226

Phone: 940-728-1660

After-hours emergency: 214-373-2412

For the property specifically, Zillow and Redfin both show:

HOA: Yes / mandatory

HOA fee: \$122.50 per month

Association name/management: Lantana Community Association

Fee includes: full use of facilities (up to 5 swimming pools, two gyms (South and North), tennis, pickleball, basketball courts), management/association management, security, and front-yard maintenance.

This information was obtained /confirmed by seller by calling the Lantana Community Association at (940) 728-1660

- ☐ ☒ Any common area (facilities such as pool, 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:

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☒ yes ☐ no If yes, attach copies of any such reports and indicate the number of reports attached: 1



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Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 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):

We have detectors, but I'm not sure they meet all the requirements above. Chapter 766)

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

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



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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 Sellers to provide inaccurate information or to omit any material information.

Kelly G. Gromoll

2026-06-17

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Kelly G Gromoll

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: CoServe

phone #: (940) 321-7800

Sewer: Freshwater Supply District

phone #: (940) 728-5050

Water: Freshwater Supply District

phone #: (940) 728-5050

Cable: None

phone #: _____

Trash: Freshwater Supply District

phone #: (940) 728-5050

Natural Gas: Freshwater Supply District

phone #: (940) 728-5050

Phone Company: Verizon. Mobile

phone #: (800) 922-0204

Propane: N/A I dont use it

phone #: _____

Internet: Frontier

phone #: (855) 642-4943

Security System: Vivint

phone #: (800) 216-5232

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____



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HOME INSPECTION

P.O. BOX 1818 HURST, TX 76053

EXPLORERHOMEINSPECTIONDFW.COM

David Keller TREC License # 20920
817-692-9967
dkeller216@yahoo.com

Kevin Jurica TREC License # 21605
817-454-7034
kljurica@yahoo.com

PROPERTY INSPECTION REPORT FORM

KELLY GROMOLL	6.5.23
Name of Client	Date of Inspection
1200 JASMINE STREET, LANTANA, TX 76226	
Address of Inspected Property	
DAVID KELLER	20920
Name of Inspector	TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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 .
- 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).

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.

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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 AGREEMENT IS ATTACHED TO THE END OF THIS REPORT

FONT COLORS: BLACK = COMMENTS BLUE = RECOMMENDATION RED = SAFETY ISSUES

WENT OVER REPORT WITH **KELLY OVER THE PHONE** AND ANSWERED ALL QUESTIONS.

ADDITIONAL INSPECTOR(S) ON SITE: KEVIN JURICA #21605

AGENT: **ASHWIN VISHWAMITRA**

Property inspected was ☒ Occupied ☐ Vacant ☐
Parties present at inspection ☐ Buyer ☐ Seller ☐ Listing Agent ☐ Buyers Agent

Weather conditions during inspection: ☐ Sunny ☒ Overcast ☐ Raining ☐ Snowing ☐ Windy

Time of inspection: **8:00 AM** Outside air temperature at the start of the inspection: **70°**

Cost of inspection services: \$ 450.00 to be paid ☐ At Inspection ☒ By email Invoice
Paid By ☐ Cash ☐ Check ☐ Credit Card

PAYMENT MADE AT TIME OF INSPECTION: YES ☐ NO ☒



DIRECTIONS GIVEN AS IF STANDING AND FACING THE FRONT OF THE HOUSE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Post Tension

Corner Pops ☒ Yes

☐ No

Exposed Post Tension Cables ☐ Yes

☒ No

Visible Floor Types

☒ Concrete Slab

☐ Wood Framing

☐ Wood on Ground

☐ Steel Support Structure

Comments:

THE FOUNDATION IS PERFORMING ITS INTENDED FUNCTION AT THIS TIME, IN MY OPINION. THERE IS A CORNER POP AT THE LEFT REAR.

I RECOMMEND ALL CORNER POPS BE SEALED.

☐ ☐ ☐ ☒ B. Grading and Drainage –

Gutters Installed

☒ Yes

☐ Partial

☐ No

Gutters need cleaning

☐ Yes

☒ No

Adjust gutters to drain properly

☐ Yes

☒ No

Splash pads missing

☐ Yes

☒ No

☐ I RECOMMEND FULL GUTTERS AND DOWNSPOUTS WITH SPLASH PADS.

Comments:

THERE ARE DAMAGED DOWNSPOUT ELBOWS ON THE RIGHT SIDE OF THE HOUSE. THERE ARE DENTS ON GUTTERS AT AREAS AROUND THE PERIMETER OF THE HOUSE. THERE IS FLAT GRADE AT THE BOTTOM OF THE LEFT SWALE. THE FUNCTIONALITY OF FRENCH DRAINS IS NOT INSPECTED.

I RECOMMEND A PROFESSIONAL GUTTER COMPANY INSPECT, CLEAN AND MAKE NECESSARY REPAIRS
I RECOMMEND A PROFESSIONAL LANDSCAPING/DRAINAGE COMPANY INSPECT AND MAKE NECESSARY REPAIRS.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐ ☒ ☐ ☐ C. Roof Covering Materials

Comments:

THE ROOF WAS INSPECTED BY A THIRD PARTY ROOFING CONTRACTOR WHO IS PROVIDING AN INDEPENDENT REPORT.

INDEPENDENT ROOFING CONTRACTORS ARE NOT AFFILIATED WITH *EXPLORER HOME INSPECTION* AND *EXPLORER HOME INSPECTION* IS RECEIVING NO COMPENSATION FOR ANY SERVICES OF THE CONTRACTOR. THE INDEPENDENT ROOF INSPECTION IS PROVIDED SOLELY FOR THE CONVENIENCE OF THE CLIENT. **IN THE EVENT THAT ANY ROOF REPAIRS ARE SUGGESTED, EXPLORER HOME INSPECTION RECOMMENDS THAT ADDITIONAL BIDS BE ACQUIRED.**

☒ ☐ ☐ ☐ D. Roof Structures and Attics

Viewed From: Limited Attic

Approximate Average Depth of Insulation: 14 - 16 inches

☐ Loose screws/nuts on the pull-down stair unit should be tightened.

NOT ALL AREAS OF THE ATTIC CAN BE INSPECTED DUE TO INSULATION, FRAMING, DECKING, PERSONAL BELONGS AND OTHER OBJECTS THAT CAN BLOCK OUR VIEWS. **NOT ALL AREAS OF AN ATTIC ARE ACCESSIBLE BY THIS INSPECTOR.**

WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN AN ATTIC.

Roof Type	☒ Wood frame	☐ Steel frame	
Attic ventilation	☒ Soffit vents	☒ Exhaust ports	☐ Gable vents
	☐ Ridge vents	☐ Wind Turbine(s)	☐ Power Vent(s)
	☐ None Evident		
Radiant Barrier	☒ Yes	☐ No	Type of Insulation: Fiberglass

Comments:

TOUCH UP CAULK SHOULD BE MAINTAINED AT SOFFIT AND FASCIA JOINTS.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ E. Walls (Interior and Exterior)

THIS INSPECTION COVERS DEFICIENCIES OF THE INTERIOR AND EXTERIOR WALL SURFACES RELATED TO STRUCTURAL PERFORMANCE AND WATER PENETRATION. NOT ALL INTERIOR WALLS CAN BE INSPECTED DUE TO PERSONAL BELONGINGS, I.E. PICTURES, FREE STANDING OR BUILT-IN CABINETS, PERSONAL BELONGINGS STORED IN BUILT-IN CABINETS, ALONG WITH PERSONAL BELONGINGS IN ALL CLOSETS, PANTRIES AND STORAGE CLOSETS.

EXPLORER HOME INSPECTION DOES NOT INSPECT FOR MOLD, LEAD BASED PAINT OR TERMITES.

WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN A HOME OR GARAGE.

Exterior Cladding

☐ Concrete

☐ Wood siding

☒ Brick/Stone

☐ Stucco

☐ Vinyl Siding

☐ CMU masonry

☐ EIFS

☒ Fiber Cement Siding

Comments:

INTERIOR/ THERE ARE SETTLEMENT CRACKS ON THE WALL IN THE KITCHEN AND MEDIA ROOM. THERE ARE NAIL POPS ON THE WALL IN THE DINING ROOM.

EXTERIOR/ THERE ARE SETTLEMENT CRACKS ON THE FRONT STONE. TOUCH UP CAULK SHOULD BE MAINTAINED WHERE VERTICAL TRIM MEETS THE BRICK AND AT TRIM/SIDING JOINTS. ALL VEGETATION SHOULD BE KEPT TRIMMED AWAY FROM THE WALLS. THERE ARE ANCHOR HOLES ON THE GARAGE WALLS. COULD NOT FULLY INSPECT ALL GARAGE WALLS DUE TO PERSONAL BELONGINGS.

☒ ☐ ☐ ☐ F. Ceilings and Floors –

NOT ALL FLOORS CAN BE INSPECTED DUE TO FLOOR COVERINGS AND FURNITURE.

EXPLORER HOME INSPECTION DOES NOT INSPECT FOR MOLD, LEAD BASED PAINT OR TERMITES.

WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN A HOME OR GARAGE.

Comments:

CEILINGS/ THERE ARE SETTLEMENT CRACKS AND ANCHOR HOLES ON THE GARAGE CEILING. THERE ARE SETTLEMENT CRACKS ON THE CEILING IN THE MASTER BEDROOM, UPPER FRONT BEDROOM AND UPPER LEFT BEDROOM. THERE ARE NAIL POPS ON THE CEILING IN THE UPPER FRONT BEDROOM, MEDIA ROOM AND UPPER LEFT BEDROOM. THERE ARE TWO COLORS OF PAINT ON THE CEILING IN THE MEDIA ROOM.

FLOORS/ THERE ARE SETTLEMENT CRACKS ON THE GARAGE FLOOR. COULD NOT FULLY INSPECT THE GARAGE FLOOR DUE TO PERSONAL BELONGINGS. WOOD FLOORS WILL SHOW WEAR. SCRATCHES AND DENTS ARE NOT DEFECTS BUT ARE CHARACTERISTIC OF WOOD FLOORS. TOUCH UP CAULK SHOULD BE MAINTAINED AT ALL TILE/WOOD FLOORING TO THE BASEBOARDS.

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

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D=Deficient

I NI NP D

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

SELF CLOSING DOOR TO THE GARAGE: ☐ Yes ☒ No

DOOR STOPS MISSING OR INOPERATIVE THROUGHOUT HOUSE: YES ☒ NO ☐

**DOUBLE KEYED DEADBOLT LOCKS ON EXTERIOR DOORS
(SAFETY HAZARD)** YES ☐ NO ☒

**SECONDARY LOCKS ON EXTERIOR DOORS
(SAFETY HAZARD)** YES ☐ NO ☒

**WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN A HOME
OR GARAGE.**

Comments:

INTERIOR/ THE PANTRY DOOR HAS DAMAGE FROM THE STOP. THE DOOR TO THE HALF BATH CREEPS OPEN. THE INACTIVE DOOR TO THE OFFICE IS DAMAGED. ONE DOOR TO THE MEDIA ROOM RUBS THE CARPET. THE DOOR TO THE UPPER LEFT BEDROOM CREEPS CLOSED.

EXTERIOR/ THE FRONT DOOR HAS SWEEP DAMAGE AND THE DEADBOLT NEEDS ADJUSTMENT TO FUNCTION PROPERLY. THE BACK DOOR HAS WEATHER STRIP DAMAGE, PET DAMAGE ON THE JAMB AND THE DOOR NEEDS ADJUSTMENT TO BE MADE WEATHER TIGHT. TOUCH UP CAULK SHOULD BE MAINTAINED ON THRESHOLDS AND SURROUNDS ON ALL EXTERIOR DOORS TO KEEP AIR AND WATER TIGHT. TOUCH UP CAULK SHOULD BE MAINTAINED AT THE GARAGE DOOR SURROUND. ALL EXTERIOR DOORS SHOULD BE MAINTAINED TO BE WEATHER TIGHT.

I=Inspected

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I NI NP D

☐ ☐ ☐ ☒ H. Windows –

WINDOWS DIRTY THRU OUT HOUSE	YES	☒	NO	☐
WINDOW FILM ON WINDOWS	YES	☐	NO	☒
STORM WINDOWS	YES	☐	NO	☒
SOLAR SCREENS	YES	☐	NO	☒
WINDOWS HAVE FAILED SEALS	YES	☐	NO	☒
SCREENS MISSING OR DAMAGED	YES	☒	NO	☐

WINDOWS BLOCKED BY SHUTTERS, BLINDS, FURNITURE OR
OTHER PERSONAL BELONGINGS: YES ☒ NO ☐

ARE WINDOWS PAINTED OR SCREWED SHUT OR WILL NOT OPEN
FOR ANY REASON (SAFETY HAZARD) YES ☐ NO ☒
USE OF SECONDARY LOCKS (SAFETY HAZARD) YES ☐ NO ☒

WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN A HOME
OR GARAGE.

THE DETERMINATION OF BROKEN OR COMPROMISED VAPOR BARRIERS ON WINDOWS
HAS SEVERAL LIMITATIONS. FOR EXAMPLE: DIRTY WINDOWS, LIMITED ACCESS TO
WINDOWS, WEATHER CONDITIONS, TIME OF DAY OR ANY AFTER MARKET SOLAR
BLOCKS. A COMPROMISED VAPOR BARRIER MAY OR MAY NOT BE INDICATED BY
FOGGING OR CONDENSATION INSIDE THE WINDOW PANES AT TIME OF INSPECTION.

☐ GLASS/MIRRORS THAT ARE NOT SAFETY GLASS INSTALLED IN HAZARDOUS
LOCATIONS.

Comments:

THERE ARE DAMAGED WINDOW SCREENS ON THE RIGHT SIDE OF THE HOUSE. TOUCH UP CAULK
SHOULD BE MAINTAINED ON ALL WINDOW SURROUNDS TO THE SHEETROCK AND WINDOW SILLS.
TOUCH UP CAULK SHOULD BE MAINTAINED ON ALL EXTERIOR WINDOWS.

I RECOMMEND A PROFESSIONAL WINDOW COMPANY INSPECT ALL WINDOWS AND SCREENS AND MAKE
NECESSARY REPAIRS.

☒ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

Comments:

CHECKED

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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I NI NP D

☐ ☐ ☐ ☒ J. Fireplaces and Chimneys

Type of fireplace: ☐ Masonry ☒ Metal Insert ☐ Wood stove/insert
Type of chimney ☐ Masonry ☒ Metal ☐ Tile ☐ Vent less
Chimney observed ☐ From ground ☐ From roof
Chimney Cap ☒ Present ☐ Not present
Cricket Present ☐ Yes ☐ No ☒ Not Required
Attic Firestop ☐ Area accessible ☒ Not accessible
Combustion Air Vent ☒ Present ☐ Not present
Gas Valve / Logs ☒ Present ☐ Not present
"C" CLAMP ON DAMPER (GAS LOGS ONLY) ☐ YES ☒ NO ☐ NOT REQUIRED

Comments:

I RECOMMEND A C-CLAMP BE INSTALLED ON THE DAMPER.

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

Comments:

THERE ARE SETTLEMENT CRACKS ON THE BACK PATIO FLOOR.

I RECOMMEND ALL SETTLEMENT CRACKS BE CAULKED/SEALED.

☒ ☐ ☐ ☐ L. Other – Driveway/Sidewalk

Comments:

THERE ARE SETTLEMENT CRACKS ON THE SIDEWALK AND DRIVEWAY.

I RECOMMEND ALL SETTLEMENT CRACKS BE CAULKED/SEALED.

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I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐

A. Service Entrance and Panels

Wire Type(s) found in Main and Sub Panels: ☒ Copper ☐ Aluminum ☐
Appropriate Connections: ☒ Present ☐ Not Present
Double Lugged Neutral Wires in Panel: YES ☐ NO ☒

PANELS LABELED PROPERLY: YES ☒ NO ☐

AFCI PROTECTION WHERE REQUIRED: YES ☐ NO ☒

WE ARE NOT ALLOWED TO MOVE ANY PERSONAL BELONGINGS IN A HOME OR GARAGE.

Location of Main(s) / Sub Panel(s) / Disconnect(s) Garage
Service Ampacity: 200 Amps

Comments:

CHECKED

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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I NI NP D

☐ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Branch circuit wiring is ☒ Grounded 3 wire ☐ Ungrounded 2 wire

GFCI protection at ☒ Kitchen ☒ Bar ☒ Bathroom ☐ Laundry
☐ Whirlpool ☒ Garage
☒ Exterior outlets ☐ Pool/Spa light

NOT ALL PLUGS AND SWITCHES CAN BE CHECKED DUE TO FURNITURE AND PERSONAL BELONGINGS.

Smoke Detectors ☒ Present ☐ Not Present or Inoperative
Carbon Monoxide Detectors ☒ Present ☐ Not Present or Inoperative

☐ **I RECOMMEND A WORKING SMOKE DETECTOR IN EACH BEDROOM AND HALLWAY TO BEDROOMS**

☐ **I RECOMMEND A WORKING CARBON MONOXIDE DETECTOR IN EACH HALLWAY TO BEDROOMS**

Corrugated Stainless Steel Tubing (CSST) for gas piping present:
☐ YES ☒ NO ☐ UNKNOWN

Non bonded gas pipe is considered a deficiency by T.R.E.C. Standards of Practice
Is gas pipe/CSST bonded? ☒ YES ☐ NO ☐ UNKNOWN

☐ **I RECOMMEND A LICENSED ELECTRICIAN INSPECT GAS LINE BONDING AND MAKE NECESSARY CONNECTIONS.**

Comments:

INTERIOR/ THERE ARE FANS NOT PROPERLY BALANCED AT AREAS THROUGHOUT THE HOUSE. THE LIGHT ABOVE THE MASTER SHOWER IS INOPERABLE.

EXTERIOR/ **NOT ALL GARAGE OUTLETS ARE GFCI PROTECTED. THERE IS A MISSING OUTLET COVER IN THE GARAGE.** THERE IS A DAMAGED OUTLET COVER IN THE GARAGE. THERE IS A DAMAGED LIGHT SWITCH COVER IN THE ATTIC.

I RECOMMEND A LICENSED ELECTRICIAN INSPECT AND MAKE NECESSARY REPAIRS.

☐ ☐ ☒ ☐

C. Other

Comments:

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NI=Not Inspected

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D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒

A. Heating Equipment

Unit Manufacture: TRANE TRANE
Type of Systems: Split System Split System
Energy Sources: Gas Gas
Sediment Trap Present on gas line: ☒ Yes ☐ No

EXPLORER HOME INSPECTION DOES NOT INSPECT FOR MOLD.

FULL EVALUATION OF THE INTEGRITY OF A GAS HEAT EXCHANGER REQUIRES DISMANTLING OF THE FURNACE AND IS BEYOND THE SCOPE OF A VISUAL INSPECTION BY THIS INSPECTOR.

Furnace is: ☒ Fully accessible ☐ Partially accessible ☐ Not accessible
Gas Shut Off Valve ☒ Present ☐ Accessible ☐ Not Present and/or Observable
AIR FILTERS DIRTY ☐ YES ☒ NO

Comments:

THE HVAC UNITS ARE LOCATED IN THE ATTIC. THERE IS NO EVIDENCE OF SERVICE ON THE UNITS. THERE IS INADEQUATE CLEARANCE WHERE THE HVAC VENT PIPES MEET ROOF MATERIAL IN THE ATTIC.

I RECOMMEND A LICENSED HVAC COMPANY INSPECT AND MAKE NECESSARY REPAIRS.
I RECOMMEND THAT THE UNITS BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY.

☐ ☐ ☐ ☒

B. Cooling Equipment

TEMPERATURE DIFFERENTIALS BETWEEN 15 AND 22 DEGREES: YES ☐ NO ☒

Unit Manufacture: TRANE TRANE
Type of Systems: Split System Split System
Location: Left Side Left Side

EXPLORER HOME INSPECTION DOES NOT INSPECT FOR MOLD.

Location: Kitchen	Return 70°	Supply 50°	Δ Temperature 20°
Location: Den	Return 70°	Supply 52°	Δ Temperature 18°
Location: Mstr BR	Return 70°	Supply 52°	Δ Temperature 19°
Location: Upstairs	Return 70°	Supply 57°	Δ Temperature 13°

Comments:

THERE IS NO EVIDENCE OF SERVICE ON THE UNITS. THERE IS RUST IN BOTH ATTIC HVAC SECONDARY DRAIN PANS. THE A/C UNITS ARE NOT REACHING THE DESIRED TEMPERATURE DIFFERENTIALS OF BETWEEN 15 AND 22 DEGREES AT ALL AREAS OF THE HOUSE. THE A/C UNITS WERE MANUFACTURED IN 2012 AND USE 410-A REFRIGERANT.

I RECOMMEND A LICENSED HVAC COMPANY INSPECT AND MAKE NECESSARY REPAIRS.
I RECOMMEND THAT THE UNITS BE SERVICED ONCE A YEAR BY A LICENSED HVAC COMPANY.

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

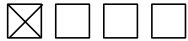
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D



C. Duct Systems, Chases, and Vents

EXPLORER HOME INSPECTION DOES NOT INSPECT THE INSIDE OF HVAC DUCTWORK.

EXPLORER HOME INSPECTION DOES NOT INSPECT FOR MOLD.

NOT ALL DUCTS CAN BE INSPECTED DUE TO INSULATION, FRAMING, DECKING, PERSONAL BELONGS AND OTHER OBJECTS THAT CAN BLOCK OUR VIEWS. NOT ALL AREAS OF AN ATTIC ARE ACCESSIBLE BY THIS INSPECTOR.

Comments:

CHECKED



D. Other

Comments:

IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: **Front yard**

Location of main water supply valve: **Unknown**

Static water pressure reading: **90 PSI (Normal Range: 40 PSI-80 PSI)**

Type of supply piping material: **Copper**

Anti-Siphon / Back Flow / Air Gap(s)

☐ Present

☒ Not Present

Comments:

THE WATER PRESSURE WAS 90 PSI AT THE TIME OF INSPECTION. THE RIGHT HOSE BIB LEAKS AT THE HANDLE WHEN IN USE. THERE IS WATER DAMAGE UNDER THE KITCHEN SINK. THE SHOWER STEM AND TUB WATER SUPPLY IN THE UPPER FRONT HALL BATH ARE LOOSE TO THE WALL. TOUCH UP CAULK SHOULD BE MAINTAINED AT ALL BACKSPLASHES TO THE COUNTERS. TOUCH UP CAULK SHOULD BE MAINTAINED AT TUB/SHOWER SURROUNDS AND HARDWARE.

I RECOMMEND A LICENSED PLUMBER INSPECT AND MAKE NECESSARY REPAIRS.

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

☐ ☐ ☐ ☒

B. Drains, Wastes, and Vents

This inspection covers the condition of all accessible and visible waste-water and vent pipes

THIS INSPECTION DOES NOT INCLUDE A CLOTHES WASHER DRAIN INSPECTION

Type of drain piping material ☒ PVC ☐ Cast Iron ☐ Tile ☐ Unknown

Comments:

BOTH SINKS IN THE MASTER BATH ARE SLOW TO DRAIN. THE RIGHT SINK IN THE UPPER FRONT HALL BATH IS SLOW TO DRAIN. THE SINK IN THE UPPER REAR HALL BATH IS SLOW TO DRAIN.

I RECOMMEND A LICENSED PLUMBER INSPECT AND MAKE NECESSARY REPAIRS.

☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Gas Gas
Capacity: 50 Gallons 50 Gallons
Unit Manufacture: Ruud Ruud
Sediment Trap Present on gas line: ☒ Yes ☐ No

MORE THAN ONE UNIT ☒ YES ☐ NO
T & P Valve ☐ Operated ☒ Not Operated because DISCHARGE LOCATION
Safety Pan and Drain Installed ☒ Yes ☐ No
Gas Shut Off Valve ☒ Present ☐ Accessible ☐ Not Present and/or Observable
Type of Observable Vent Pipe: ☒ Double Wall ☐ Single Wall ☐ Cement/Asbestos

Garage Unit(s): Physically Protected: ☒ Yes ☐ No
18 inch Floor Clearance: ☒ Yes ☐ No

UPPER AND LOWER COMBUSTIBLE AIR VENTS PRESENT IN AN ENCLOSED UNIT
(SAFETY HAZARD IF NOT PRESENT) ☒ YES ☐ NO

Comments:

THE WATER HEATERS ARE LOCATED IN THE GARAGE CLOSET. ONE WATER HEATER WAS MANUFACTURED IN 2021 AND ONE IN 2022.

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

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I=Inspected

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D=Deficient

I NI NP D

☒ ☐ ☐ ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: **Left Side**

Type of gas distribution piping material: Comments: **Black Pipe**

Comments:

CHECKED

☐ ☐ ☒ ☐

F. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐

A Dishwashers

UNIT MOUNTED TO CABINET PROPERLY
TEMPERATURE OF WATER AT UNIT - 129°

YES ☒

NO ☐

Comments:

CHECKED

☒ ☐ ☐ ☐

B. Food Waste Disposals

Comments:

CHECKED

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Vent: ☐ Recirculates ☒ Vents to Exterior ☐ Downdraft

Comments:

THE FILTERS ARE DIRTY.

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D=Deficient

I NI NP D

☐ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens –

Type of Cooktop ☐ Electric ☒ Gas
Type of Oven ☐ Electric ☐ Gas
TOP OVEN Oven Temperature when set at 350°/ °
BOTTOM OVEN Type of Oven ☒ Electric ☐ Gas
BOTTOM OVEN Oven Temperature when set at 350°/380°
Gas Shut Off Valve: ☒ Present ☐ Accessible ☐ Not Present and/or Observable

Anti-tip device installed on free standing range: Yes ☐ No ☐

Comments:

THE OVEN WAS RUNNING HOT AT THE TIME OF INSPECTION.

☒ ☐ ☐ ☐

E. Microwave Ovens

Unit Mounted Properly: YES ☒ NO ☐

Comments:

CHECKED

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Vents terminate outside the structure: ☐ Yes ☐ No ☒ Unknown

NOT ALL AREAS OF AN ATTIC ARE ACCESSIBLE BY THIS INSPECTOR.

Comments:

CHECKED

☐ ☐ ☐ ☒

G. Garage Door Operator(s)

Door Operated: Manually ☐ Automatic door controls ☒
Photoelectric sensors installed within 6 inches of the floor: YES ☒ NO ☐

Comments:

THE KICKBACK/AUTO REVERSE FEATURE ON THE GARAGE DOOR OPERATOR SHOULD BE ADJUSTED TO WORK PROPERLY.

I RECOMMEND A PROFESSIONAL OVERHEAD DOOR COMPANY INSPECT AND MAKE NECESSARY REPAIRS.

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I NI NP D

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Vents terminate outside the structure: ☒ Yes ☐ No ☐ Unknown

NOT ALL AREAS OF AN ATTIC ARE ACCESSIBLE BY THIS INSPECTOR.

Comments:

VISUAL INSPECTION ONLY.

I RECOMMEND THE DRYER VENT BE CLEANED AT MOVE IN AND ONCE A YEAR THEREAFTER.

☐ ☐ ☒ ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

☒ Rain/Moisture Sensor Present
☒ Back Flow Preventers Present
☒ Shut Off Valve(s) Present

Number of Zones 9
Control Panel located in **Garage**
Location of Shutoff Valve **Front**

Comments:

THERE ARE DAMAGED SPRINKLER HEADS IN ZONES TWO, SEVEN AND NINE.

I RECOMMEND A LICENSED IRRIGATION COMPANY INSPECT AND MAKE NECESSARY REPAIRS.

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

☐ ☐ ☒ ☐

C. Outbuildings

Comments:

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

C=Comment only

I	NI	NP	D
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☐	☐	☒	☐
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D. Private Water Wells (A coliform analysis is recommended.)

Comments:

--

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

E. Private Sewage Disposal Systems

Comments:

--

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

F. Other BUILT IN APPLIANCES

Comments:

--

☐	☐	☒	☐
--------------------------	--------------------------	-------------------------------------	--------------------------

G. Other

Comments:

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Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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D=Deficient

I	NI	NP	D
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VEGETATION SHOULD BE TRIMMED AWAY FROM THE HOUSE



DENTED GUTTERS

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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DAMAGED SPRINKLER



LEAK AT HOSE BIB WHEN IN USE

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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



WATER PRESSURE WAS ABOVE 80 PSI AT THE TIME OF THE INSPECTION



A/C DATA LABEL

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

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



A/C DATA LABEL



RUST IN A/C SECONDARY DRAIN PAN

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

NI=Not Inspected

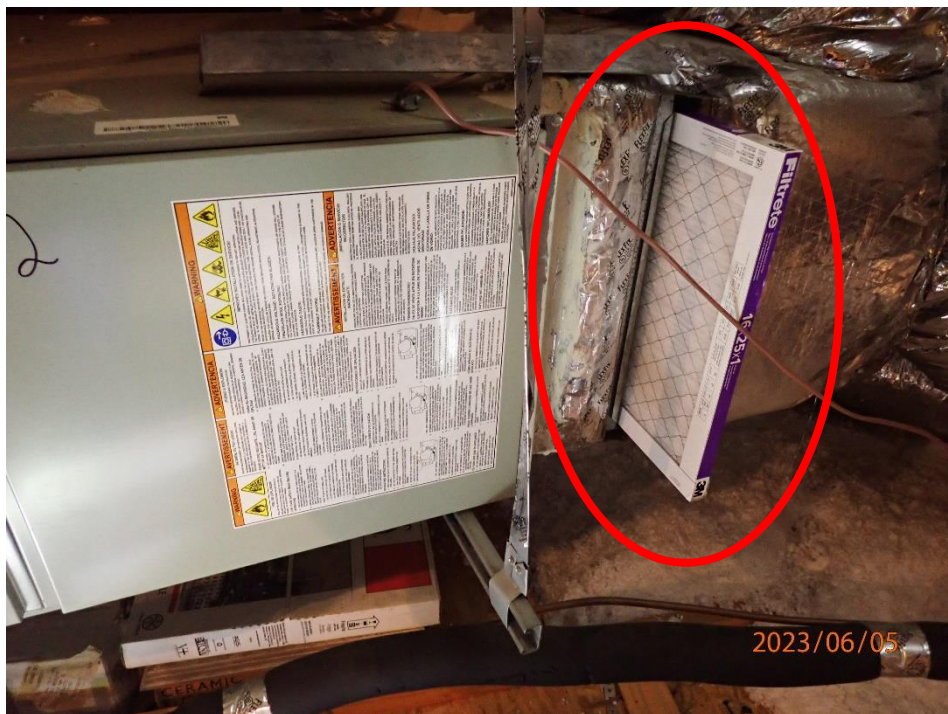
NP=Not Present

D=Deficient

I	NI	NP	D
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HVAC VENT SHOULD NOT BE TOUCHING THE ROOFING MATERIAL



HVAC FILTERS CHANGE AT THE UNITS IN THE ATTIC

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



ATTIC INSULATION



ATTIC VIEW

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



MISSING OUTLET COVER IN THE GARAGE



DAMAGED OUTLET COVER IN THE GARAGE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



DAMAGED ELECTRICAL SWITCH COVER IN THE ATTIC



SETTLEMENT CRACKS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



SETTLEMENT CRACKS IN THE GARAGE FLOOR



SETTLEMENT CRACKS IN WALLS AND CEILING

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



NAIL POPS



VERTICAL TRIM NEEDS TOUCH UP CAULK TO THE BRICK

Report Identification: 1200.JASMINE.STREET.LANTANA.GROMOLL

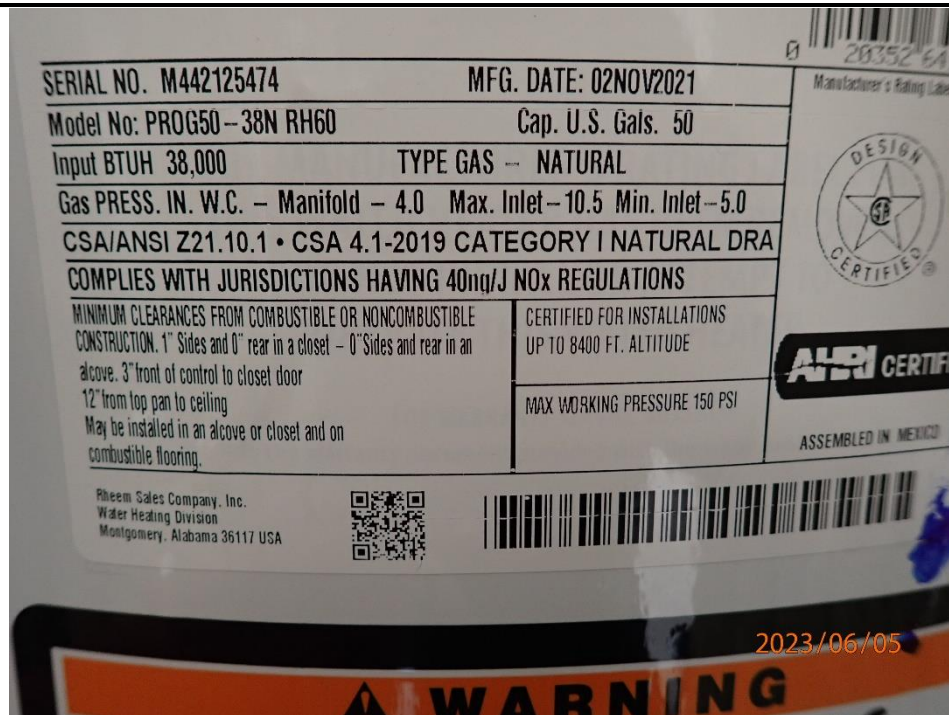
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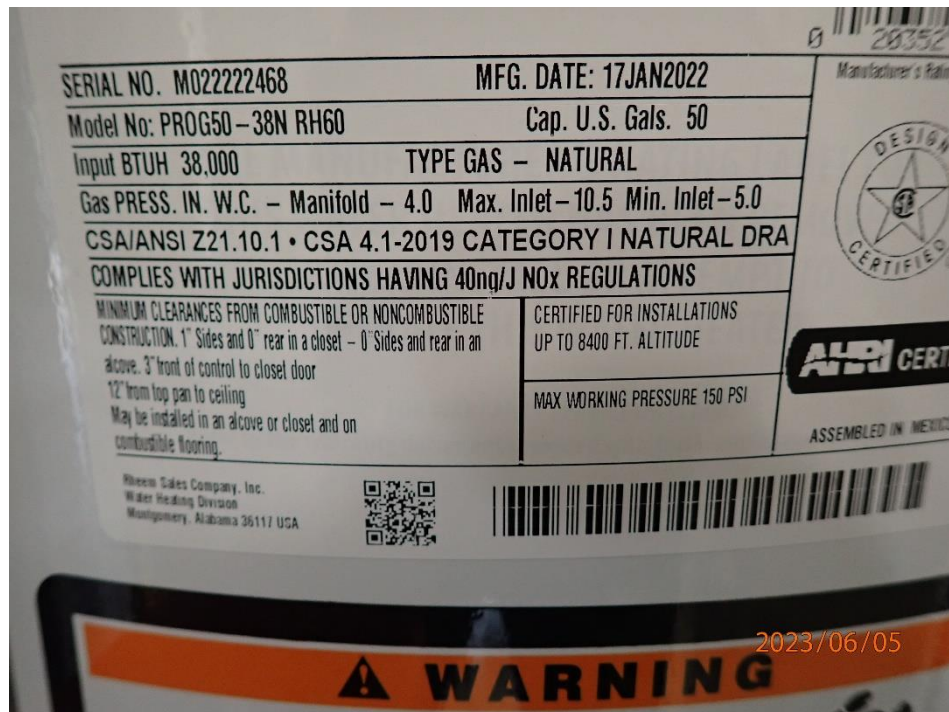
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I NI NP D



WATER HEATER DATA LABEL



WATER HEATER DATA LABEL

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PET DAMAGE ON PATIO DOOR



DAMAGED PANTRY DOOR

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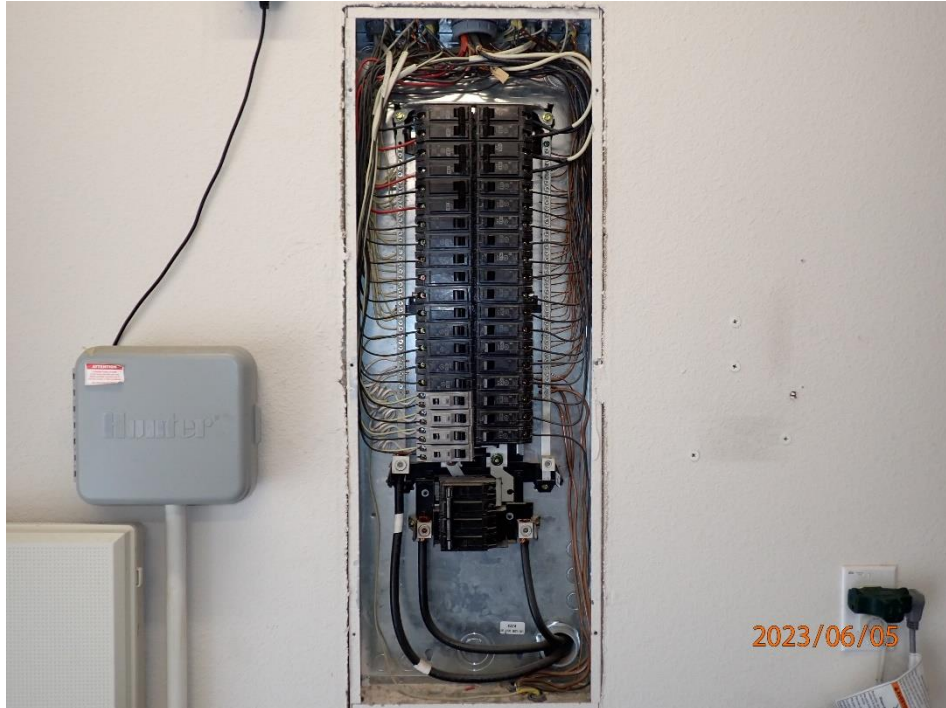
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DAMAGED OFFICE DOOR EDGE



ELECTRICAL PANEL WITH THE COVER REMOVED FOR INSPECTION



HOME INSPECTION

P.O. BOX 1818 HURST, TX 76053

David Keller TREC License # 20920
817-692-9967
dkeller216@yahoo.com

Kevin Jurica TREC License # 21605
817-454-7034
kljurica@yahoo.com

Inspection Agreement

This agreement is by and between Explorer Home Inspection (“Inspector”) and **ON FILE** (“Client”). This agreement is a legally binding document and limits the Inspector’s liability.

Client (named above) requests a limited visual inspection of the subject Property (identified above) to be conducted by Inspector, who is a licensed Professional Inspector. The Professional Inspector and Explorer Home Inspection and their agents, employees, and owners are jointly referred to herein as the “Inspector”. The purpose of the inspection is to inform the client of visually observable major deficiencies in the condition of the inspected systems and items at the time of the inspection. Client represents and warrants that client has secured all approvals necessary for Inspector’s entrance onto the subject property for the purpose of conducting the inspection. Client warrants that they will carefully read the entire inspection report (herein called report) when they receive it and will promptly call the Inspector with any questions they may have. Client and Inspector understand that they are bound by all terms of this agreement.

FEE: Client agrees to pay the Inspector a fee in the amount of \$ **ON FILE** for the performance of the inspection. This amount shall be paid in full at the time of the completion of the inspection. Should client fail to timely pay agreed upon fee, client shall be responsible for paying any and all fees associated with collection, including but not limited to attorney’s fees and costs. The parties agree that the fee agreed to herein is not contingent on the reporting of any specific, predetermined condition of the subject property. The Inspector has not and will not accept a fee or other valuable consideration in this transaction from any person other than the client. The Inspector has not and will not pay any portion of the fee received herein to any participant in this real estate transaction.

SCOPE OF INSPECTION: The inspection to be performed for client is a non-invasive visual examination of the inspected systems and items of the subject property. Major visible defects as they exist on the date of the inspection will be noted on the report, which will be prepared by the Inspector during and after the actual inspection. The report will be furnished to client within three business days after completion of the inspection. The inspection will be performed in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC) and the Inspector will use the TREC Property Inspection Report to report the findings. The TREC Standards of Practice and the Property Inspection Report define the scope of the inspection to be

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performed. Copies of the TREC Standards of Practice and Property Inspection Report will be provided upon request or client may view them at <http://www.trec.state.tx.us>. The inspection only includes those systems and items expressly and specifically identified in the report. The inspection and report thereon is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures, warranties or Seller's Disclosure Statement which may be required by law.

EXCLUSIONS: This inspection is limited to the real property and does not include personal property unless so indicated in the report. Inspector will not inspect or report on systems and items that are not included or that are specifically excluded in the TREC Standards of Practice or Property Inspection Report unless otherwise agreed to in writing signed by parties. Inspector is not required to inspect anything identified in the TREC Standards of Practice as limitations or exclusions specific to the systems and components inspected, including (but not limited to) the presence or absence of pests, termites, or other wood-destroying insects or organisms; 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. No representation is made as to how long any equipment will continue to function. Maintenance conditions may be discussed, but they are not a part of this inspection. The inspection to be performed is a visual inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. Inspector shall have no liability for conditions that are concealed from view or inaccessible to the Inspector. A system or component is not accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the Inspector, likely involved risk to persons or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. Inspector is not required to move or disturb such items in order to diminish or eliminate the obstruction.

LICENSED INSPECTOR: Inspector is licensed as a Professional Inspector by the Texas Real Estate Commission. Client understands that the Inspector is knowledgeable in a variety of areas, but does not hold himself as an expert in any field. A preliminary generalist inspection and report is an unbiased opinion, based upon the experience of the individual Inspector. Inspector is not an insurer or guarantor against defects in the systems and items inspected. If the Inspector recommends consulting specialized experts for further evaluation or repair, it is up to the Client, at the Client's expense, to proceed with further inspections or evaluations with experts as selected by Client. Client agrees to consult with an appropriate specialist on any item noted in need of repair, replacement or further evaluation prior to closing.

Inspector may not perform or agree to perform repairs or maintenance in connection with the inspection. The Inspector is not a principal, broker or salesperson in this real estate transaction.

LIMITED WARRANTY: CLIENT ACKNOWLEDGES THAT THE INSPECTOR WARRANTS ONLY THAT ITS INSPECTION WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE HEREIN, THE INSPECTION REPORT, AND THE STANDARDS OF PRACTICE OF THE TEXAS REAL ESTATE COMMISSION. THIS IS A LIMITED AND NON-TRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY INSPECTOR. INSPECTOR MAKES AND CLIENT RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND WAIVED BY CLIENT. THIS STATED EXPRESS LIMITED WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF INSPECTOR FOR DAMAGES

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ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE ON THE REPORT. CLIENT WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES.

LIMITATION OF LIABILITY: In the event the Inspector fails to fulfill the obligations under this agreement, Client's exclusive remedy at law or in equity against Inspector is limited to a maximum recovery of damages equal to the inspection fee paid herein. This limitation of liability applies to anyone, including Client, who is damaged or has to pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by Inspector in this inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that the Inspector charges for making the inspection when compared with the potential of exposure that the Inspector might otherwise incur in the absence of such limitation of liability.

CONFIDENTIALITY OF REPORT: The report is confidential and is for the sole and exclusive use of the Client. It is not to be copied or disseminated to any other party without the express written consent of the Inspector. Use of all information contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited. No third party shall have any right arising from this contract or the report and may not rely on this report. In consideration of the furnishing of the report, the Client agrees to indemnify, defend, and hold harmless Inspector for all costs, expenses, legal fees, awards, settlements, and judgments in any legal proceeding brought by any third party who claims that he/she relied on representation made in such report and was damaged thereby. Client's request that Inspector release copies of the report to any third party or client's release of copies of the report to any third party shall be at Client's risk with respect to the contents of this paragraph.

DISCLOSURE: Client requests and authorizes Inspector to disclose information and provide a copy of the report to real estate agents, sellers, lenders, attorneys and other parties intimate to this transaction. Inspector authorizes Client to provide a copy of the report to the seller, the lender and the real estate agents in this transaction.

DISPUTE RESOLUTION: Notice: Client understands and agrees that any claim for failure to accurately report the major visible defects of the subject property, as limited herein, shall be made in writing and reported to the Inspector within 10 business days of discovery. Inspector agrees to respond promptly to any legitimate complaint and to re-inspect the portion of the property relating to the claimed condition by requesting permission to do so within 15 days of Client's written notice of the claimed condition. Client further agrees that Client and its agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed condition prior to a re-inspection by the Inspector. Client understands and agrees that any failure to timely notify Inspector and allow adequate time to investigate and reinspect as stated above shall constitute a complete bar and waiver of any and all claims Client may have against Inspector related to the alleged act, omission, or claimed condition.

MEDIATION: Client agrees that if a dispute or claim arises from this agreement, the inspection, or the report, and if the dispute cannot be settled through direct discussions, the parties agree to endeavor first to settle the dispute by mediation before resorting to arbitration. If the mediation does not result in a settlement of the dispute, then any unresolved controversy shall be submitted to arbitration, as set forth below. The parties shall share equally the costs of the mediation.

ARBITRATION: Any and all disputes, not resolved by direct discussions or mediation, concerning the interpretation of this Agreement or arising from the inspection and report shall be resolved by final, binding, non-

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appealable arbitration conducted in Collin County, Texas in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the real estate industry and the TREC Standards of Practice. At the arbitration the parties may adjudicate all claims and issues, as provided for or limited herein, that could have been raised before a court of law, including but not limited to, lawful attorney's fees and costs, where provided by statute. The decision of the Arbitrator shall be final and binding. The parties shall share equally the cost of the arbitrator. Either party may demand arbitration by written notice to the other. Such demand for arbitration must be made less than one year after the date of the inspection.

STATUTE OF LIMITATIONS: The parties agree that no claim, demand, or action, whether sounding in contract or in tort, maybe brought to recover damages against the Inspector, or its officers, agents, or employees **MORE THAN ONE YEAR AFTER THE DATE OF THE INSPECTION. TIME IS EXPRESSLY OF THE ESSENCE.** Client understands that this time period may be shorter than otherwise provided by law.

ACCEPTANCE OF REPORT: If the client has not signed this agreement then acceptance of the report shall constitute agreement with all of the terms of this agreement. The report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to the issuance of the printed report.

SEVERABILITY: If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force and effect to the parties to the fullest extent possible.

CHOICE OF LAW AND VENUE: This agreement shall be construed and enforced in accordance with the laws of the state of Texas, and venues shall be in Tarrant County, Texas.

ACCEPTANCE OF THIS AGREEMENT: This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. If client is married, client represents that this obligation is a family obligation incurred in the interest of family. With regard to words used herein, the singular shall include the plural and the plural shall include the singular where appropriate. This agreement constitutes the entire integrated agreement between the parties pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties. This agreement supersedes any all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this agreement. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

I/WE HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND CONDITIONS.

Client Signature _____ **ON FILE**