

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 859 Fountain View Court, Allen, Texas 75013

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: 2 ☒ 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: 2
Water Softener		☒		☐ owned ☐ leased from
Other Leased Item(s)			☒	if yes, describe:
Underground Lawn Sprinkler	☒			☒ automatic ☐ manual areas covered: Front yard, garden beds, backyard garden beds, sides of house
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: **Composite Shingles** Age: **3** (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐yes ☒no ☐unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐yes ☒no If yes, describe (attach additional sheets if necessary):**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

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

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

(Sidewalks) Crack in the front sidewalk

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: ☐ oak wilt ☐		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Unplatted Easements		☒
Fault Lines		☒	Unrecorded Easements		☒
Hazardous or Toxic Waste		☒	Urea-formaldehyde Insulation		☒
Improper Drainage		☒	Water Damage Not Due to a Flood Event	☒	
Intermittent or Weather Springs		☒	Wetlands on Property		☒
Landfill		☒	Wood Rot		☒
Lead-Based Paint or Lead-Based Paint Hazards		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Encroachments onto the Property		☒	Previous treatment for termites or WDI		☒
Improvements encroaching on others' property		☒	Previous termite or WDI damage repaired		☒
Located in Historic District		☒	Termite or WDI damage needing repair		☒
Historic Property Designation		☒	Previous Fires		☒
Previous Foundation Repairs		☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒



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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) Previous owner replaced roof in June 2023
 (Water Damage) Previous homeowner noted water damage, not due to flood. All known damage has been repaired.

*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) Homeowners insurance through Liberty Mutual
 (Q3) Wind/Hail coverage part of homeowners policy through Liberty Mutual

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:

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.)

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).



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- ☐ ☒ 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.
- ☐ ☒ 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.



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- ☐ ☒ 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):

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

Name of association: **Star Creek Homeowner's Association, Inc.**

Manager's name: **Spectrum Association Management** Phone: **Don't know**

Fees or assessments are: \$ **\$397** per **Quarter** 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:

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- ☒ ☐ 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:

(Common Area) Two community pools, clubhouse, tennis courts, kid's playground, walking trails

(Optional Fee) Clubhouse rental

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: **3**

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):

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

Kristina Hoots Thomas

Signature of Seller

07-22-2026

Date

Steven D Thomas

Signature of Seller

07-22-2026

Date

Printed Name: Kristina Thomas

Printed Name: Steven Thomas

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: CoServ

phone #: (940) 321-7800

Sewer: City of Allen

phone #: (214) 509-4560

Water: City of Allen

phone #: (214) 509-4560

Cable: n/a

phone #: _____

Trash: City of Allen

phone #: (214) 509-4560

Natural Gas: CoServ

phone #: (940) 321-7800

Phone Company: n/a

phone #: _____

Propane: n/a

phone #: _____

Internet: Spectrum or AT&T

phone #: _____

Security System: n/a

phone #: _____

(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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INDEPENDENT INSPECTIONS

972-375-4263

office@iinspections.com

<http://www.iinspections.com/>



INDEPENDENT INSPECTION REPORT

859 Fountain View Ct
Allen, TX 75013



Inspector

Paul James

TREC #5291

972-375-4263

office@iinspections.com



Agent

Jeremy Wages

The Rhodes Team



PROPERTY INSPECTION REPORT FORM

Kristina Thomas & Steven Thomas

Name of Client

07/14/2023 8:00 am

Date of Inspection

859 Fountain View Ct, Allen, TX 75013

Address of Inspected Property

Paul James

Name of Inspector

TREC #5291

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

For Directional Purposes Of This Report, The House Faces:: North

In Attendance: Buyer, Buyer Agent

Occupancy: Occupied, Furnished

Weather Conditions: Hot, Humid

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Foundation Performance: The foundation appears to be performing as intended -

Slab-on-grade foundations are very common in the North Texas area for residential foundations. When supported by active or expansive soils, this type of foundation will frequently deflect enough to result in cosmetic damage (usually drywall, brick veneer cracking and floor tile cracking) and possibly some minor functional problems such as sticking doors. Any owner of a building founded on a slab-on-grade foundation should be prepared to accept a degree of cosmetic distress and minor functional problems due to foundation movement.

FYI - Corner Cracking:

The concrete corners have some cracking at one or more locations. This is a common condition caused by the lack of a bond break between the concrete and the masonry mortar which would allow for the thermal expansion. Repairs and monitoring are recommended.



Slab Ok:

In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. The interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness. This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

If The House Is Occupied At The Time Of The Inspection::

Not all areas may be visible due to furniture, storage, personal belongings, etc.. The inspection of any areas concealed by these conditions are considered to be restricted and are limited. *Please be aware of this when reading this report.*

Slab Limitations: High Soil, Heavy Foliage -

The following areas are representative of conditions that limited the inspection. The inspection of the slab as a whole was restricted, comments in this report pertain to areas that were visible and accessible at the time of

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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this inspection.

☐ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

LIMITATIONS - Drainage System Present:

A drainage system is present. The drainage system cannot be tested under normal inspection guidelines and is not within the scope of this inspection. It is recommended that if there are any concerns with the drainage system, that a specialist be contacted for further testing and evaluation.



LIMITATIONS - Grading General:

The inspection of the grade and drainage is limited/restricted by outside factors such as by environmental conditions. An example: If the ground is dry at the time of the inspection, determining the performance of the absorption rate of the ground during/after rain fall is not within the scope of this inspection or experience. It should be expected that some ponding will occur and can remain depending on the water table, etc..

1: Grading - High Soil

Recommendation

The soil line is too high along the foundation walls. Under current building standards there should be at least 4 inches of foundation visible below masonry veneer and 6 inches of foundation visible below wood type veneer.

I=Inspected

NI=Not Inspected

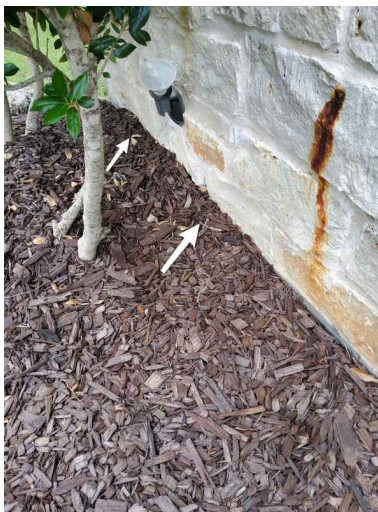
NP=Not Present

D=Deficient

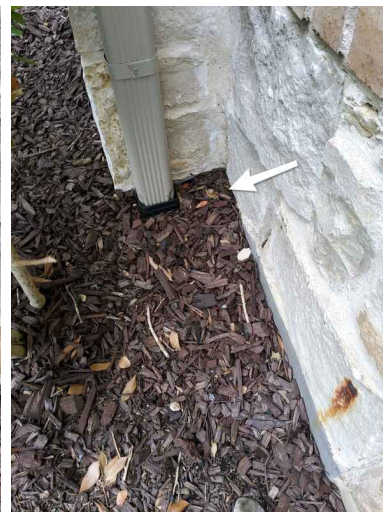
I	NI	NP	D
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North Side



North Side



North Side

2: Grading - Low Soil At Foundation

🔴Recommendation

It is recommended installing additional soil along the foundation walls (yet expose the foundation walls, ideally, six to eight inches). Inconsistent soil levels can undermine the foundation and cause damage, including settling cracks in the walls and ceilings. The addition of top soil in low areas will improve this condition. Two to four inches of clearance between the bottom of the wall and the ground should be maintained to help prevent the wall from absorbing moisture from the ground, to allow moisture to drain from the wall, to help prevent infestation by wood-destroying pests and organisms.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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West Side

3: Gutters - Discharge On Roof

🔴Recommendation

It is recommended that gutters that discharge onto the roof should be extended to discharge directly into the gutters below or to ground level. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout and/or gutter opening.



☐ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering: Composition

Viewed From: Walked on Roof

Comments:

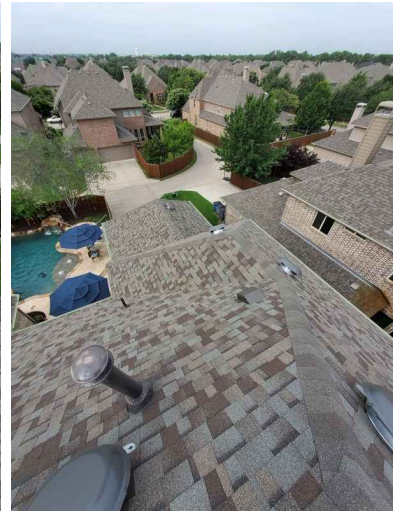
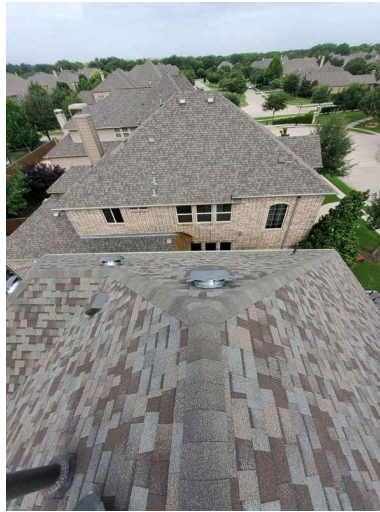
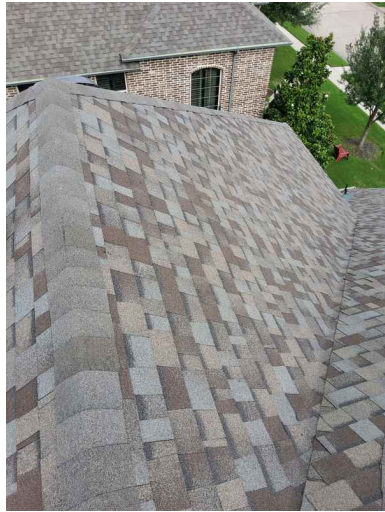
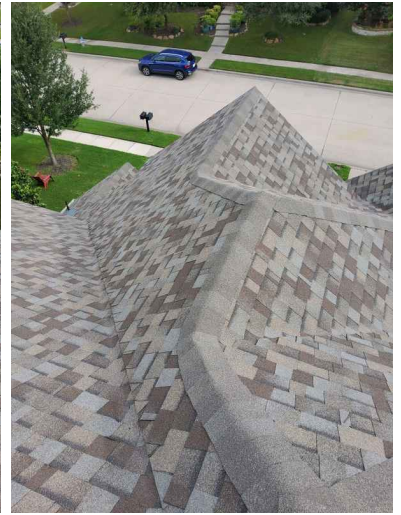
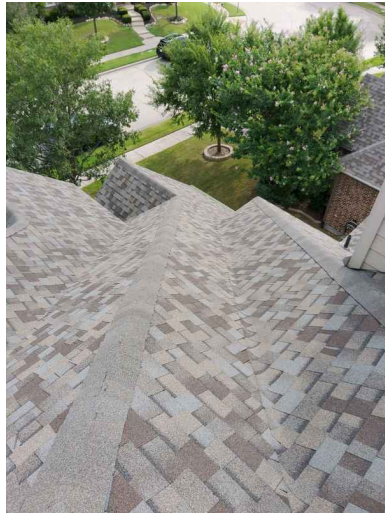
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Fasteners - Exposed

➡ Recommendation

It is recommended sealing any exposed fasteners on the roofing material. Left unsealed, these areas can possibly allow water penetration into the structure.



2: Roof Vents - Too Close To Furnace Flue

➡ Recommendation

At Least One

It is recommended the furnace exhaust flue be elevated (the concern is that exhaust could re-enter an attic space through the roof vent) and/or the roof vent be relocated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Shingles - Traffic Wear

Recommendation

Evidence of foot traffic/wear was observed on the roof cover. This appeared to be from installation of new roofing material and foot traffic damage. Consult the roofing contractor for any warranty information and necessary repairs.



☐ ☐ ☐ ☒ D. Roof Structures and Attics

Viewed From: Interior Of Attic

Approximate Average Depth Of Insulation: 13"+

Comments:

If The House Is Occupied At The Time Of The Inspection::

Not all areas may be visible due to furniture, storage, personal belongings, etc..The inspection of any areas concealed by these conditions are considered to be restricted and are limited. Please be aware of this when reading this report.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D*****LIMITATIONS - Attic - General:***

Due the design of attic spaces, the inspection of the attic spaces are generally restricted. Attic spaces are accessed where deemed safe by the inspector to access. Areas covered by insulation and/or in an inaccessible or non visible areas are considered not visible and/or accessible.

1: Attic Floor Decking - Staining (Not Wet)**➔Recommendation**

Staining to the attic floor decking was observed. It is recommended any affected areas be repaired and/or replaced as necessary. It is not known if this is an active condition, further investigation is recommended.



Below The West Unit In The Attic

☐ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Comments:***If The House Is Occupied At The Time Of The Inspection::***

Not all wall surfaces are visible due to furniture, storage, personal belongings, etc..On exterior walls where there is heavy foliage or storage, etc.. these areas are not visible and/or accessible. The inspection of any areas concealed by these conditions are considered to be restricted and are limited. Please be aware of this when reading this report.

LIMITATIONS - Storage:

Storage restricted the access and the inspection of any related components such as walls, floors, outlets, etc...

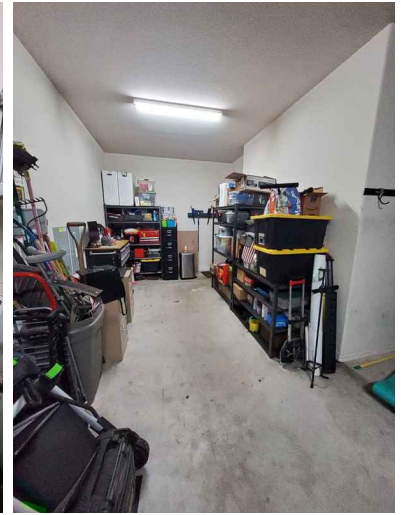
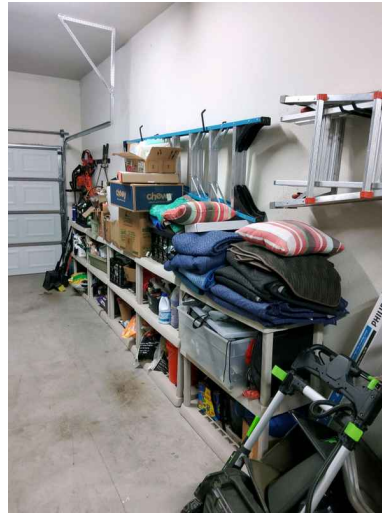
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Exterior - Foliage

➡Recommendation

The foliage growing on or around the exterior walls of the structure should be trimmed back at least 12 to 18-inches. The foliage limits the visual observation of the exterior surfaces.



2: Exterior - Lintel Rust

➡Recommendation

The lintels (metal support for the masonry over windows and doors) are showing signs of rust at one or more locations. Recommend painting to prevent rusting of the lintels with a paint that is rated for use with metal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Exterior - Sealing + Window Frames

🔴Recommendation

It is recommended sealing any openings between the exterior sides of the window frames and the exterior surfaces to prevent possible water penetration at these areas.



4: Exterior - Trim + Caulking Loose

🔴Recommendation

Loose caulking on the exterior trim was observed in one or more locations, replacement to any affected areas is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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East Side

5: Interior - Baseboard Damage

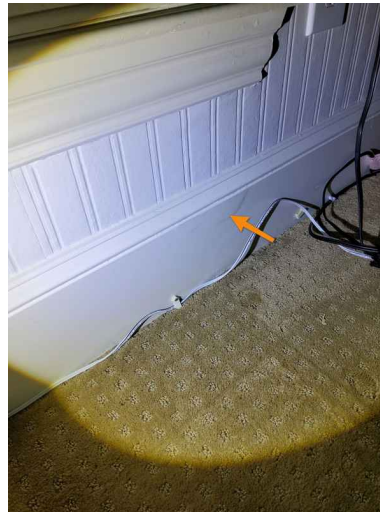
🔴Recommendation

Master Bathroom, Study

Evidence of damage to the base board was observed. It is recommended the cause be further investigated and corrected, any affected areas be repaired or replaced.



Master Bathroom



6: Interior - Wall Paper Loose

🔴Recommendation

Study

Loose wall paper was observed in one or more locations. Further evaluation to determine the cause and remedy along with making any necessary repair/replacement to any affected areas is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Study



7: Interior - Window Frames + Seal/Caulk

Recommendation

It is recommended sealing any openings between the window frames and interior walls.



Formal Dining Room

☐ ☐ ☐ ☒ F. Ceilings and Floors

Comments:

LIMITATIONS - If The House Is Occupied At The Time Of The Inspection::

Not all ceiling and floor surfaces are visible due to furniture, storage, personal belongings, etc. The inspection of any areas concealed by these conditions are considered to be restricted and are limited. Please be aware of this when reading this report.

1: Floors - Carpet Staining

Recommendation

Front Coat Closet

I=Inspected

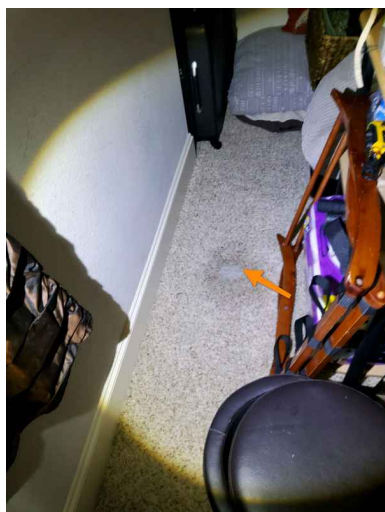
NI=Not Inspected

NP=Not Present

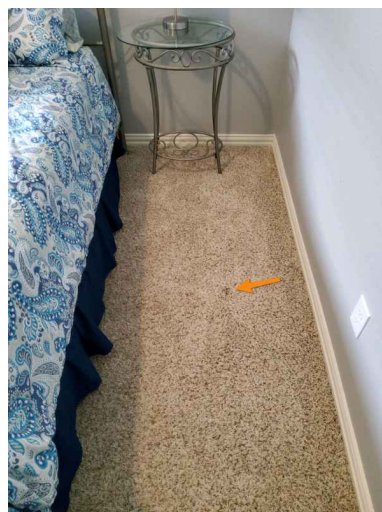
D=Deficient

I	NI	NP	D
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Staining was noted on the carpet in one or more locations. Professional cleaning may be effective and is recommended.



Front Coat Closet



Upper Level Southeast Bedroom

2: Floors - Garage Floor + Cracking

👉Recommendation

Cracking was observed at the garage flooring in one or more locations, it is recommended any affected areas be repaired/sealed and monitored.



Garage

3: Floors - Tile + Grout Missing

👉Recommendation

At One or More Locations

Missing grout was observed in the tile flooring in one or more locations. Installation/replacement is recommended at any affected areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen Leading To Garage



Kitchen



Master Bathroom

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

Comments:

If The House Is Occupied At The Time Of The Inspection::

Not all doors are accessible, opened and/or closed due to furniture, storage, personal belongings, etc...

1: Door - Rubs/Drag On Floor

👉 **Recommendation**

Formal Dining Room

The door appears to be rubbing on the floor, adjustments are recommended as necessary to correct this condition.



Formal Dining Room

2: Door Stops Missing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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🔴Recommendation

Missing door stoppers were observed. Installation is recommended where necessary to prevent door handle damage to the interior walls.



3: Handle Loose

🔴Recommendation

It is recommended that any loose door handles be secured.



Kitchen Pantry



Front Coat Closet

4: Locking Hardware Missing

🔴Recommendation

It is recommended that the missing locking hardware be installed/replaced.

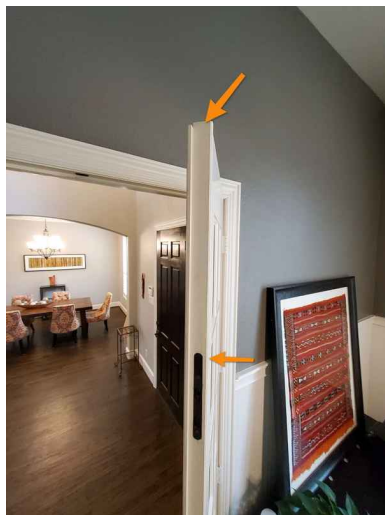
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Study

5: Weather Stripping - Damaged

👉 Recommendation

Garage Entry

It is recommended that any damaged weather stripping be replaced.



Garage Entry

☐ ☐ ☐ ☒ **H. Windows**

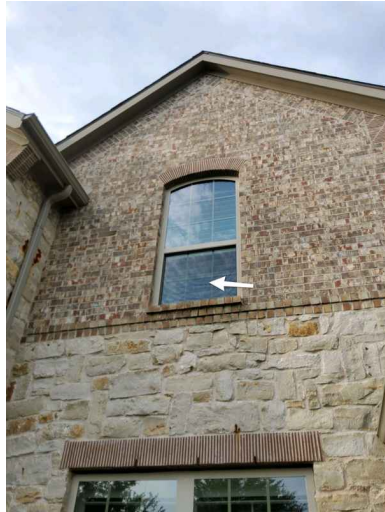
Comments:

If The House Is Occupied At The Time Of The Inspection.:

The inspection of windows for lost and/or blown window seals is restricted. Should this be a concern to our client(s) then it is recommended the windows be further evaluated by a qualified window replacement contractor to determine if any additional windows are blown/lost seals, in addition to those noted in this report. At the time of this inspection, I was unable to inspect the operation some of the windows, due to window treatments, storage and/or furniture.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****1: Screens - Damaged****☹️Recommendation**

Damaged window screens were observed at one or more windows, repair or replacement is recommended to any affected areas.



North Side

2: Seals - Lost**☹️Recommendation**

Windows appear to have lost their seals. This has resulted in condensation developing between the panes of glass. This Texas Real Estate Commission requires home inspectors to report this/these condition(s) as a deficiency. We have placed a black "X" on accessible windows in question. Some additional windows with lost or blown seals may exist but were not obvious at the time of this inspection. It is highly recommended that all windows be further evaluated by a qualified glass replacement company to determine if any additional windows with lost/blown window seals prior to closing on this property. This comment pertains to, but is not limited to, the following:

- At least 2 at the formal dining room
- At least 1 at the stairway landing
- At least 1 at the upper level West Jack and Jill bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Stairway Landing

3: Window Jamb + Water Intrusion

🔴Recommendation

Study

The interior window jamb(s) show evidence of water intrusion (where wall meets window) in one or more locations. Further evaluation to determine the cause and remedy along with making any necessary repair/replacement to any affected areas is recommended.



Study

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

Comments:

All Ok:

All components were satisfactory on the day of the inspection.

I=Inspected

NI=Not Inspected

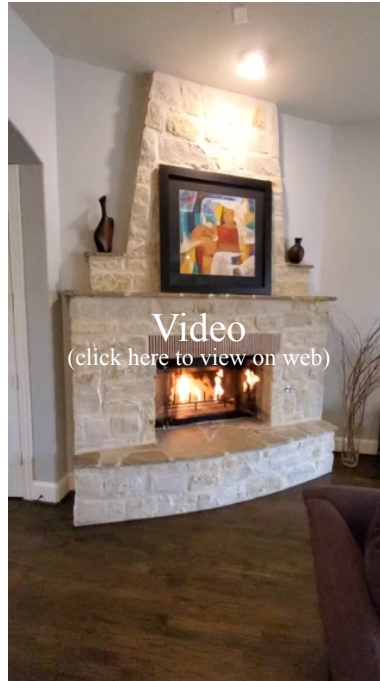
NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:



All Ok:

All components were satisfactory on the day of the inspection.

LIMITATIONS - Chimney Not Fully Visible:

A full view of the chimney flue(s) was not available at the time of this inspection (i.e. due to design, height, type, etc..).

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

Comments:

All Okay:

All components were satisfactory on the day of the inspection.

☐ ☐ ☐ ☒ **L. Other**

Comments:

1: Driveway - Seal Missing

🔴 **Recommendation**

It is recommended replacing any missing and/or damaged sections of the driveway seal (the seal between the main structure and driveway).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

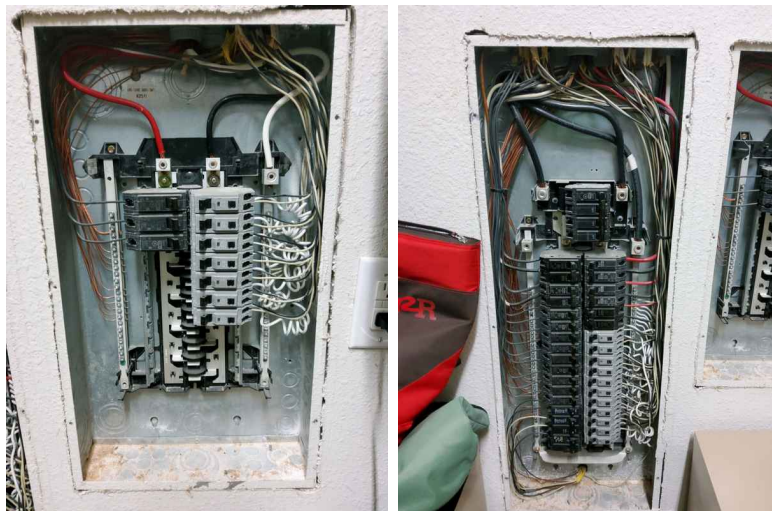
D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:



LIMITATIONS - Breakers - Labeling Accuracy:

The accuracy of the breaker labeling is not within the scope of this inspection.

1: Panel - Fasteners Missing

🔴Recommendation

One or more of the cover screws are missing at the dead front cover and should be replaced (with flat tipped screws).



Main Panel

2: Wiring - 12 AWG On 30 Amp Breaker

🔴Recommendation

At Least 2 Breakers

I=Inspected

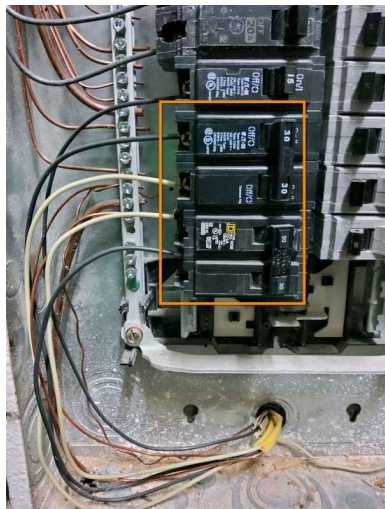
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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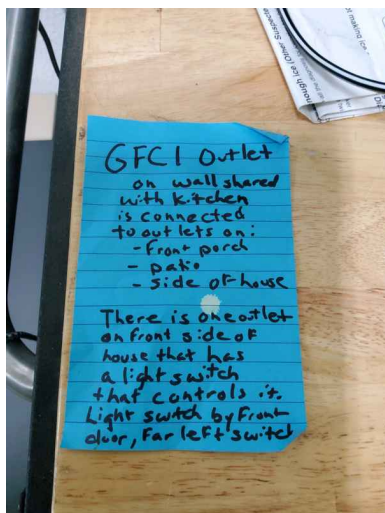
The wiring for a 30 amp breaker was observed to be wired with 12 AWG wiring. This wiring is undersized for this size of a breaker, the wiring should be replaced with a minimum wire size of 10 AWG or the breaker should be replaced with an appropriate sized breaker.



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

Type of Wiring: Copper

Comments:



FYI - Switched Outlet(s):

A switches outlet(s) was observed. This means that the power is controlled by switch, i.e. for floor lamps, etc...

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Northeast Corner



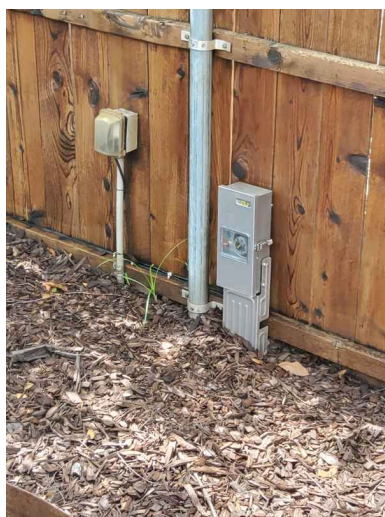
Front Entry

If The House Is Occupied At The Time Of The Inspection::

Only a sample of outlets can be tested in occupied structures due to furniture, personal storage, items and use.

LIMITATIONS - Lighting - Landscape Lighting :

The landscape lighting is not within the scope of this inspection (on timers and/or photocells), consulting with seller for demonstration is recommended.



1: Branch Circuits - AFCI Absence

🚩Recommendation

One Or More Locations

There is a lack of AFCI protection at one or more branch circuits. **We are required to inform our client of this condition as of February 1, 2022 - per the Texas Real Estate Commission.** For more information about AFCI protection [click here](#). We are required to inspect for the presence of AFCI protection at the following: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Branch Circuits - GFCI Protection

🔴Recommendation

Below The Kitchen Sink, Laundry Area Outlets

There is a lack of GFCI protection at one or more locations. **We are required to inform our client of this condition as of February 1, 2022 - per the Texas Real Estate Commission.** [For more information about GFCI protection click here.](#)

3: CO - Absent At Required Location

🔴Recommendation

There appears to be an absence of a carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the sleeping rooms, in one or more location. For safety purposes it is recommended this condition be corrected. [More about Carbon Monoxide Alarms Here.](#)

4: Ceiling Fans - Unbalanced

🔴Recommendation

Living Room, Master Bedroom

The ceiling fan wobbles and/or vibrates when operated, this is indicative the fan is not balanced. Corrections are recommended.

5: Light Fixtures - Bulb Inoperative

🔴Recommendation

At Least One Foliage Up Light

One or more light bulbs appear to be inoperative. Replacing any inoperative bulbs is usually the first step in diagnosing this condition. If the bulbs are not blown, the circuit should be investigated.



North Side

6: Light Fixtures - Inoperative

🔴Recommendation

Rear Patio Ceiling Fan

I=Inspected

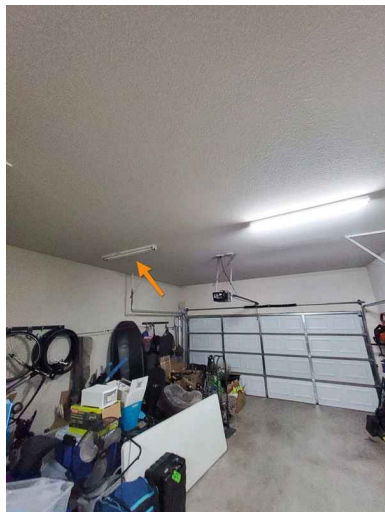
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One or more light fixtures appear to be inoperative. Replacing any inoperative bulbs is usually the first step in diagnosing this condition. If the bulbs are not blown, the circuit should be investigated.

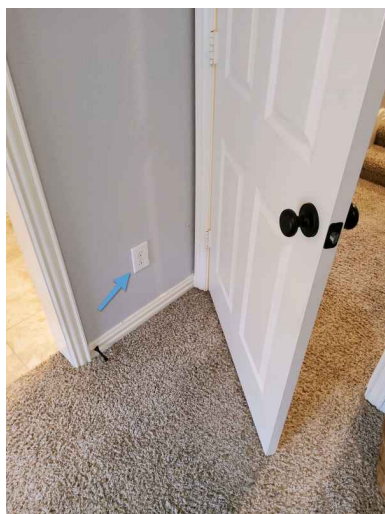


Garage

7: Outlets - Cover Plates Loose

🔴Recommendation

Loose cover plates should be secured to provide protection and prevent access to the electrical connections. This is usually a simple and inexpensive repair.



Upper Level West Jack and Jill
Bedroom

8: Outlets - Loose

🔴Recommendation

It is recommended any loose outlets be secured. Corrections are usually fairly simple.

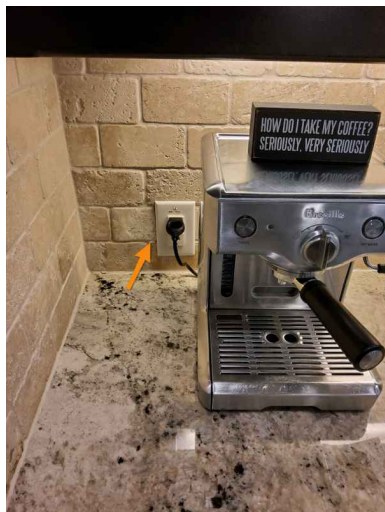
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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West Side Of The Kitchen

9: Smoke Alarms - Older Units

👉Recommendation

Older smoke alarms were observed in one or more locations, replacement is recommended. Many smoke alarm manufacturers recommend replacing smoke alarms after about 10 years. Sure, they want to sell more alarms, but there's also a valid reason for this recommendation. The sensors in these alarms degrade over time and may fail to function. If the sensor fails, the alarm is useless.

10: Switches - Cover Plate Damaged

👉Recommendation

Damaged cover plates should be replaced to provide protection and prevent access to the electrical connections. This is usually a simple and inexpensive repair.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced Air

Energy Sources: Gas

Comments:



Upper Level



Lower Level

1: Gas Furnace - Flue + Too Close To Combustibles

Recommendation

Both Furnaces

The furnace exhaust flue should be a minimum of one inch between the flue and combustible materials, this did not appear to be the case at the time of the inspection. *Corrections are recommended as this is considered a potential safety hazard.*

I	NI	NP	D
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☐ ☐ ☐ ☒ **B. Cooling Equipment**
Type of Systems: Zoned
Comments:



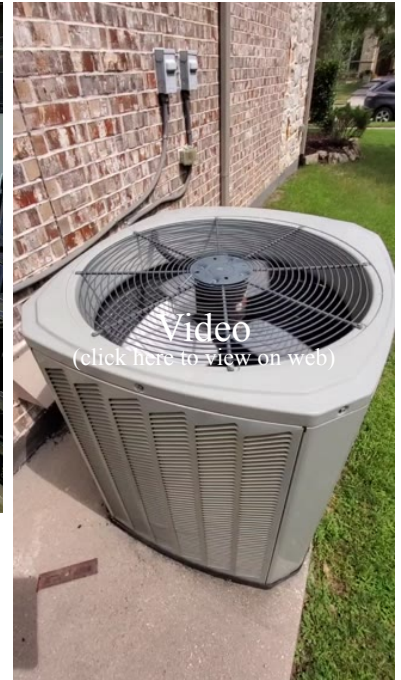
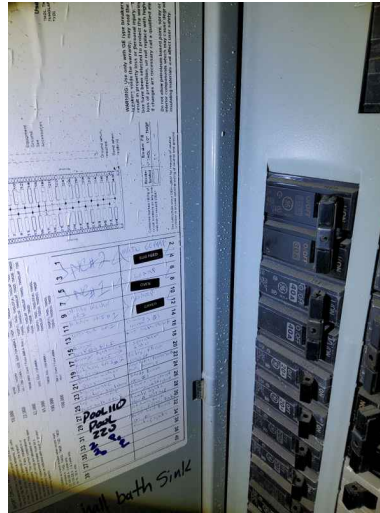
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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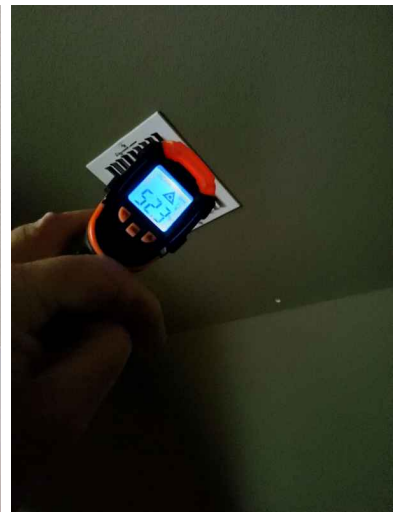
Upper Level



Upper Level



Upper Level



Upper Level

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

Upper Level



Upper Level



Upper Level



Lower Level

FYI - Older Components:

As is not uncommon for homes of this age and location, portions of the cooling systems appears older. Older systems may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Consideration should be given to budgeting for a new more efficient units.

Note: Visual Inspection:

HVAC system inspections are visual and are not the detailed testing analysis that would be performed by a qualified HVAC contractor. Gauges cannot be attached to refrigerant lines per state law unless done by a separately licensed HVAC contractor. Texas H.B. 801 under the Air-Conditioning and Heating Act specifically prohibits inspectors in real estate transactions from attaching gauges or other testing equipment to a refrigerant line. With this limitation, refrigerant levels or leakage cannot be determined under this limited visual inspection. We also do not not verify: (A) compatibility of components; (B) tonnage match of indoor coils and outside coils or condensing units.

LIMITATIONS - Coil Covers Not Removed When Taped/Sealed:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Removal of coil panels/covers are not performed when causing damage to the sealant/tape would occur if performed and/or if the support straps are secured to removable panels.

1: Condenser - Units Not Labeled

➡Recommendation

The exterior AC condensers are not labeled to indicate, i.e. #1,#2, etc... This is recommended to identify each unit for servicing and/or emergency shut off.



2: Drain Pan - Rust

➡Recommendation

Rust in the auxiliary drain pan was observed, it is recommended any affected areas be treated/repared to prevent the spread of rust and deterioration. In addition it is recommended that the cause of this be evaluated/verified and any repairs necessary to correct this condition be made.



West Unit In The Attic

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments:



All Ok:

All components were satisfactory on the day of the inspection.

If The House Is Occupied At The Time Of The Inspection::

Not all registers and/or return air grills may be visible due to furniture, personal storage, items and use.

LIMITATIONS - Limited By Design:

The inspection of the duct work is restricted. By design, a lot of ductwork can be concealed and not visible due to location and/or covered with insulation. The inspection of these concealed and non accessible areas are restricted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Side Walk



Location of Main Water Supply Valve : Not Found - Consult Homeowner

Static Water Pressure Reading: 60-70 PSI



Type of Supply Piping Material: Copper

Comments:

If The House Is Occupied At The Time Of The Inspection::

Not all surfaces, areas and components are visible due to furniture, storage, personal belongings, etc...

LIMITATIONS - Visual Inspection:

The inspection of the plumbing supply and drain lines are restricted to what is visible at the time of the inspection. In ground (buried) drain lines are not within the scope of this inspection. Should this be a concern to our client then our client should have the plumbing system further investigated/checked by a licensed plumbing company (i.e. usually a "leak detection" company).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Bathtub - Finish Damage

🔴Recommendation

Jack and Jill Bathroom

Damage to the bathtub finish was observed in one or more locations. It is recommended any affected areas be repaired.



Jack and Jill Bathtub

2: Hose Bibs - Leaks Behind Exterior Wall Under Pressure

🔴Recommendation

West Side

When the exterior hose bib was activated, and under pressure, water leakage was observed to be coming from behind the exterior wall. This is indicative that this exterior faucet is leaking/damaged. Further evaluation to determine the cause and remedy along with making any necessary repair/replacement to any affected areas is recommended.

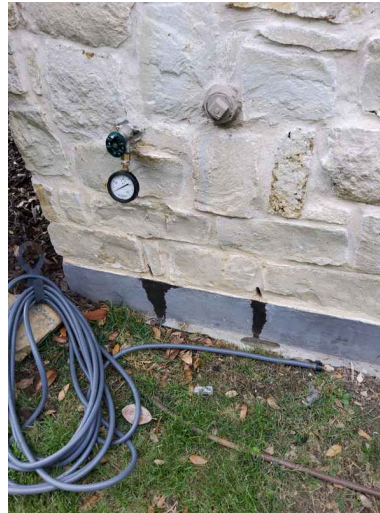
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Shower - Mineral Build Up

🔴Recommendation

Evidence of mineral build up at the shower was observed in one or more locations, this can be a factor that leads to water leakage at these areas. Further investigation to determine what repairs (if any) are necessary to correct this condition.



Master Bathroom Shower

4: Sink - Faucet Loose At Countertop

🔴Recommendation

The faucet is loose where it mounts to the countertop, repairs are recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen Sink

5: Sink - Valve Stiff To Use

Recommendation

At least one valve at the sink is stiff to use, it is recommended improvements or replacement be made. This could be caused by a buildup of sediment and hard water deposits in the faucet cartridge.



Left Master Bathroom Sink

6: Toilet - Loose At Base

Recommendation

Powder Room

It is recommended any loose toilets be secured. This is may be a simple as tightening the floor mount bolts on the side. Sometimes pulling the toilet and replacing the wax ring is necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Powder Room

7: Toilet - Runs On After Flushing

🚩Recommendation

Upper Level East Bathroom

The toilet seems to continue to fill/run on after flushing. Improvement/replacement to the tank mechanism and/or flapper is recommended.

8: Toilet - Valve Fill Not Properly Functioning

🚩Recommendation

The valve fill at the toilet does not appear to be properly functioning, replacement of valve is recommended. It may more cost effective, long term, to replace all of the interior components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

All Ok:

All components were satisfactory on the day of the inspection.

If The House Is Occupied At The Time Of The Inspection::

Not all surfaces, areas and components are visible due to furniture, storage, personal belongings, etc...

☒ ☐ ☐ ☐

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 50 Gallons x2

Comments:

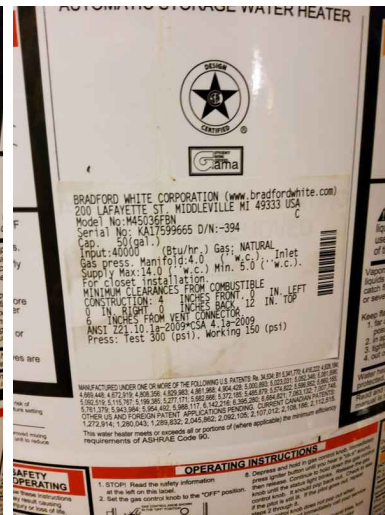
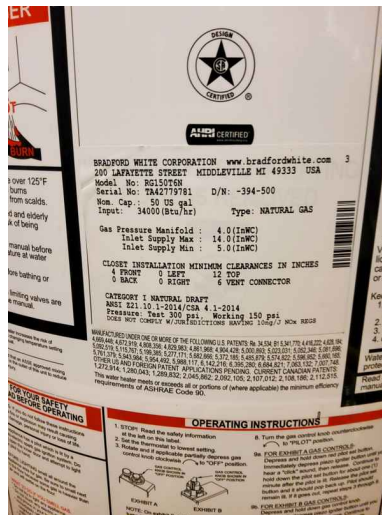
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*All Ok:*

All components were satisfactory on the day of the inspection.

LIMITATIONS - T & P Age Related:

Temperature and Pressure Relief Valves are not tested under certain conditions, such as if this valve is two or more years old and/or if it is not deemed to be safe.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances***Location of Gas Meter: Rear Ally**Type of Gas Distribution Piping Material: Black Iron**Comments:**All Ok:*

All components were found to be in satisfactory condition on the day of the inspection.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***FYI - Scope:*

The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure and report any deficiencies found at the time and date of the inspection.

Specific Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths.

Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

LIMITATIONS - Visual Inspection:

The gas lines supplying the appliances are inspected in accordance with the Texas Real Estate Commissions Standards of Practice. (see HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS, PLUMBING SYSTEM and APPLIANCES for any additional gas line comments.) If concerns exist the service provider should be consulted. Please note that buried gas lines are not within the scope of this inspection. On older homes, unless replaced, it can be expected that repairs to the gas lines may eventually need to be made. Over time, these lines deteriorate and need to be replaced by a licensed plumber. On inspections with occupied homes, it is possible some gas lines and/or components may not be accessible due to furniture and/or storage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☐ ☐ ☐ ☒ **A. Dishwashers**

Comments:



FYI - Older Unit:

The dishwasher appears to be an older unit. While replacement is not needed right away, it would be wise to budget for a new unit. In the interim, a higher level of maintenance can be expected.

Loaded Dishwashers::

If the dishwasher was loaded/full at the time of this inspection then this can restrict the inspection of this appliance.

1: Secure To Cabinetry/Countertop

🔴Recommendation

It is recommended the dishwasher be firmly secured to the counter top and/or surrounding cabinetry.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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All Ok:

All components were satisfactory on the day of the inspection.

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

Comments:



IRC NOTE:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

2015 - 505.1 - Where domestic range hoods and domestic appliances equipped with downdraft exhaust are located within dwelling units provided, such hoods and appliances shall discharge to the outdoors through sheet metal ducts constructed of galvanized steel, stainless steel, aluminum or copper. Such ducts shall have smooth inner walls, shall be air tight, shall be equipped with a back draft damper, and shall be independent of all other exhaust systems.

LIMITATIONS - Visual Connections/Termination:

The connections and termination of the exhaust vent can not always be located and/or verified (sometimes due to the attic not being accessible at that area and/or concealed joints not visible).

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

Comments:



FYI - Oven - Clean Prior To Next Use:

It is recommended that the oven be professionally cleaned prior to the next use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Oven - Interior Finish Damaged

Recommendation

Damage to the interior of the oven was observed in one or more locations. It is recommended any affected areas be professionally repaired and / or replaced.



Upper Level Oven

☐ ☐ ☐ ☒ **E. Microwave Ovens**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Rust/Deterioration

Recommendation

Rust/deterioration was observed at the microwave. Repairs may be available, if not then replacement of this unit is recommended.



Interior Top Surface

☐ ☐ ☐ ☒ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Duct - Damaged

Recommendation

Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Damage to the duct (of what would appear to be for an exhaust vent) was observed in one or more locations. Replacement is recommended.



East Side Of The Upper Level Attic

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

All Ok:

All components were satisfactory on the day of the inspection.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

All Ok:

All components were satisfactory on the day of the inspection.

LIMITATIONS - Dryer Connected:

Inspections, where the dryer is present, are restricted due to the installation of a dryer. When connecting your dryer look for debris/lint build up and remove it. Cleaning the connection and vent is recommended. There may be areas of damaged drywall, baseboard, etc.. that are visible once the washing machine and/or dryer is not place.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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LIMITATIONS - Visual Inspection:

The inspection of the dryer vents is usually restricted unless they are short horizontal runs. It is recommended maintaining a clear dryer vent by cleaning (ideally) twice a year. If you notice your clothes are not drying then this condition could be from a blocked/restricted dryer vent.

I=Inspected

NI=Not Inspected

NP=Not Present

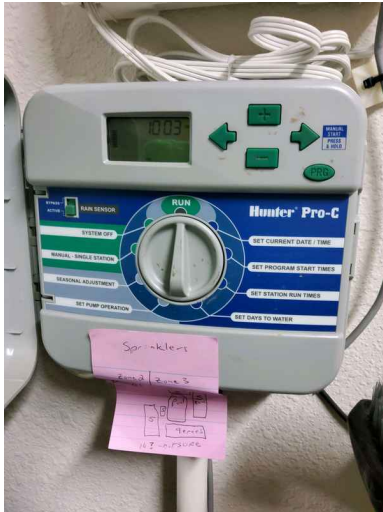
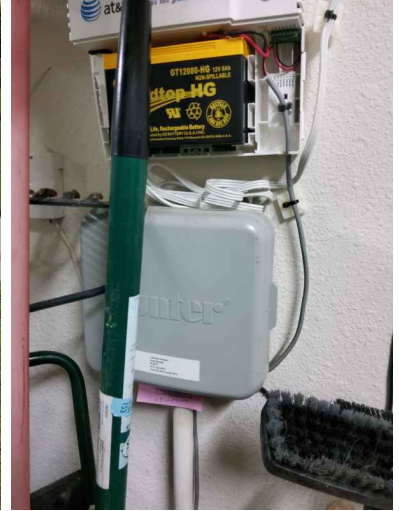
D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

☐ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

Comments:



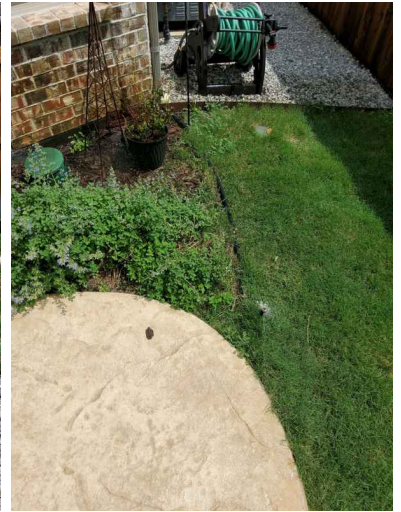
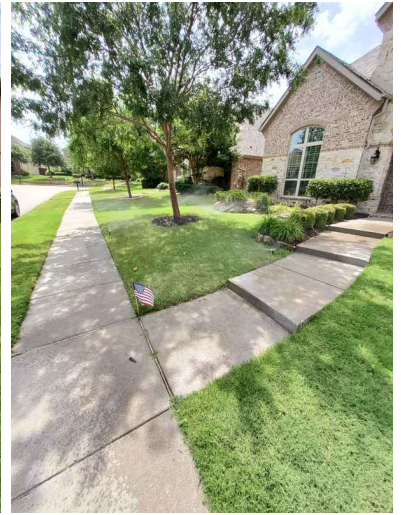
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FYI - Control Box/Panel No Longer Used (Per Seller):
Per Seller, the sprinkler controller is no longer in use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FYI - When Repairs Are Necessary:

Please note when a deficiency in the irrigation system is observed it may not be the only portion that is in need of repair. Due to the nature of this system, a lot of components are below grade and are not visible. Our recommendation is that when a deficiency in the sprinkler/irrigation system is noted then it is recommended that the system be further evaluated to determine if any other issues/deficiencies in this system are present and require repair and/or replacement.

Well - Not Connected To Irrigation System:

1: Drip Irrigation - Exposed

Recommendation

It is recommended any exposed sprinkler lines (drip irrigation) be buried to prevent them from being damaged and/or freezing.



West Side

2: Sprinkler Heads - Redirect Spray

Recommendation

Recommend regular maintenance of the sprinkler system to adjust the heads and prevent watering of the streets, fencing, sidewalks and other hardscapes, as well as prevent direct watering of the building.

☐ ☒ ☐ ☐

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

Type of Construction: N/A

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type Of Filtration: N/A

Refer To Pool Inspector's Report:

Please refer to the pool inspectors report for their findings, comments and/or recommendations.

LIMITATIONS - Not Part Of This Inspection:

The pool and related equipment/components we're not inspected and are not part of this inspection. It is recommended that this system and related components be further evaluated by a qualified poll inspector.

POOL INSPECTION REPORT



Date:	July 13, 2023
Customer Name:	Kristina & Steven Thomas
Email Address:	hoots.thomas@gmail.com
Address of Inspection:	859 Fountain View Ct Allen, TX 75013



Higher Expectations?
Hire a Veteran!

The following report is presented in three sections. The first section is an overview with the quick reference check sheets. The second section includes photographs and graphics that clearly depict deficiencies noted in the first. The third is a narrative breakdown of information captured by this report, to include recommendations and anticipated repair costs. Please review this report in its entirety and contact the inspector if there are any questions.

		Good	Fair	Poor	None	Comments
1.0	Visual Assessment of Structure					
1.1	Pool Surface Material		X			
1.2	Tile & Grouting		X			
1.3	Coping	X				
1.4	Mastic			X		Due for replacement.
1.5	Pool Level (Settling / Heaving)		X			
1.6	Underwater Suction Cover(s)	X				
2.0	Deck Equipment					
2.1	Skimmer(s)	X				
2.2	Skimmer Covers / Baskets	X				
2.3	Handrail(s) / Ladder(s)				X	
2.4	Decking Material Condition	X				
2.5	Diving Board / Water Slide				X	
2.6	Barrier (Fence, Gates, Door Alarms)			X		Gate doesn't self-close/self-latch.
3.0	Mechanical / Electrical Equipment					
3.1	Timers / Controls	X				
3.2	Pool Water Filter		X*			Leaking from main housing seal.
3.3	Pumps & Motors		X			
3.4	Pool Water Heater		X			
3.5	Visible Piping		X			
3.6	Valves & Remote Actuators	X				
3.7	Chemical Feed(s) / Salt Cell	X*				Install a check valve.
3.8	Equipment Grounds / Surface Wiring	X				
3.9	Automatic Cleaning Equipment		X			
3.10	Lights	X				
3.11	Switches, Breakers, GFCI	X				
4.0	Other Feature: Spa Air Blower		X			
5.0	Other Feature: Waterfall Feature			X		Small leak from between stones.
6.0	Other Feature:				X	

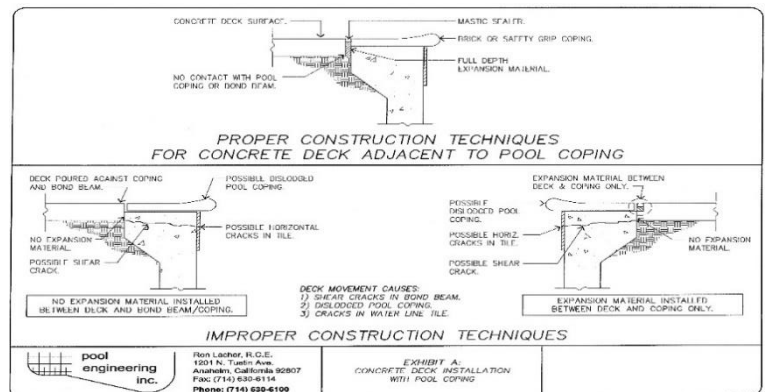
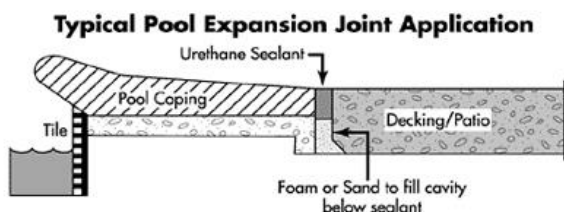
7.0	Crack Evaluation (When Necessary)	Results of Tests	Notes
7.1	Dye Test of Cracks		No visible structure cracks to evaluate.
7.2	Depth of Cracks		
7.3	Sagittal Movement		
7.4	Bleeding rust staining		
7.5	Bond Beam Fault(s)		

Statement of Understanding: The contents of this report address the material condition of the pool/spa and listed systems/sub-systems as identified specifically by the inspector at the time of the inspection. Veteran Pool Inspection is not responsible for damage to, or failure of accessories, systems, or sub-systems not specifically addressed in the inspection report or damage/failure that occurs after this inspection has been completed. Inspections and crack evaluations are not to be taken as an assurance against or prediction of future defects, leaks, or worsening of material conditions. Estimated repair costs are subject to variance based on the service provider and the material costs (chosen by the customer or the service provider). Excluded from this pool/spa inspection is any system, structure, or component of the pool/spa which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the inspector's control, or which the client has agreed is not to be inspected. Pressure testing of pool plumbing and advanced leak detection practices are not employed. The following are excluded from the scope of this pool/spa inspection unless specifically agreed otherwise between the inspector and the client.

1. Determining compliance with installation guidelines, manufacturers' specifications, building codes, all ordinances, regulations, covenants, zoning or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufactures (including product defects, recalls, or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, real estate agents or brokers.
3. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
4. Certain factors relating to any systems, structures, or components of the pool/spa, including, but not limited to adequacy, efficiency, durability or remaining useful life, exact costs to repair, replace, or operate, fair market value, or advisability of purchase.
5. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, chemical, corrosive contaminant, wildfire, geological or flood.
6. Dismantling of any system, structure or component, or perform any intrusive or destructive examination, testing or analysis unless specified and authorized for advanced testing and evaluation (crack evaluation/internal filter components inspections, light niches, or underwater suction sumps).
7. Systems or components of the pool not and or spa that are not permanently installed.
8. Systems, structures, or components not specifically identified in the written inspection report.
9. Operating systems or components that have been disconnected, shut down or in the opinion of the inspector could result in damage to the pool/spa components or system.
10. Inspecting any below grade components or underground systems or portion thereof or pressure testing of any piping unless specifically ordered and authorized (leak detection).
11. Come into contact with pool/spa water to examine the system, structure or components unless ordered and authorized (crack evaluation/leak detection).
12. Examine accessories, such as, but not limited to: remote controls, wifi systems, ozone systems, fountains, waterfalls, diving or jump boards, ladders, slides, steps or other recreational components including pool equipment enclosures (pool houses/sheds).
13. Specific pool water chemistry (pH, Chlorine, Salt, TDS, other contaminants).
14. Recommendations of service/repair companies are not provided unless specifically requested or discovered on the poolinspection.vet website by the client. Veteran Pool Inspection doesn't profit from referrals or offer financial compensation/restitution for dealings with outside/recommended vendors. When asked for recommendations, Veteran Pool Inspection recommends service providers/repair companies because those vendors have displayed reliable and competent service in the past. Should that reliable status change, Veteran Pool Inspection will cease to recommend that provider.

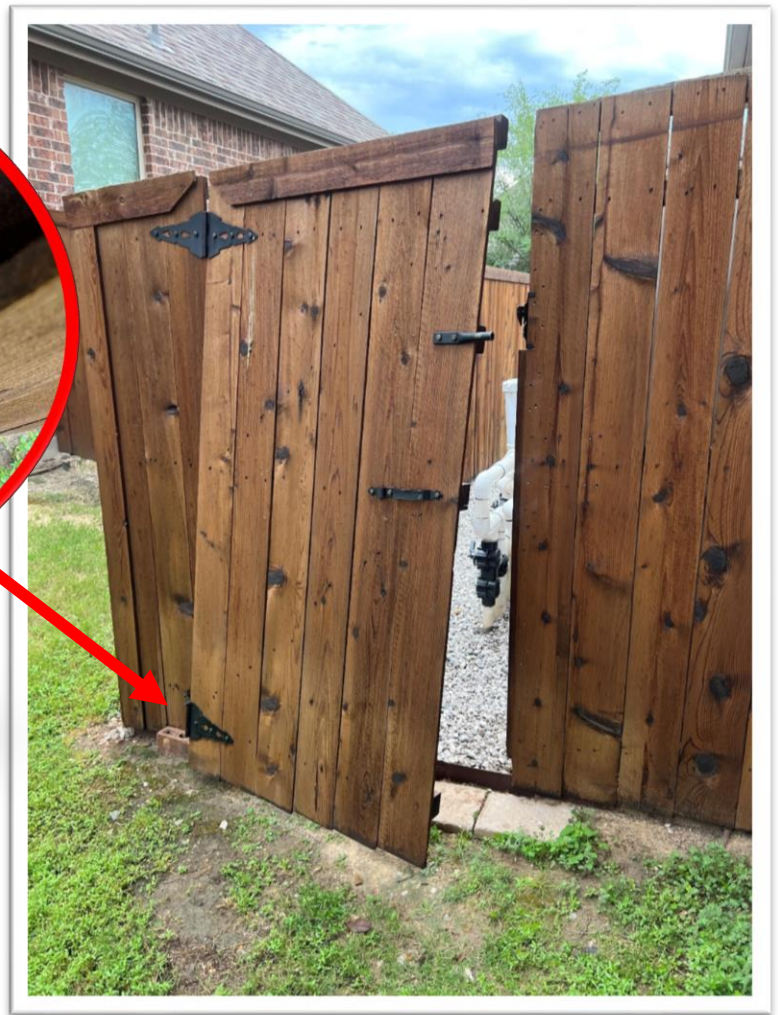
Any statement in this report that covers excluded items listed in this Statement of Understanding are to be considered "opinions" provided for the benefit/education of the client, but not to be seen as an absolute fact of condition.

1.4 Mastic/Expansion Joints: Mastic allows the pool to expand and contract with changes in the environment while maintaining a flexible waterproof seal to prevent water from slipping between the coping and deck. Without mastic, water can erode away at supporting soil and encourage structural damage to the pool. Mastic should be replaced every few years when separation exceeds 50% of the total application area. This mastic has exceeded the 50% separation mark and is due for replacement. Replacement costs typically run between \$5 and \$7 per linear foot of application. Joints that are excessively wide may cost more due to higher material consumption. Vertical joints (stairs) use a different material and are priced per joint at between \$7 and \$10 each. Expect to pay around \$300 to replace all the mastic around this pool and spa. Costs and options can vary somewhat.



2.6 Barrier (Fence, Gates, Door Alarms): All pools are required to have a secure boundary to prevent unsupervised persons (children) from accessing the pool. This requirement is as much to protect the pool owner from liability as it is to protect the public. To paraphrase the International Code Council, a fence/gates/structure must provide an uninterrupted barrier around the pool, be at least 48" in height above grade facing the pool, not be easily climbable, and have no gaps greater than 4" wide. The gates need lockable self-closing & self-latching mechanisms installed and must open away from the pool yard to meet the boundary requirement. Adequate gate hardware is inexpensive and can be acquired at most home improvement stores. Fence repairs come in a variety of options to meet the minimum requirements. Fencing companies and "handyman" businesses can provide repair or installation services at varying rates. ***(Note: The requirements and standards for door/window alarms vary by location (city/county). Contact your public safety office to determine the requirements for your particular dwelling.)***

Adjust, repair, or improve gates to self-close and self-latch when opened and released. The lower hinge will require specific attention.



3.2 Pool Water Filter: This filter is in fair condition, but the main housing seal is leaking. Have filter serviced to address the leak. Expect to pay around \$85 - \$135 on average. Costs and options vary somewhat.



3.7 Chemical Feed (in-line): This in-line chlorinator is in excellent condition. It is recommended that a check valve be installed before an in-line chlorinator to prevent high concentrations of chlorine from settling backwards into the equipment (heater/pumps) while the system is off. Expect to pay \$190 - \$250 to have a check valve in the location suggested below. Costs and options can vary.



5.0 Waterfall Feature: This waterfall feature works very well, but there appears to be some water slipping between failed mortar joints along the side of this feature. This is a very small leak presently, but erosion will often make leaks like this worse over time. While sealants have been used with varied degrees of success, the most reliable way to address leaks like this is to replace the failing mortar by partially rebuilding the feature. Expect to pay \$450 - \$1200 depending how much of the feature is rebuilt. Costs and options vary.



Remarks:

The following observations/suggestions are provided:

- Unless specifically stated, I don't perform any of the repairs mentioned in this report. This avoids conflict of interest. Underwater tasks like replacing main drain covers or removing stains/efflorescence are services I can provide and will provide just because I don't know another pool diver who can/will.
- Feel free to contact me if you ever have questions about your pool. I'm a pool geek who loves to share information!
- Children should always be supervised while playing in the pool. For more pool safety information, please visit www.PoolSafely.gov.

Thanks for trusting Veteran Pool Inspection with your family's new pool. Please take a moment to click on the links provided below to leave a review. If there are ever any questions, please don't hesitate to call!



Signed:

Doug Park



Doug Park, US Navy Diver (Retired)
NSPF Certified Pool & Spa Inspector
Owner/Operator of Veteran Pool Inspection
817-475-8890 / Doug@poolinspection.vet



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Facebook



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule 57.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

859 Fountain View Ct

Inspected Address

Allen

City

75013

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

859 Fountain View Ct

Allen

75013

Inspected Address

City

Zip Code

1A. Yellow Bird Pest Control

Name of Inspection Company

1B.

TPCL#0839257

SPCS Business License Number

1C. po box 434

Address of Inspection Company

Van Alstyne

City

TX

State

75495

Zip

972-375-4263

Telephone No.

1D. Paul James

Name of Inspector (Please Print)

1E.

Certified Applicator
Technician☒
☐

(check one)

1F.

07/14/2023

Inspection Date

2. Kristina Thomas & Steven Thomas

Name of Person Purchasing Inspection

Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐

3. N/A

Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☐ Seller ☐ Agent ☒ Buyer ☒
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Residence

List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab ☒ Pier & Beam ☐ Pier Type: _____ Basement ☐ Other ☐Siding: Wood ☐ Fiber Cement Board ☐ Brick ☒ Stone ☒ Stucco ☐ Other ☐ Siding ☒Roof: Composition ☒ Wood Shingle ☐ Metal ☐ Tile ☐ Other ☐ Roll Roofing ☐

6A. This company has treated or is treating the structure for the following wood destroying insects:

N/A

If treating for subterranean termites, the treatment was:

Partial ☐Spot ☐Bait ☐Other ☐

If treating for drywood termites or related insects, the treatment was:

Full ☐Limited ☐

6B.

Date of Treatment by Inspecting Company

Common Name of Insect

Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐No ☒

List Insects: N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:  CA #0821514

7A.

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B.

N/A

Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐
Water Heater Closet ☐
Beneath the Kitchen Sink ☒

8B. Date Posted: 07/14/2023

9A. Were any areas of the property obstructed or inaccessible?
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.Yes ☒No ☐

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic ☒	Insulated area of attic ☒	Plumbing Areas ☒	Planter box abutting structure ☐
Deck ☐	Sub Floors ☐	Slab Joints ☒	Crawl Space ☐
Soil Grade Too High ☐	Heavy Foliage ☐	Eaves ☐	Weepholes ☐

Other ☒ Specify: Wall Voids, Below Flooring Surfaces, Furniture/Storage10A. Conditions conducive to wood destroying insect infestation:
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.Yes ☒No ☐

10B. Conducive Conditions include but are not limited to:

Debris under or around structure (K) ☐	Wood to Ground Contact (G) ☐	Formboards left in place (I) ☐	Excessive Moisture (J) ☐
Heavy Foliage (N) ☒	Footings too low or soil line too high (L) ☒	Wood Rot (M) ☐	Wood Pile in Contact with Structure (Q) ☐
Insufficient ventilation (T) ☐	Planter box abutting structure (O) ☐	Wooden Fence in Contact with the Structure (R) ☐	
	Other (C) ☐	Specify:	

859 Fountain View Ct

Allen

75013

Inspected Address

11. Inspection Reveals Visible Evidence in or on the structure:

11A. Subterranean Termites

11B. Drywood Termites

11C. Formosan Termites

11D. Carpenter Ants

11E. Other Wood Destroying Insects

Specify: N/A

City

Active Infestation

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Previous Infestation

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Zip Code

Previous Treatment

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

Yes ☐ No ☒

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

N/A

11G. Visible evidence of: N/A has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection)

Yes ☐ No ☒

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows:

Yes ☒ No ☐

Specify reason: Footings Too Low Or Soil Line Too High (L), Heavy Foliage (N)

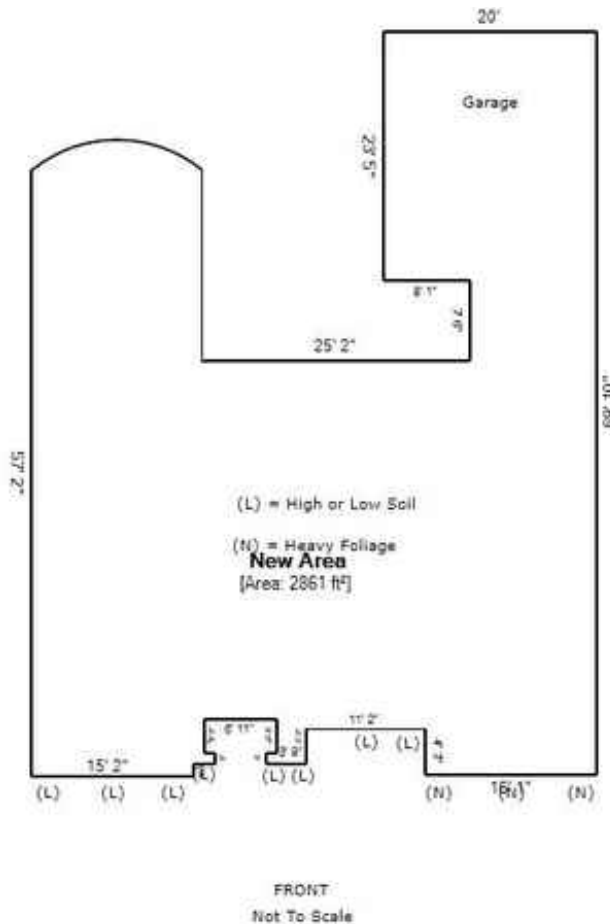
Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-

Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-

Carpenter Ants; Other(s) - Specify _____



Additional Comments Please Read the "SCOPE OF INSPECTION" section of this report on page 1.

859 Fountain View Ct

Inspected Address

Allen

City

75013

Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee

Date

☒ Customer or Designee Not present

Buyer's Initials _____