



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 4500 Spanish Oaks Club Boulevard, Austin, TX 78738

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 5
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 5
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes describe: _____
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: 2 <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: 2 number of remotes: 2
Satellite Dish & Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller: EB



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

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

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

Roof Type: _____ Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

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

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

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

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: [] [] and Seller: [] []

Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

Y N

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

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

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

For purposes of this notice:

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

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

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



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

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

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

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

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

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

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

Y N

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

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: Spanish Oaks HOA
Manager's name: Jeff Phone: _____
Fees or assessments are: \$1597 per quarter and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): for 2026 there is special assessment for HOA dues of \$500/quarter

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
04/25/2025	Property	Steve May	42

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

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

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

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

Concerning the Property at 4500 Spanish Oaks Club Boulevard, Austin, TX 78738

(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 box] [Date box]

Signature of Buyer

Date

[Signature box] [Date box]

Signature of Buyer

Date

Printed Name: _____

Printed Name _____



Canyon Creek Inspections LLC
Property Inspection Report



4500 Spanish Oaks Club Blvd, Austin, TX 78738
Inspection prepared for: Brett & Marina Burns
Real Estate Agent: Kristi Goebel -

Date of Inspection: 4/25/2025 Time: 10:00 AM
Age of Home: 2006 Size: 6000
Weather: 75 Degrees
Order ID: 7747

Inspector: Steve May
8994

22050 Hanging Oak, San Antonio, 78266

Email: steve@canyoncreekinspections.com



PROPERTY INSPECTION REPORT FORM

<u>Brett & Marina Burns</u>	<u>4/25/2025</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>4500 Spanish Oaks Club Blvd, Austin, TX 78738</u>	
<i>Address of Inspected Property</i>	
<u>Steve May</u>	<u>8994</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Table Of Contents

STRUCTURAL SYSTEMS	4-15
ELECTRICAL SYSTEMS	16-17
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	18-22
PLUMBING SYSTEMS	23-25
APPLIANCES	26-27
OPTIONAL SYSTEMS	28-34
Glossary	35-36
Report Summary	37-41

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 foundation

Comments:

- **NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The Inspectors opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted**
- All components were found to be performing and in satisfactory condition at the time of the inspection

B. Grading and Drainage

Comments:

- The trees and shrubbery should be trimmed back from the home a minimum of three-five feet for proper use. Trees located within three feet of the roof line will cause damage to the roof covering over time. Shrubby located within three feet of the home will increase the risk of water penetration and is conducive to wood destroying insect infiltration.
- A negative grade was noted in the yard at the back side of the Casita. The water runoff slopes towards the foundation, which is not recommended.



The trees and shrubbery should be trimmed back from the home a minimum of three-five feet for proper use. Trees located within three feet of the roof line will cause damage to the roof covering over time. Shrubby located within three feet of the home will increase the risk of water penetration and is conducive to wood destroying insect infiltration.



A negative grade was noted in the yard at the back side of the Casita. The water runoff slopes towards the foundation, which is not recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Trim trees off of the house

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Clay Tile Roof

Viewed From:

- Drone
- Ladder at the eve

Comments:

- All components were found to be performing and in satisfactory condition at the time of the inspection
- The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgement, the inspector cannot safely reach and/or stay on the roof without significant damage to the roof covering materials



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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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Interior of attic

Approximate Average Depth of Insulation:

- Blown-in insulation was noted at [10"-12"]

Comments:

- The attic structure was observed to be conventionally framed with rafters, purlins and collar ties
- Rodent tunnels were observed in the attic insulation and further review by a licensed pest control technician is recommended
- The front left attic access hatch should be insulated.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls noted as stucco
- Drywall walls noted on interior

Comments:

- The paint is bubbling on the trim band installed around the window to the right of the front entry
- All exterior wall penetrations should be sealed.
- The exterior facia along the right side of the Casita should be re-painted to avoid wood rot. A small amount of wood rot was noted in this location on the day of the inspection.
- The hairline cracks in the exterior stucco noted on the rear wall of the Casita should be repaired
- The tracks for the left pullout trashcan in the kitchen should be replaced.



All exterior wall penetrations should be sealed.



The paint is bubbling on the trim band installed around the window to the right of the front entry

I=Inspected

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I	NI	NP	D
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The exterior fascia along the right side of the Casita should be re-painted to avoid wood rot. A small amount of wood rot was noted in this location on the day of the inspection.



The hairline cracks in the exterior stucco noted on the rear wall of the Casita should be repaired



The tracks for the left pullout trashcan in the kitchen should be replaced.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is drywall with smooth finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- The hairline crack noted on the garage ceiling should be patched.
- The ceiling to wall junction in the rear left addition should be caulked and sealed due to small cracks present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The ceiling to wall junction in the rear left addition should be caulked and sealed due to small cracks present

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- The garage water heater door would not properly closed. The door should be adjusted.
- The missing screw caps on the garage entry door threshold should be installed.
- The missing hinge screws on the garage entry door should be installed.
- The deadbolt on the garage entry door would not line up with the strike plate.
- The laundry room entry door rubs on the door frame during operation
- One missing door hinge should be installed on the pantry door
- The sweep was missing on the bottom of the heavy glass shower door in the front left guest bathroom
- The entry door to the front left bedroom should be properly secured to the door. Missing screws were noted.
- The missing hinge screws on the master bathroom entry doors should be installed.
- The right master bathroom entry door should be adjusted so it properly latches.
- The missing pocket door hardware in the rear left bathroom should be installed.
- The missing strike plate at the entrance to the rear left exercise room should be installed
- The door knob hardware should be installed on the rear left exercise room entry door
- The loose door knob on the Casita entry door should be tightened

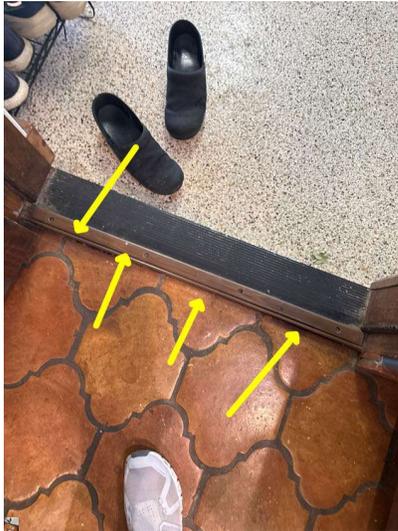
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The missing screw caps on the garage entry door threshold should be installed.



One missing door hinge should be installed on the pantry door



The sweep was missing on the bottom of the heavy glass shower door in the front left guest bathroom



The entry door knob to the front left bedroom should be properly secured to the door. Missing screws were noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The missing pocket door hardware in the rear left bathroom should be installed.



The missing strike plate at the entrance to the rear left exercise room should be installed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Window Types:

- Windows are vinyl clad
- Windows are wood clad
- Casement windows
- Fixed style windows

Comments:

- All missing window screens should be installed prior to closing
- Two of the fixed square windows in the upper portion of the living room were cracked and should be replaced.



Broken Window in living room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

- It is recommended that a handrail be installed on the steps that lead up to the Casita. Handrails are required all stairways that exceed two or more risers.



It is recommended that a handrail be installed on the steps that lead up to the Casita. Handrails are required all stairways that exceed two or more risers.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room
- Fireplace is located in the master bedroom

Types:

- Fireplace is masonry wood burning

Comments:

- The missing damper block should be installed on the fireplace damper. This is required when a Decorative log lighter set is installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Master bedroom fireplace

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- The missing base trim tile on the right patio support column should be installed.
- The missing and or loose stones at the short retaining wall located at the front entry sidewalk should be repaired



The missing base trim tile on the right patio support column should be installed.



The missing and or loose stones at the short retaining wall located at the front entry sidewalk should be repaired

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:

- Metal fencing {wrought iron} noted

Comments:

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

Panel Locations:

- Electrical panel is located on the exterior wall of the structure

Materials and Amp Rating:

- Copper wiring
- 200 amp

Comments:

- All breakers installed in the exterior electrical panels should be labeled.
- All openings in the exterior electrical panels should be sealed off
- The large opening in the meter loop panel should be sealed off.



All openings in the exterior electrical panels should be sealed off The large opening in the meter loop panel should be sealed off.

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

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- Kitchens must follow the {2ft/4ft} rule for countertop spaces. At any point along the countertop and/or backsplash; a wall mount receptacle must be located within {24"} horizontally. Countertop receptacles serve spaces for {2'} on each side of the receptacle; therefore, the maximum spacing between outlets on the same countertop is {4'} there was no outlet installed to the left and right of the kitchen sink
- The pig tailed electrical taped wire junctions noted in several locations throughout the attic area should be repaired by licensed electrician. This is a hazard.
- The missing screws on the switch plate at the entrance to the rear left exercise room should be installed.
- The missing light bulb in the attic fixture in the front left attic should be installed.
- All exterior carriage lights should be sealed where they meet the home.
- The outlet on the rear wall of the garage to the right of the central vacuum system should be ground fault protected.
- The missing switch plate on the left garage wall should be installed.
- The exterior light fixture to the right of the front entryway was not functioning
- The damaged outlet weather cover to the left of the front fountain should be repaired.
- The missing lightbulb in the attic area over the garage should be installed
- The outlet in the Haaf bathroom should be ground fault protected.
- All outlets in the rear left bathroom should be ground fault protected.
- The light over the rear left bathroom shower was not functioning
- The cracked three gang switch plate at the front door. Entryway should be replaced.
- The faulty Ground fault outlet at the Casita bathroom sink should be replaced.
- The missing outlet cover plate on the rear wall of the Casita should be installed.
- All electrical wires routed throughout the attic area should be isolated from the gas lines.



The exterior light fixture to the right of the front entryway was not functioning *The damaged outlet weather cover to the left of the front fountain should be repaired.*

I=Inspected

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I	NI	NP	D
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The missing screws on the switch plate at the entrance to the rear left exercise room should be installed.



The missing outlet cover plate on the rear wall of the Casita should be installed.



All electrical wires routed throughout the attic area should be isolated from the gas lines.

C. Other

Comments

I=Inspected

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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:

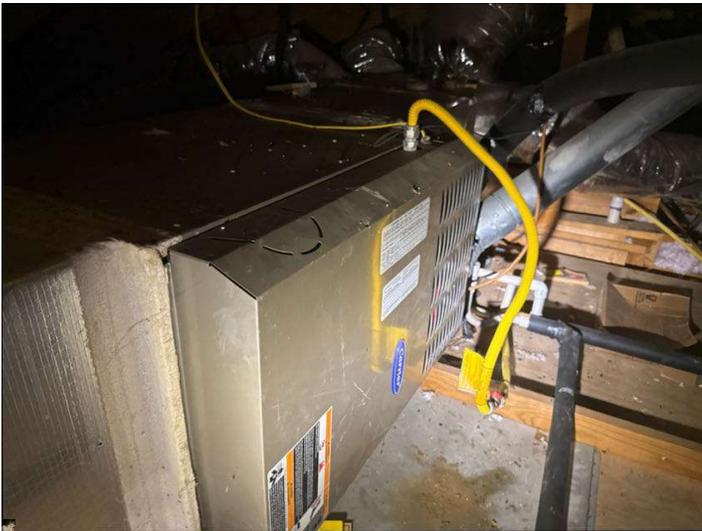
- Gas fired forced hot air
- Furnace noted in the closet/ attic

Energy Sources:

- The furnace is electrically powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection
- Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited



Furnace number one



Furnace number two

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Casita furnace



Furnace number four located over the master closet



Furnace number five

B. Cooling Equipment

Type of Systems:

- Electric forced hot air

Comments:

- The damaged insulation on the refrigerant lines should be replaced.
- The primary condensation drain line on the left side of the home should be extended past the home a minimum of 3-5 feet.
- The condensing unit marked as unit two was out of level. This should be corrected

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Condensing unit number one



Condensing unit number two



The damaged insulation on the refrigerant lines should be replaced.



The condensing unit marked as unit two was out of level. This should be corrected

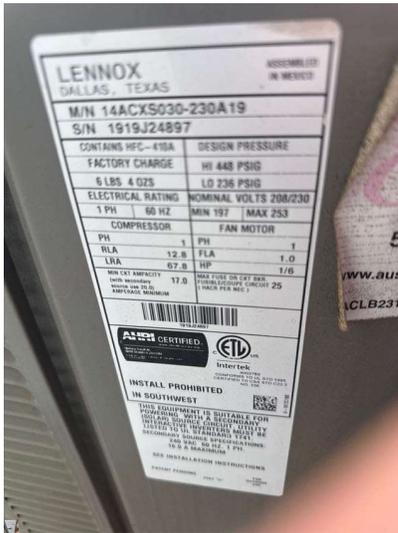
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Condensing unit number three



Condensing unit number four



The primary condensation drain line on the left side of the home should be extended past the home a minimum of 3-5 feet.



Casita condensing unit

C. Duct Systems, Chases, and Vents

Comments:

- The Missing register vent in the AV closet should be installed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The Missing register vent in the AV closet should be installed

IV. PLUMBING SYSTEMS

-
-
-
-

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Water meter & Main supply shutoff co-located in common underground utility box

Location of Main Water Supply Valve:

- Front near street

Comments:

- One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system
- The laundry sink fixture leaks at the spray nozzle
- The master bathroom toilet seat was cracked and should be replaced.
- The master bathroom toilet was loose and should be better secured to the floor.
- The hot and cold was reversed at the front right bathroom shower fixture.
- Very low water pressure was noted on the hot side of the Casita bathroom sink fixture. This should be further investigated and repaired.
- The sink drain stopped in the front left bathroom was not functioning.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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The laundry sink fixture leaks at the spray nozzle

B. Drains, Wastes, and Vents

Comments:

- PVC
- The exterior main cleanout was located at the front of the structure
- The exterior main cleanout was located at the rear of the structure



The exterior main cleanout was located at the rear of the structure

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

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water heater is an electric unit

- Water heater is located in the casita kitchen area
- Water heater is located in the garage

Capacity:

- Unit is 30 gallons
- Unit is 50 gallons

Comments:

- A thermal expansion tank should be installed on the water heater. This is required on all water heaters installed post 2007.
- The left garage. Water heater showed signs of leakage at the burner covers. Rust buildup was also noted at the bottom of the water heater tank. The buyer should budget for replacement.



The left garage. Water heater showed signs of leakage at the burner covers. Rust buildup was also noted at the bottom of the water heater tank. The buyer should budget for replacement.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems And Gas Appliances

Location of Gas Meter

- Front Left Corner

Type of gas distribution material

- Black Iron

Comments

- Natural Gas

- The main gas line at the meter should be properly grounded/bonded by a licensed electrician

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The main gas line at the meter should be properly grounded/bonded by a licensed electrician

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Materials:
Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Dishwashers

Comments:
 • The dishwasher was found to be performing and satisfactory condition at the time of the inspection
 • **The dishwasher in the Casita was not draining.**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:
 • Operational and functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:
 • The range hood was functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:
 • Oven(s): Electric

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

I	NI	NP	D
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Gas cooktop

E. Microwave Ovens

Comments:
 • Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
 • The bath fan{s} were functioning as intended at the time of inspection

G. Garage Door Operators

Door Type:
 • One {9'} upgraded insulated steel door
 • One {16'} upgraded insulated steel door
 Comments:
 • The manual lock should be removed when an automatic garage door opener is in use

H. Dryer Exhaust Systems

Comments:

I. Other

Observations:
 • The small wine refrigerator in the kitchen area was not functioning

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:

- The sprinkler system was equipped with 18 watering stations.
- Sprinkler timer number two located on the rear wall of the Casita was equipped with six watering stations
- A rain sensor should be installed on the sprinkler system to allow for proper water conservation.



Sprinkler timer



Sprinkler timer number two

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

Type of Construction:

- In-Ground
- Pebble tech

Comments:

- NOTE: This segment of the Inspection Report is based upon the current conditions of the pool and/or tub spa components at the time of the inspection. This inspection reflects deficiencies in the condition of the above ground controls and/or devices, visible pool surfaces noting cracks in the tile, coping and deck surface and all standard compliance issues for pool barriers. The pool lighting, steps, slides, diving boards are reviewed as well as drains, skimmers and valves. As per TREC guidelines; the Inspector is not required to dismantle or operate valves, determine the presence of subsurface leaks, add water into the pool and/or spa, inspect any winterized components or chlorinators and chemical dispensers aside from visual leakage and/or deterioration. It is recommended that a qualified pool service technician be consulted for a complete review of the entire system
- A diatomaceous earth {DE} type filter was noted at the pool equipment
- Current standards require all doors that allow access to the pool area be equipped with an audible alarm heard throughout the house and sound for {30} seconds continuously. The alarm device should be mounted at a height of not less than {54"} above the door threshold. A self-closing and self-latching door device may be another acceptable safety practice
- The gates which allow direct access to the back yard should be self-closing as per current pool safety standards.
- The in pool cleaning system was not functioning on the day of the inspection.
- The pool lights were not functioning on the day of the inspection
- The water feature installed on the pool has been disconnected and did not function
- The decorative tile installed around the perimeter of the pool was damaged at the rear left corner of the pool. This should be further evaluated and repaired.
- The cover was missing on the main filter pump
- The main filter pump was not properly bonded on the day of the inspection
- The damaged conduit fittings on the auxiliary pool pumps should be repaired. Exposed wiring is a shock hazard.
- A backflow prevention device was not installed in line with the pool system.
- A water leak was noted on the PVC plumbing installed for the hot tub water feature.
- Several chips tiles were noted on the wall at the backside of the hot tub
- Several damaged decorative tiles that line the perimeter of the hot tub were noted on the day of the inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Swimming pool



Hot tub



The decorative tile installed around the perimeter of the pool was damaged at the rear left corner of the pool. This should be further evaluated and repaired.



Pool equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The cover was missing on the main filter pump



The damaged conduit fittings on the auxiliary pool pumps should be repaired. Exposed wiring is a shock hazard.



A water leak was noted on the PVC plumbing installed for the hot tub water feature.



Several chips tiles were noted on the wall at the backside of the hot tub

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Several damaged decorative tiles that line the perimeter of the hot tub were noted on the day of the inspection



C. Outbuildings

Materials:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Casita

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
 Type of Storage Equipment:
 Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal Systems

Type of System:
 Location of Drain Field:
 Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Other

Comments:
 • The outdoor grill should be cleaned

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Outdoor grill

Glossary

Term	Definition
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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

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

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

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • All components were found to be performing and in satisfactory condition at the time of the inspection
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • The trees and shrubbery should be trimmed back from the home a minimum of three-five feet for proper use. Trees located within three feet of the roof line will cause damage to the roof covering over time. Shrubby located within three feet of the home will increase the risk of water penetration and is conducive to wood destroying insect infiltration. • A negative grade was noted in the yard at the back side of the Casita. The water runoff slopes towards the foundation, which is not recommended.
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Rodent tunnels were observed in the attic insulation and further review by a licensed pest control technician is recommended • The front left attic access hatch should be insulated.
Page 9 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • All exterior wall penetrations should be sealed. • The exterior fascia along the right side of the Casita should be re-painted to avoid wood rot. A small amount of wood rot was noted in this location on the day of the inspection. • The hairline cracks in the exterior stucco noted on the rear wall of the Casita should be repaired • The tracks for the left pullout trashcan in the kitchen should be replaced.
Page 10 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • The hairline crack noted on the garage ceiling should be patched. • The ceiling to wall junction in the rear left addition should be caulked and sealed due to small cracks present

Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The garage water heater door would not properly closed. The door should be adjusted. • The missing screw caps on the garage entry door threshold should be installed. • The missing hinge screws on the garage entry door should be installed. • The deadbolt on the garage entry door would not line up with the strike plate. • The laundry room entry door rubs on the door frame during operation • One missing door hinge should be installed on the pantry door • The sweep was missing on the bottom of the heavy glass shower door in the front left guest bathroom • The entry door to the front left bedroom should be properly secured to the door. Missing screws were noted. • The missing hinge screws on the master bathroom entry doors should be installed. • The right master bathroom entry door should be adjusted so it properly latches. • The missing pocket door hardware in the rear left bathroom should be installed. • The missing strike plate at the entrance to the rear left exercise room should be installed • The door knob hardware should be installed on the rear left exercise room entry door • The loose door knob on the Casita entry door should be tightened
Page 13 Item: H	Windows	<ul style="list-style-type: none"> • All missing window screens should be installed prior to closing • Two of the fixed square windows in the upper portion of the living room were cracked and should be replaced.
Page 14 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • It is recommended that a handrail be installed on the steps that lead up to the Casita. Handrails are required all stairways that exceed two or more risers.
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • The missing damper block should be installed on the fireplace damper. This is required when a Decorative log lighter set is installed.
Page 15 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • The missing base trim tile on the right patio support column should be installed. • The missing and or loose stones at the short retaining wall located at the front entry sidewalk should be repaired
ELECTRICAL SYSTEMS		
Page 16 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • All breakers installed in the exterior electrical panels should be labeled. • All openings in the exterior electrical panels should be sealed off • The large opening in the meter loop panel should be sealed off.

Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • All exterior carriage lights should be sealed where they meet the home. • The outlet on the rear wall of the garage to the right of the central vacuum system should be ground fault protected. • The missing switch plate on the left garage wall should be installed. • The exterior light fixture to the right of the front entryway was not functioning • The damaged outlet weather cover to the left of the front fountain should be repaired. • The missing lightbulb in the attic area over the garage should be installed • The outlet in the Haaf bathroom should be ground fault protected. • All outlets in the rear left bathroom should be ground fault protected. • The light over the rear left bathroom shower was not functioning • The cracked three gang switch plate at the front door. Entryway should be replaced. • The faulty Ground fault outlet at the Casita bathroom sink should be replaced. • The missing outlet cover plate on the rear wall of the Casita should be installed. • All electrical wires routed throughout the attic area should be isolated from the gas lines.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 20 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The damaged insulation on the refrigerant lines should be replaced. • The primary condensation drain line on the left side of the home should be extended past the home a minimum of 3-5 feet. • The condensing unit marked as unit two was out of level. This should be corrected
Page 22 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • The Missing register vent in the AV closet should be installed

PLUMBING SYSTEMS

Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • One or more of the exterior water hose bibs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system • The laundry sink fixture leaks at the spray nozzle • The master bathroom toilet seat was cracked and should be replaced. • The master bathroom toilet was loose and should be better secured to the floor. • The hot and cold was reversed at the front right bathroom shower fixture. • Very low water pressure was noted on the hot side of the Casita bathroom sink fixture. This should be further investigated and repaired. • The sink drain stopped in the front left bathroom was not functioning.
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Page 25 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • A thermal <u>expansion tank</u> should be installed on the water heater. This is required on all water heaters installed post 2007. • The left garage. Water heater showed signs of leakage at the burner covers. Rust buildup was also noted at the bottom of the water heater tank. The buyer should budget for replacement.
Page 25 Item: E	Gas Distribution Systems And Gas Appliances	<ul style="list-style-type: none"> • The main gas line at the meter should be properly grounded/bonded by a licensed electrician

APPLIANCES

Page 26 Item: A	Dishwashers	<ul style="list-style-type: none"> • The dishwasher in the Casita was not draining.
Page 27 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The manual lock should be removed when an automatic garage door opener is in use
Page 27 Item: I	Other	<ul style="list-style-type: none"> • The small wine refrigerator in the kitchen area was not functioning

OPTIONAL SYSTEMS

Page 28 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • A rain sensor should be installed on the sprinkler system to allow for proper water conservation.
Page 29 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> • Current standards require all doors that allow access to the pool area be equipped with an audible alarm heard throughout the house and sound for {30} seconds continuously. The alarm device should be mounted at a height of not less than {54"} above the door threshold. A self-closing and self-latching door device may be another acceptable safety practice • The gates which allow direct access to the back yard should be self-closing as per current pool safety standards. • The in pool cleaning system was not functioning on the day of the inspection. • The pool lights were not functioning on the day of the inspection • The water feature installed on the pool has been disconnected and did not function • The decorative tile installed around the perimeter of the pool was damaged at the rear left corner of the pool. This should be further evaluated and repaired. • The cover was missing on the main filter pump • The main filter pump was not properly bonded on the day of the inspection • The damaged conduit fittings on the auxiliary pool pumps should be repaired. Exposed wiring is a shock hazard. • A backflow prevention device was not installed in line with the pool system. • A water leak was noted on the <u>PVC</u> plumbing installed for the hot tub water feature. • Several chips tiles were noted on the wall at the backside of the hot tub • Several damaged decorative tiles that line the perimeter of the hot tub were noted on the day of the inspection



A water leak was noted on the PVC plumbing installed for the hot tub water feature.