

## 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 \_\_\_\_\_

2055 CR 178  
Purmela, TX 76566

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 X 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"/>		
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>		
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property	<input checked="" type="checkbox"/>		
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill	<input checked="" type="checkbox"/>		
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>THREE ONE NEW IN 2021</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>THREE</u>
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>FIREPLACE; STOVE</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: _____ electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="checkbox"/>		attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>TWO</u> number of remotes: <u>UNKNOWN</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: _____
Security System	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: <u>INOPERATIVE</u>
Solar Panels		<input checked="" type="checkbox"/>		owned <input type="checkbox"/> leased from: _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>TWO GAS</u>
Water Softener		<input checked="" type="checkbox"/>		owned <input type="checkbox"/> leased from: _____ <u>ONE ELEC</u>
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: <u>NEW IN 2021</u>

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Initialed by: Buyer: \_\_\_\_\_ and Seller: GRA

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Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered: <u>INOPERATIVE</u>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: \_\_\_ city \_\_\_ well ☒ MUD \_\_\_ co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_\_ yes ☒ no \_\_\_ unknown

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

Roof Type: METAL Age: 12 YEARS (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):

GARAGE DOOR NEEDS ALIGNING; PATIO NEEDS REPAINTING

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

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

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

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

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

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

TERMINIX CONTRACT

\*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):

Patio needs repainting, some cracks in base of outdoor columns, some upstairs windows need alignment, garage door needs adjustment, leak of unknown origin on east wall of garage (small), cracks in hallway ceiling. Many of the issues in the inspection report were repaired or replaced. Seller recommends another inspection. Previous inspector missed faulty 70 kw generator. House now has new (2022) 80 kw generator.

**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.

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: JKH, \_\_\_\_\_

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

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

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

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

Y N

☐ ☒

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

☐ ☒

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

Name of association: \_\_\_\_\_

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ 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): \_\_\_\_\_



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**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
4/22/2020	Unknown	Wes Retherford	48

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

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

☒ Homestead ☒ Senior Citizen ☐ Disabled  
☒ Wildlife Management ☐ Agricultural ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_ ☐ Unknown

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

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

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

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

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

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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Initialed by: Buyer: \_\_\_\_\_ and Seller: GRH

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Concerning the Property at \_\_\_\_\_

**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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us). 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: HAMILTON COUNTY ELECTRIC COOP  
Sewer: \_\_\_\_\_  
Water: MULTI COUNTY WATER SUPPLY  
Cable: \_\_\_\_\_  
Trash: \_\_\_\_\_  
Natural Gas: \_\_\_\_\_  
Phone Company: \_\_\_\_\_  
Propane: BERT SCHRANK LP GAS CO  
Internet: \_\_\_\_\_

phone #: 254-386-3123  
phone #: \_\_\_\_\_  
phone #: 254-865-2269  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: 254-386-8144  
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: _____	

(TXR-1406) 07-08-22

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: GRH, \_\_\_\_\_

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# INSPECTEXAS

*"When knowing is more important than wondering"*



2055 County Road 178 West  
Purmela, TX 76566

TREC Inspector #7436  
TCEQ Septic Systems 32203  
TDA Termite Inspector #644166  
TDSHS Mold Consultant MAC1274  
HAAG Certified Residential Roof Inspector  
ITC Certified Thermographer - Level II  
NSPF Swimming Pool Inspector  
NESHAP Asbestos Inspector  
EPA Lead Paint Testing  
FHA Inspector C948  
TDI Inspector



**InspeCTexas**

PO Box 26  
Purmela, TX 76566

Phone 254-721-7522

TREC 7436

**INVOICE****SOLD TO:**

John Hopkins

TX

**INVOICE NUMBER** 20200422-01

**INVOICE DATE** 04/22/2020

**LOCATION** 2055 County Road 178  
West

**REALTOR** Mike Bacon

DESCRIPTION	PRICE	AMOUNT
Passive Septic Inspection	\$25.00	\$25.00
Home Inspection	\$700.00	\$700.00
Termite Inspection	\$125.00	\$125.00
Water Well Pump Inspection	\$50.00	\$50.00
4/22/2020	(\$900.00)	(\$900.00)
SUBTOTAL		\$900.00
TAX		\$0.00
TOTAL		\$900.00
BALANCE DUE		\$0.00

**THANK YOU FOR YOUR BUSINESS!**

Please refer InspeCTexas to your family and friends

"When knowing is more important than wondering"



## PROPERTY INSPECTION REPORT

Prepared For: John Hopkins  
(Name of Client)

Concerning: 2055 County Road 178 West, Purmela, TX 76566  
(Address or Other Identification of Inspected Property)

By: Wesley Retherford, Lic #7436 04/22/2020  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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## General Information About The Report

The Texas Real Estate Commission requires some new building-code related issues to be marked as "deficient" in the home inspection report, regardless of the year the home was built. You are not required to upgrade any of these "deficiencies" in order to meet the new building code except under certain circumstances involving extensive remodeling, usually requiring a building permit. Check with your local building official for the exemptions.

**Deficiency comments with the initials "BC" (for 'Building Code') means the state of Texas requires us to report the item as a deficiency, however, you are not required to upgrade the item to meet the code.**

Some building code issues are directly related to the safety and well being of persons in or around the home. For example, smoke detectors should always be installed regardless of the age of the home. Safety related building code issues *should* be upgraded to meet newer building codes, but it is not required.

This report does not use directional terms like north, south, east or west when pinpointing areas or issues. This report uses directional terms such as front, back, left or right with reference to a person standing and facing the front of the home or the entry door to a specific room.

Energy savings tips are not a required component of the home inspection report, however, if they are included they will be in green font.

Safety hazards will be described using red font.

*Issues immediately dangerous to life or health will be indicated with bold underlined red italicized font.*

If any item is deemed to be "deficient" according to the Texas Standards of Practice, it will be listed under the "Deficiency Notes" heading. Other issues which are not deficiencies may be included for your information under the "Other Notes" heading.

Temperature: 74 Degrees

Humidity: 90%

Weather: Misting

Present at inspection: Buyer; buyer and seller's agents



The available inspection services requested for this inspection by the client are as follows:

Yes No

- |                                     |                                     |                                   |
|-------------------------------------|-------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Home Inspection                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Wood Destroying Insect Inspection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Septic Tank Inspection            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Water Well Inspection             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sprinkler System Inspection       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Swimming Pool Inspection          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Spa/Hot Tub Inspection            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Foundation Level Analysis         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Thermal Imaging Inspection        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Mold Assessment                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Air Quality Testing               |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Water Quality Testing             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Lead Paint Testing                |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Asbestos Testing                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Sewer Line Video Inspection       |



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

### A. Foundations

Type of Foundation(s): Slab

Comments:

**Deficiency Notes:**

None.

**Other Notes:**

The concrete foundation was inspected and no structural problems were noted.

☒ ☐ ☐ ☒

### B. Grading and Drainage

Comments:

**Deficiency Notes:**

*Note: Comments followed by the initials "BC" indicate an item that is not in compliance with the 2018 International Residential Code. Municipalities typically use older editions of the building code and therefore items reported as "Deficient" in this report may actually be in compliance with the existing code being enforced locally. As a general rule you are not required to upgrade any items noted as Deficient in this report to meet the building code.*

The returns do not discharge at least five feet from the foundation. "BC"

*R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet from foundation walls.*



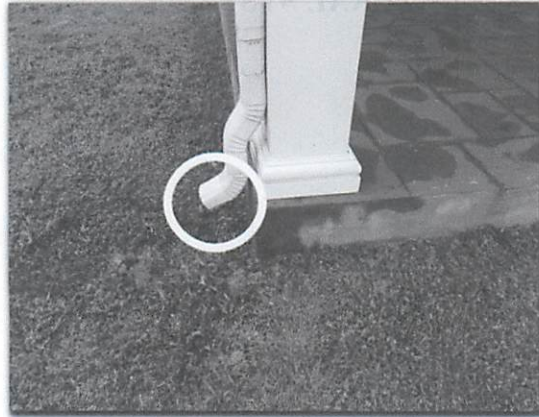
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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***Other Notes:***

The grading was inspected and appears to allow sufficient drainage of typical water runoff.

☒ ☐ ☐ ☐

**C. Roof Covering Materials**

*Types of Roof Covering:* Galvanized Steel

*Viewed From:* Ground level

*Comments:*

***Deficiency Notes:***

None.

***Other Notes:***

The roof covering system was inspected with no problems noted.

☒ ☐ ☐ ☐

**D. Roof Structures and Attics**

*Viewed From:* Entered attic

*Approximate Average Depth of Insulation:* N/A Spray Foam

*Comments:*

***Deficiency Notes:***



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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None.

***Other Notes:***

The attic and roof structures were inspected with no problems noted.

☒ ☐ ☐ ☒

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

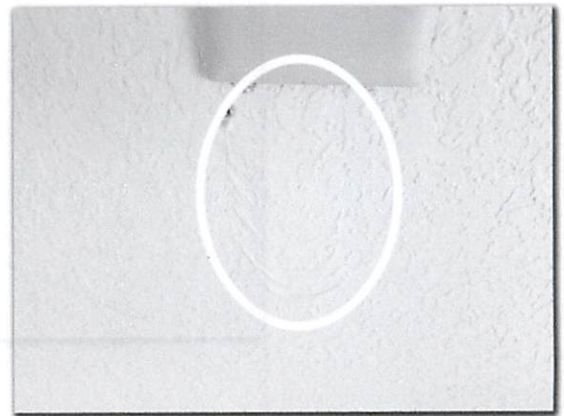
*Comments:*

***Deficiency Notes:***

There is moisture damage on the wall between the garage and screened porch. The source of the moisture was not determined.



There is minor moisture damage under a receptacle in the garage beneath the fishing pole rack. The source of the moisture was not determined.





I=Inspected

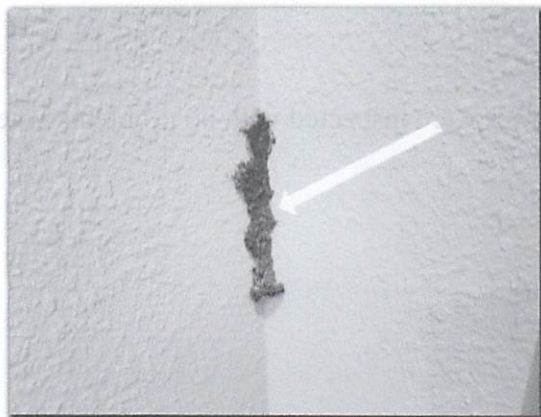
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is an active infestation of termites in the corner at the end of the hall by the entry door to the master bedroom.



***Other Notes:***

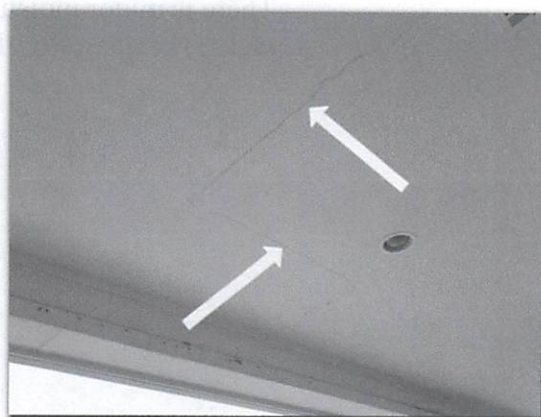
None.

☒ ☐ ☐ ☒

**F. Ceilings and Floors**  
***Comments:***

***Deficiency Notes:***

There is some cracking and drywall tape separation on the upper deck walkway ceiling. These pictures are typical.



***Other Notes:***



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

None.

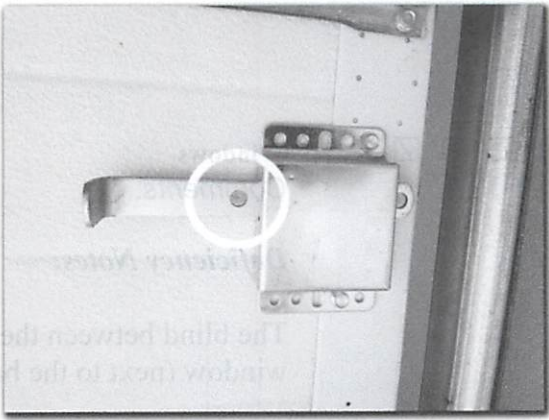
☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)  
Comments:

Deficiency Notes:

The attic door should be locked to prevent unauthorized access which could lead to property damage and/or personal injury.



When an automatic garage door opener is present, the mechanical lock should be disabled to prevent potential motor damage and/or an electrical fire hazard. An example of a disabled lock is shown in the picture on the left.



There is moisture damage on both of the doors to the screened porch. The arrow indicates the general location and the the circle shows a close up of the damage.



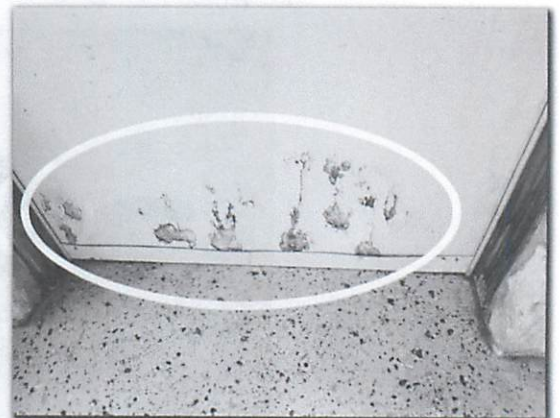
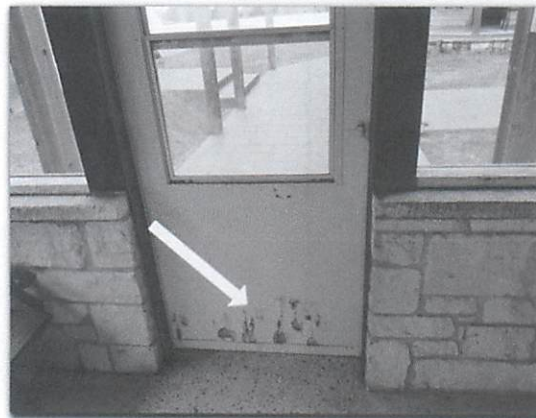
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Other Notes:**

None.

☒ ☐ ☐ ☒

**H. Windows**

Comments:

**Deficiency Notes:**

The blind between the panes of glass is not working properly in the dining room area window (next to the back exterior door).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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One of the screens next to the exterior kitchen/dining room right side door is slightly damaged.



**Other Notes:**

The south window on the east wall in the upstairs pool table room was unlocked when I arrived onsite. I locked it prior to leaving.

☒ ☐ ☐ ☒

**I. Stairways (Interior and Exterior)**

*Comments:*

**Deficiency Notes:**

<p><i>Note: Comments followed by the initials "BC" indicate an item that is not in compliance with the 2018 International Residential Code. Municipalities typically use</i></p>
--



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

*older editions of the building code and therefore items reported as “Deficient” in this report may actually be in compliance with the existing code being enforced locally. As a general rule you are not required to upgrade any items noted as Deficient in this report to meet the building code.*

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. There is no landing at the top of the stairway going into the attic.



**Other Notes:**

None.

☒ ☐ ☐ ☐

**J. Fireplaces and Chimneys**  
**Comments:**

**Deficiency Notes:**

None.

**Other Notes:**

The chimney was inspected with no problems noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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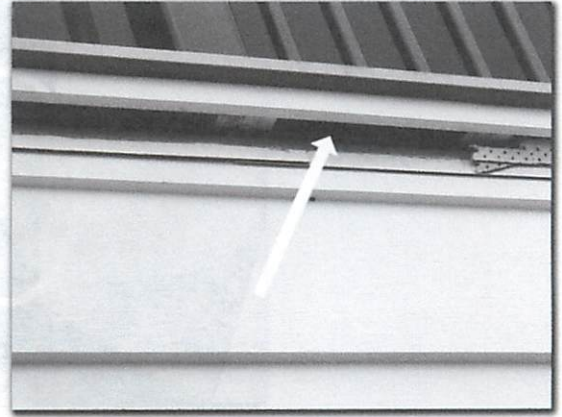
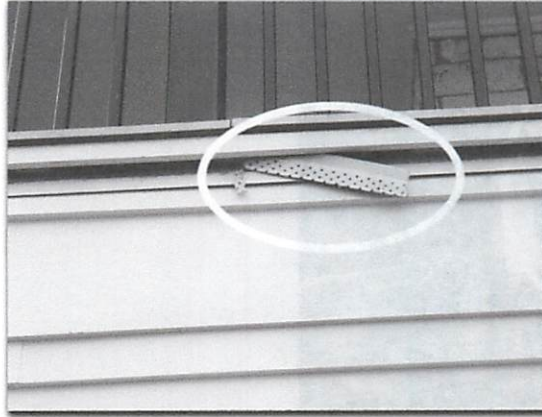
☒ ☐ ☐ ☒

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

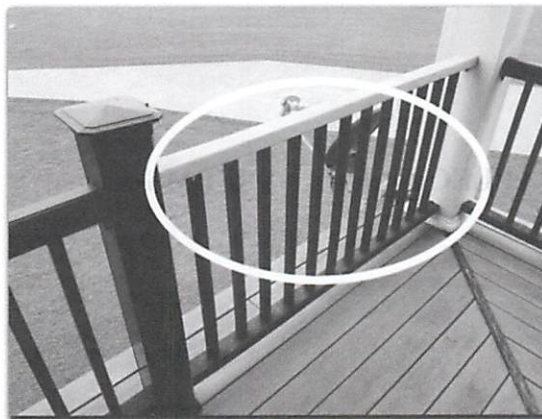
*Comments:*

***Deficiency Notes:***

Most of the cement soffit board which has been cut into small sections for cosmetic use at the upper deck area has come loose and fallen off. These pictures are typical.



A section of metal rails and balusters have been replaced with wood on the back left corner of the upper deck.



The third section of rail from the back right corner heading towards the front of the home is loose.

***Other Notes:***

None.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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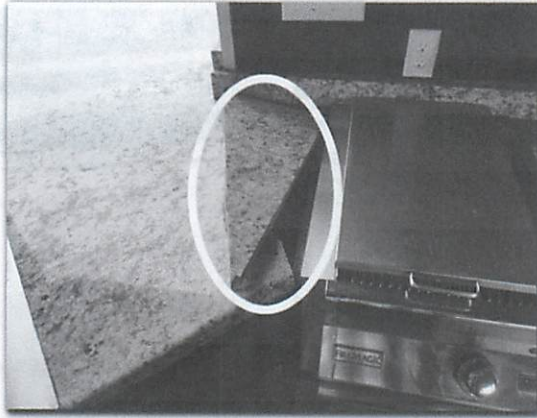
☒ ☐ ☐ ☒

L. Other

Comments:

**Deficiency Notes:**

A section of counter top is loose in the outdoor BBQ area.



**Other Notes:**

None.

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments:

**Deficiency Notes:**

*Note: Comments followed by the initials "BC" indicate an item that is not in compliance with the 2018 International Residential Code. Municipalities typically use older editions of the building code and therefore items reported as "Deficient" in this report may actually be in compliance with the existing code being enforced locally. As a general rule you are not required to upgrade any items noted as Deficient in this report to meet the building code.*

Knock outs (also known as "twist outs") are missing in the electrical panel box in the house. Plastic inserts can be purchased to block these openings. "BC" The picture on the left shows what one type of knockout insert looks like.

I=Inspected

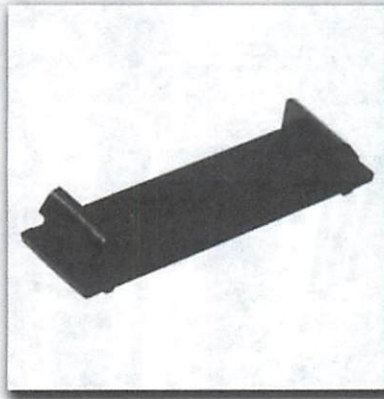
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*E3404.6 Unused openings shall be closed to afford protection substantially equivalent to the wall of the equipment.*



The panel box in the house is no longer allowed in a clothes closet. "BC".

*E3705.7 Overcurrent devices shall be readily accessible and shall not be located where they will be exposed to physical damage, where they will be in the vicinity of easily ignitable material such as in clothes closets and shall not be located in bathrooms or over steps of a stairway.*



This type of circuit breaker in the panel in the home is not designed to have two wires connected to it. "BC" The picture on the left shows a type of circuit breaker which can have two installed wires.

*E3706.4 Grounded conductor terminations. Each grounded conductor shall terminate within the panelboard on an individual terminal that is not also used for another conductor, except that grounded conductors of circuits with parallel conductors shall be*



I=Inspected

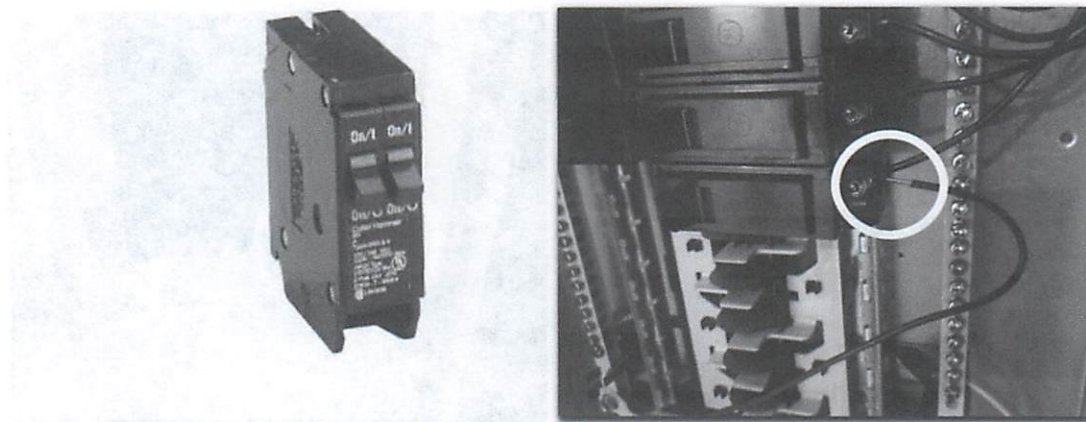
NI=Not Inspected

NP=Not Present

D=Deficient

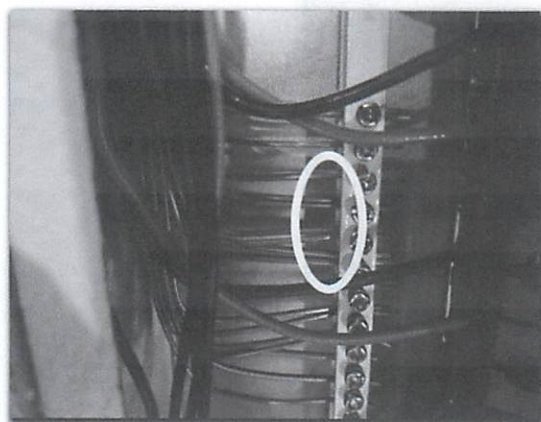
I NI NP D

*permitted to terminate on a single terminal where the terminal is identified for connection of more than one conductor.*



The new code only allows one wire to be in each bus bar hole (house panel). "BC"

*E3706.4 Grounded conductor terminations. Each grounded conductor shall terminate within the panelboard on an individual terminal that is not also used for another conductor, except that grounded conductors of circuits with parallel conductors shall be permitted to terminate on a single terminal where the terminal is identified for connection of more than one conductor.*



You have to flip more than six switches to shut off all the electricity in both panel boxes. "BC"

*E3601.7 The service disconnecting means shall consist of not more than six switches or six circuit breakers mounted in a single enclosure or in a group of separate enclosures.*

The bottom two screws holding the panel on the wall in the home are missing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Other Notes:**

None.

☒ ☐ ☐ ☒

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

Type of Wiring: Copper

Comments:

**Deficiency Notes:**

*Note: Comments followed by the initials "BC" indicate an item that is not in compliance with the 2018 International Residential Code. Municipalities typically use older editions of the building code and therefore items reported as "Deficient" in this report may actually be in compliance with the existing code being enforced locally. Also, as a general rule you are not required to upgrade any items noted as Deficient in this report to meet the newer building codes.*

There is no carbon monoxide alarm in the home. "BC"

*R315.2.1 Carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.*

*1. The dwelling unit contains a fuel-fired appliance.*

*2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.*

The ground fault circuit interrupter receptacle in the bathroom in the detached garage did not work.

The outlets are connected to a ground fault circuit interrupter, however, they are not labeled to show that fact in the kitchen, bathrooms and exterior. "BC" The left picture shows a typical label.



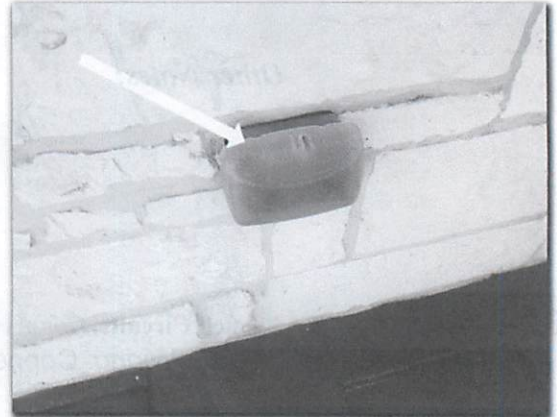
I=Inspected

NI=Not Inspected

NP=Not Present

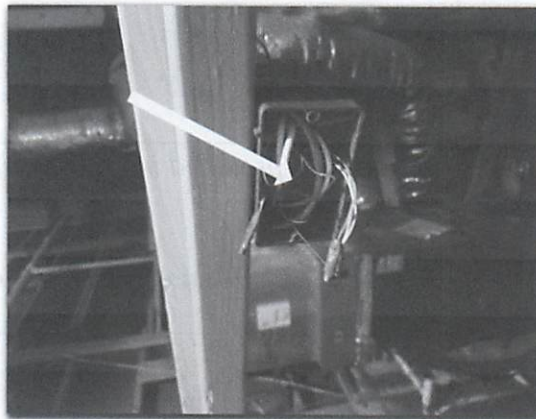
D=Deficient

I	NI	NP	D
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A receptacle cover plate is missing in the attic. This may be low voltage wiring. "BC"  
*This is a potential shock hazard.*

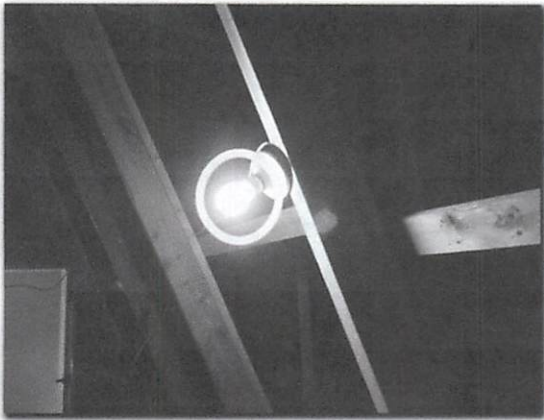
<i>E4002.13 Exposed terminals. Receptacles shall be enclosed so that live wiring terminals are not exposed to contact.</i>
--



There is no protective globe on the light fixture in the attic. "BC"

<i>E4003.2 Luminaires shall be installed or equipped with shades or guards so that combustible material will not be subjected to temperatures in excess of 194°F.</i>
---

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



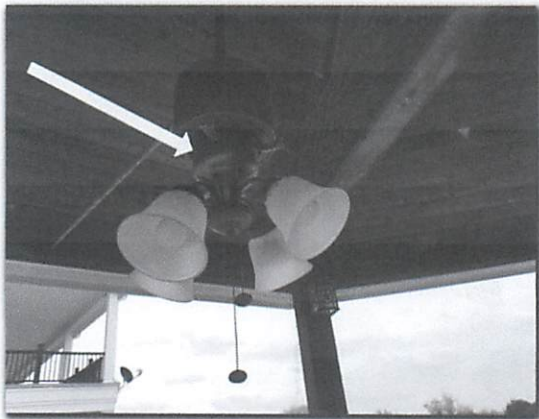
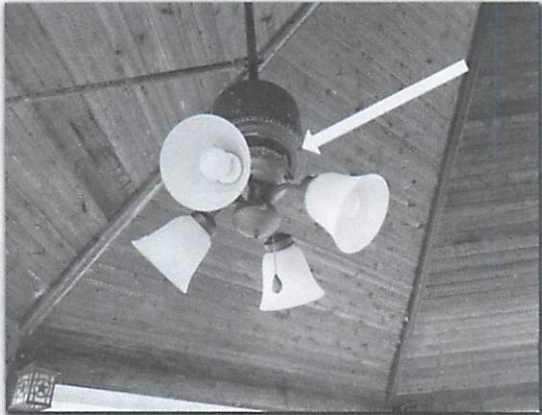
There was a switch taped over in the kitchen. I did not test it.



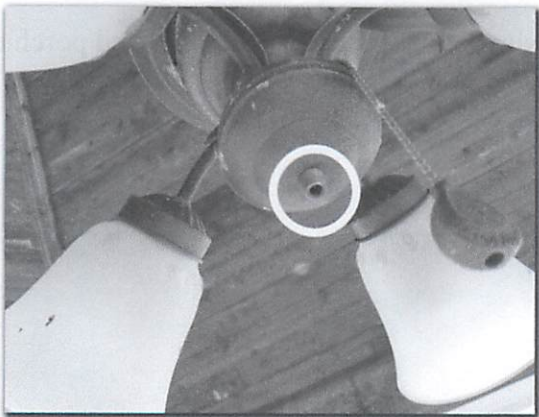
There are fan blades missing on the fixtures in the screened porch and outdoor BBQ area.



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



One fan in the screened porch has the pull chain for the light missing.



The light bulbs on the fan in the screened porch flicked on and off like a car blinker when I turned the switch on.

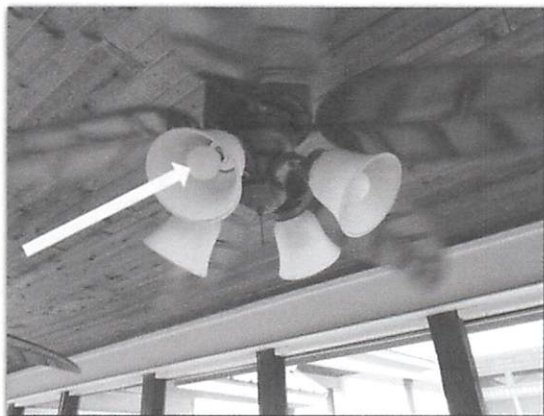
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Two of the receptacle covers on the counters in the outdoor BBQ area broke when trying to test the receptacles. Most of the ground holes are full of mud from some type of insect (circled).



The fan in the downstairs front office wobbles and needs to be balanced.

Most of the lights on the outdoor BBQ and gazebo area did not work. They may need new bulbs.

***Other Notes:***

The receptacles in the detached garage did not work until I reset the ground fault circuit interrupter on the exterior by the main overhead garage door.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



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

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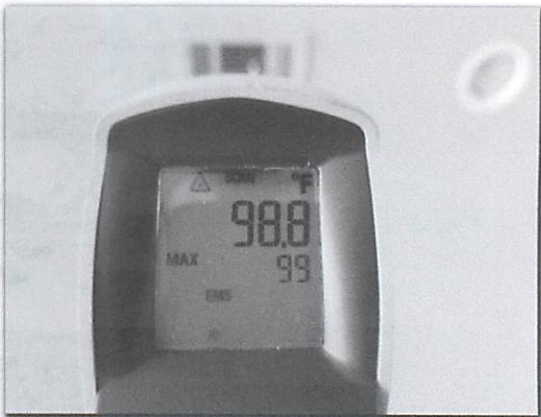
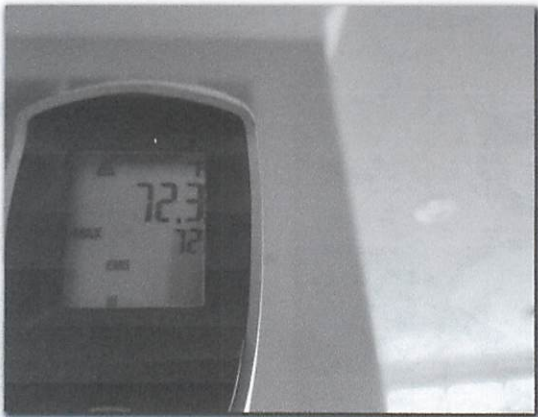
A. Heating Equipment  
Type of Systems: Central  
Energy Sources: Electric  
Comments:

Deficiency Notes:  
  
None.

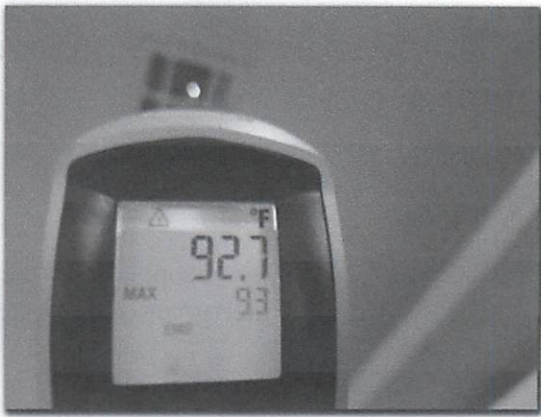
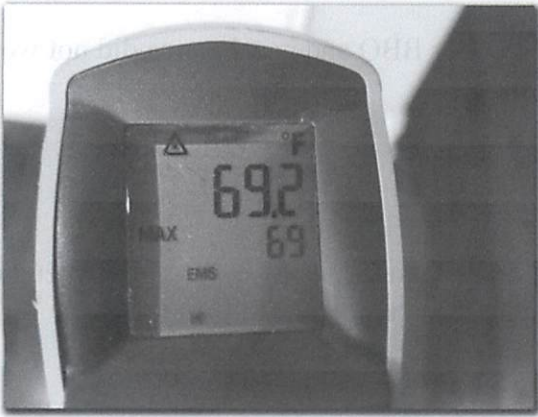
Other Notes:

The heaters were inspected and the temperature difference between the return and supply air was at least 15 degrees which is good.

Upstairs



Downstairs



Detached Garage

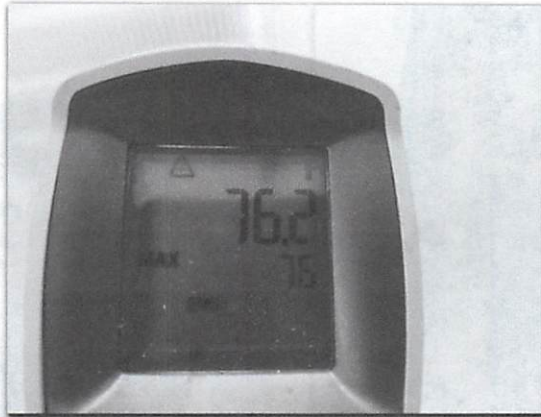
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☒ ☐ ☐ ☐

**B. Cooling Equipment**

*Type of Systems:* Central

*Comments:*

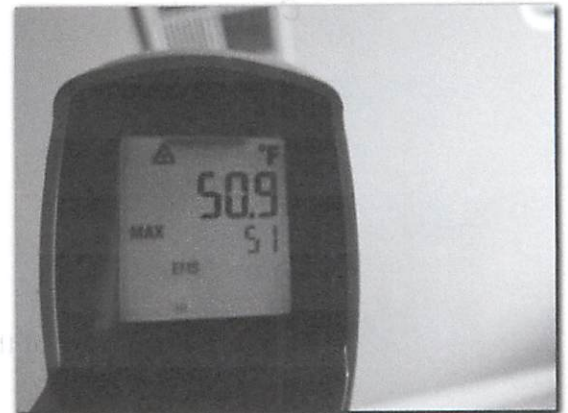
***Deficiency Notes:***

None.

***Other Notes:***

The air conditioner was inspected and tested and the temperature difference between the return and supply air was at least 15 degrees which is good.

Upstairs



Downstairs



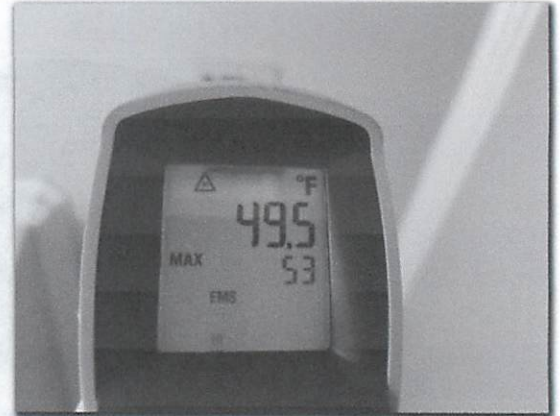
I=Inspected

NI=Not Inspected

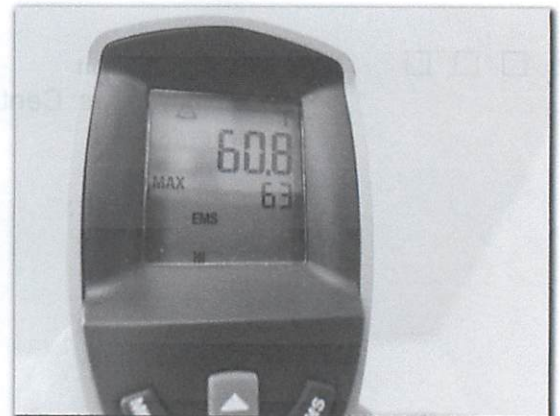
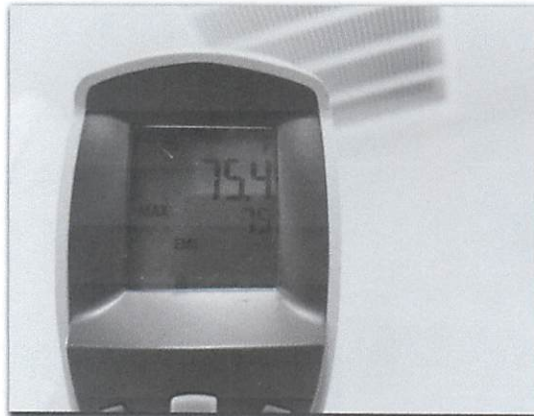
NP=Not Present

D=Deficient

I NI NP D



Detached Garage



☒ ☐ ☐ ☐

#### C. Duct Systems, Chases, and Vents

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The visible portion of the duct system was inspected with no problems noted.

## IV. PLUMBING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☒

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

Location of water meter: Side yard

Location of main water supply valve: Side yard

Static water pressure reading: 41 psi at 7.8 gallons per minute

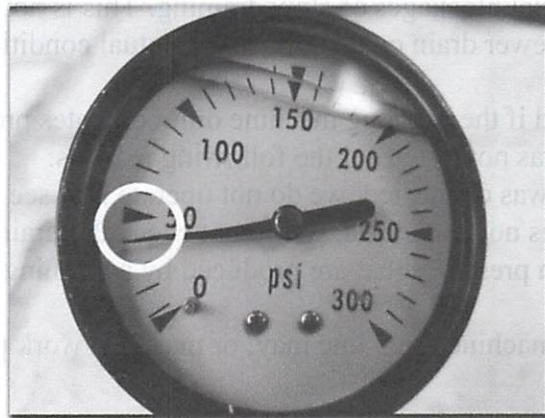
Comments:

**Deficiency Notes:**

None.

**Other Notes:**

The static water pressure is 80 psi, or less, which is good. The normal range is between 40 psi and 80 psi.



The water flow rate was checked at three fixtures simultaneously for at least five minutes and appeared to be sufficient for normal home use.

The building code requires all homes to have a sprinkler protection system installed for safety purposes. However, the State of Texas has amended that provision making it optional, but not required.

*Section 1301.551, Occupations Code, is amended as follows:*

*(e) Notwithstanding any other provision of state law, after January 1, 2009, a municipality may not enact an ordinance, bylaw, order, building code, or rule requiring the installation of a multipurpose residential fire protection sprinkler system or any other fire sprinkler protection system in a new or existing one- or two-family dwelling. A municipality may adopt an ordinance, bylaw, order, or rule allowing a multipurpose residential fire protection sprinkler specialist or other contractor to offer, for a fee, the installation of a fire sprinkler protection system in a new one- or two-family dwelling.*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

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

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The drains, wastes and vents were inspected and tested with no problems noted.

The sewer drain system is tested by running water in at least three of the fixtures simultaneously for at least five minutes, and flushing the toilets at least three times each, while watching for potential blockages or slow draining. This is not a conclusive test and only a video scan of the sewer drain could confirm its actual condition.

It could not be determined if the washing machine drain operates properly because the washing machine drain was not tested for the following reasons:

1. If a washing machine was connected, we do not operate it to see if the drain works.
2. If a washing machine is not connected, we do not check the drain because we have no way to reproduce the high pressures that are produced by a washing machine during the drain cycle.

This means the washing machine drain line may, or may not, work properly.

☒ ☐ ☐ ☐

**C. Water Heating Equipment**

*Energy Sources:* Propane Gas

*Capacity:* On Demand (two units)

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The hot water temperature at the kitchen sink was less than 120 degrees which is good.

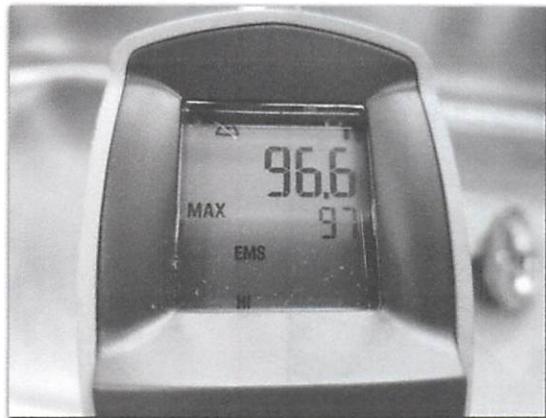
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

**D. Hydro-Massage Therapy Equipment**

Comments:

**Deficiency Notes:**

*Note: Comments followed by the initials "BC" indicate an item that is not in compliance with the 2018 International Residential Code. Municipalities typically use older editions of the building code and therefore items reported as "Deficient" in this report may actually be in compliance with the existing code being enforced locally. As a general rule you are not required to upgrade any items noted as Deficient in this report to meet the building code.*

The whirlpool tub in the master bathroom does not have a ground fault circuit interrupter outlet receptacle. "BC"

*E4209.1 Hydromassage bathtubs and their associated electrical components shall be supplied by an individual branch circuit and protected by a readily accessible ground-fault circuit-interrupter.*



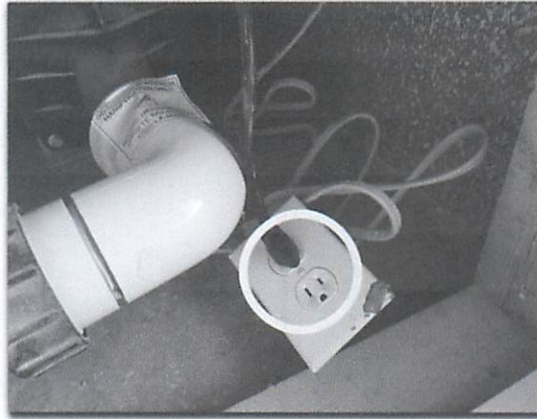
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



***Other Notes:***

There is debris in the master bathroom jacuzzi tub from testing the system. This is usually due to lack of use and not indicative of a problem..



☐ ☒ ☐ ☐

**E. Other**

***Comments:***

***Deficiency Notes:***

None.

***Other Notes:***

None.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## V. APPLIANCES

☒ ☐ ☐ ☐

### A. Dishwashers

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The dishwasher was inspected and run through one full cycle and no problems were noted.

☐ ☒ ☒ ☐

### B. Food Waste Disposers

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

None.

☒ ☐ ☐ ☐

### C. Range Hood and Exhaust Systems

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The range hood was inspected and operated with no problems noted.

☒ ☐ ☐ ☐

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

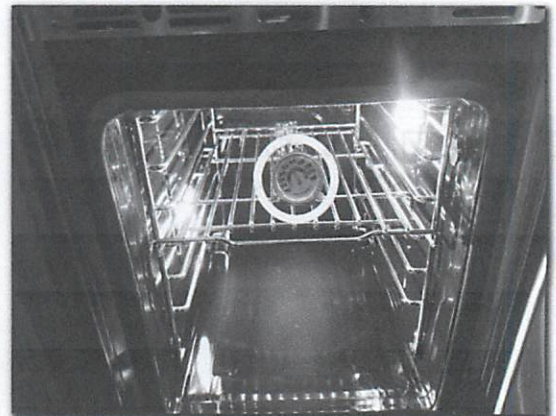
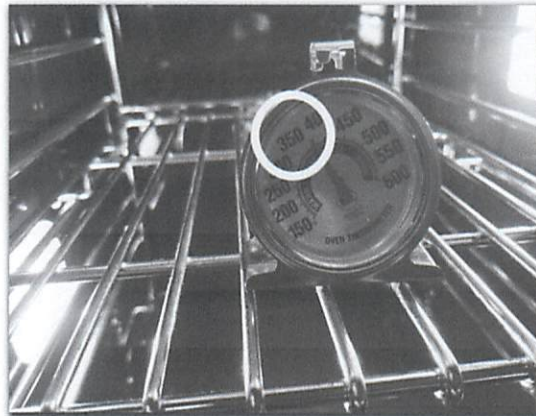
*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The oven was tested at 350 degrees and showed a temperature within plus or minus 25 degrees which is considered good.



The cooking devices in the outdoor BBQ area did not work. I assume that the propane to them was turned off. The igniters did work.

☒ ☐ ☐ ☐

**E. Microwave Ovens**

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The microwave was inspected and operated by warming a cup of water. No problems were noted with the heating function.

☒ ☐ ☐ ☐

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

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The mechanical exhaust fans were inspected and operated with no problems noted.

☒ ☐ ☐ ☐

**G. Garage Door Operators**

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*

The automatic garage door operator was inspected and tested with no problems noted.

☒ ☐ ☐ ☐

**H. Dryer Exhaust Systems**

*Comments:*

*Deficiency Notes:*

None.

*Other Notes:*



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

The dryer exhaust system was inspected with no problems noted.

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

Comments:

Deficiency Notes:

None.

Other Notes:

None.

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Deficiency Notes:

None.

Other Notes:

None.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool Construction Types

Comments:

Deficiency Notes:

None.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Other Notes:**

None.

☐ ☒ ☐ ☐

**C. Outbuildings**

*Comments:*

**Deficiency Notes:**

None.

**Other Notes:**

None.

☒ ☐ ☐ ☒

**D. Private Water Wells (A coliform analysis is recommended)**

*Type of Pump:* Submersible Deep Well

*Type of Storage Equipment:* Bladder tank located in an outbuilding

*Comments:*

**Deficiency Notes:**

The water well on the right side of the home by the utility pole did not work. The panel box indicated "Error" on it.



The valve handle and iron fittings are quite rusted.



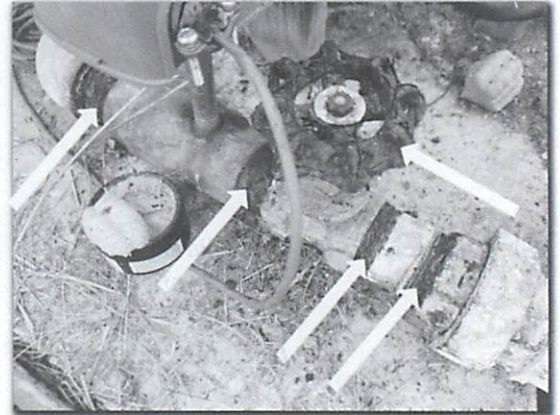
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Other Notes:**

None.

☒ ☐ ☐ ☐

**E. Private Sewage Disposal (Septic) Systems**

Type of System: Septic Tank

Location of Drain Field: Back yard

Comments:

The septic system was flood tested for four hours with no problems noted.

☐ ☒ ☐ ☐

**F. Other**

Comments:

**Deficiency Notes:**

None.

**Other Notes:**

None.



## Mold Inspection Report

A visual inspection for mold growth and conditions conducive to mold growth was performed during this inspection. Mold is ubiquitous which means its is every where, in the air we breath, both indoors and outdoors. Mold is like people - it needs food and water to survive. Most homes are a food source for mold, so the only thing that's needed for mold to start forming is a moisture source. Without a moisture source there is usually no mold. A moisture source in a home is typically a moisture *problem* which needs to be repaired. This home was inspected for moisture problems and visible mold with the following conclusions:

- ☒ No moisture problems were noticed.
- ☒ No visible mold was noticed.
- ☐ There is a moisture problem which could lead to mold growth as follows: Not applicable
- ☐ Visible mold was found as follows: Not applicable

Recommendation: None.

If there are concerns about mold which may not be visible, we can take air samples and obtain laboratory results for you by request.



# INSPECTEXAS

## InspeCTexas

PO Box 26  
Purmela, TX 7656  
254-721-7522

TCEQ #OS0032202

### On-Site Sewage Facility Inspection Report

Inspection Overview:  
Preliminary System Information  
Inspection Of Treatment Tanks  
Inspection Of Absorption Systems  
Disposal/Conveyance System Assessment

Client:  
Same as owner: No  
Address:

### Preliminary System Information

Weather:	Is there a site plan available? No
Last precipitation:	
Age of system:	Is there a septic map available? No
Number of systems inspected: 1	
High impact hobbies onsite: No	Is the dwelling currently occupied: Yes
Prior problems/repair history: N/A	If so, how many occupants:
	If not, last date occupied: N/A
Is a washing machine connected to a gray water disposal system? No	
Is the dwelling free of additional gray water systems? Yes	
Is the dwelling free of sump pump discharges to the system? Yes	
Is there any historical sewage backups into the structure? No	
Does all sewer enter the septic system? Yes	
Is there any type of sewage bypass? No	

Notes:



**Inspection Of Treatment Tanks: N/A**

Type of system: Passive

Tank material: N/A

Approximate tank volume: N/A

Main tank lid opened for inspection? Yes No N/A

Are all portions of the tank(s) clear of structures, i.e., deck, driveway? Yes

Treatment tank pumped for this inspection? No

Is an affluent filter a part of the system? No

Are there any other types of accessory units present? No

Positive sewage flow from structure? Yes

Depth to top of tank access: N/A

**Absorption System Inspection**

Type: N/A

Was the absorption system located? N/A

Are the inspection ports present? N/A

Were the inspection ports inspected? N/A

Is the area of the absorption area free of odors? Yes

Does sewage flow from treatment tank to absorption system without flowing back? Yes

Is the area above or near any of the system components free from visible signs of effluent or sewage? Yes

Are areas above or near system components free of lush vegetation? Yes

Is the area directly over any part of the absorption system free of any evidence of large objects, i.e., cars, swimming pools, etc? Yes

Are the areas at or near the inlet invert of absorption area components free of visible signs of effluent or sewage? Yes



**Disposal/Conveyance System Assessment**

Does the system contain a pump tank? N/A

Is the pump operating? N/A

Do the alarms on the pump work? N/A

Is the pump elevated above the tank floor? N/A

Is the lid in satisfactory condition? N/A

Is the tank in satisfactory condition? N/A

Is the tank free from accumulated solids? N/A

**Items Reportable To The Health Department**☐ Ponding or breakout of sewage or effluent onto the surface of the ground.☐ Seepage of sewage or effluent into portions of buildings below ground.☐ Backup of sewage into the building served which is not caused by a physical blockage of the plumbing.☐ Any manner of leakage observed from or into septic tanks, connecting pipes, distribution boxes and other components that are not designed to emit sewage or effluent.

**Pursuant to applicable Texas Commission Environmental Quality regulations, notification of any observation that is consistent with a condition noted above should be reported to the local administrative authority within twenty-four hours of the observation.**

**Disclaimer:** Based on visual observations, InspecTexas submits this On-Site Sewage Facility inspection report of the surface conditions noted during the inspection. The inspection is based on the current visible condition of the on-site sewage system without any excavation to determine subsurface issues. InspecTexas makes no representation that the system was designed, installed or meets applicable TCEQ regulations. InspecTexas has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time nor does so. Because of numerous factors (usage, soil type, installation, maintenance, etc.) which affect the proper operation of the subsurface disposal systems, as well as the inability to monitor the use and maintenance of the system, this inspection form shall not be construed as a warranty or guarantee by InspecTexas that the system will function properly for any prospective buyer for any period of time. InspecTexas disclaims any warranty, either express or implied, arising from the inspection of the on-site sewage facility.

Customer signature:

Date:

Inspector signature: *Wes Retherford*

Date:

*"When Knowing Is More Important Than Wondering"*



This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement attached to this home Inspection Report. The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of, or payment for, the Inspection Report by the Client will confirm this Agreement, even if the Client was not present at the inspection and/or has not signed this Agreement prior to the inspection. Client has seven (7) days to submit written objection to the terms of the agreement, otherwise Client is bound by the Agreement and Terms and Conditions of the Inspection Report, if not previously signed/accepted.

### **Real Estate Inspection Agreement**

Between InspecTexas and John Hopkins

Date: 04/22/2020

Fee: \$900.00

The above parties agree to the following in consideration for the fee above received:

InspecTexas shall provide a licensed real estate inspector to perform a "Real Estate Inspection".

This report is received in agreement with the buyer's acceptance of the Real Estate Inspection Agreement. The Client understands and agrees the Real Estate Inspection Agreement is a part of the Inspection Report and acceptance of and/or payment for, the Inspection Report by the Client will confirm this Agreement, even if the Client was not present at the inspection and/or has not signed this Real Estate Inspection Agreement.

Client has seven (7) days to submit written objection to the terms of this Agreement, otherwise Client is bound by this Agreement and Terms and Conditions of the Report, if not previously signed/accepted.

Client requests a primarily limited visual inspection of the subject property to be conducted by a licensed real estate inspector with InspecTexas. The real estate inspector and the company and their agents, employees, and owners are jointly referred to herein as the "inspector". The purpose of the inspection is to inform the Client of visually observable major deficiencies in the condition of the inspected systems and items at the time of the inspection. Client represents and warrants that Client has secured all approvals necessary for inspector's entrance onto the subject property for the purpose of conducting the inspection. Client warrants that Client will carefully read the entire inspection report (herein called "report") on receipt and will promptly call the inspector with any questions they may have. Client and inspector understand that they are bound by all terms of this agreement.

**FEE:** Client agrees to pay the fees stated above for the performance of the inspection. This amount shall be paid in full prior to the completion of the inspection or as otherwise agreed. Should Client fail to timely pay agreed upon fee, Client shall be responsible for paying any and all fees associated with collection, including but not limited to attorney's fees and costs. The parties agree that the fee agreed to herein is not contingent on the reporting of any specific, predetermined condition(s) of the subject property. The inspector has not and will not accept a fee or other valuable consideration in this transaction from any person other than the Client. The



inspector has not and will not pay any portion of the fee received herein to any participant in this real estate transaction, with the exception of any fees required for laboratory expenses.

**SCOPE OF INSPECTION:** The inspection to be performed for Client is a non-invasive, primarily visual, examination of the inspected systems and items of the subject property. Major visible defects as they exist on the date of the inspection will be noted on the report, which will be prepared by the inspector during and/or after the actual inspection. The report will be furnished to Client within forty-eight hours after completion of the inspection. The inspection will be performed in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC) and the inspector will use the TREC Property Inspection Report to report the findings. The TREC Standards of Practice and the Property Inspection Report define the scope of the inspection to be performed. Copies of the TREC Standards of Practice and Property Inspection Report will be provided upon request or Client may view them at <http://www.trec.state.tx.us>. The inspection only includes those systems and items expressly and specifically identified in the report. The inspection and report thereon is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures, warranties or Seller's Disclosure Statement which may be required by law.

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

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

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

**LIMITED WARRANTY: CLIENT ACKNOWLEDGES THAT THE INSPECTOR WARRANTS ONLY THAT ITS INSPECTION WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE HEREIN,**



**THE INSPECTION REPORT, AND THE STANDARDS OF PRACTICE OF THE TEXAS REAL ESTATE COMMISSION.** THIS IS A LIMITED AND NON-TRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY INSPECTOR. INSPECTOR MAKES AND CLIENT RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. **ALL OTHER WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED AND WAIVED BY CLIENT.** THIS STATED EXPRESS LIMITED WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF INSPECTOR FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH THE PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE ON THE REPORT. CLIENT WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES.

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

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

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

**DISPUTE RESOLUTION:** Notice: Client understands and agrees that any claim for failure to accurately report the major visible defects of the subject property, as limited herein, shall be made in writing and reported to the inspector within 10 business days of discovery. Inspector agrees to respond promptly to any legitimate complaint and to re-inspect the portion of the property relating to the claimed condition by requesting permission to do so within 5 days of Client's written notice of the claimed condition. Client further agrees that Client and its agents, employees or independent contractors will make no alterations, repairs or replacements to the claimed condition prior to a re-inspection by the inspector. Client understands and agrees that any failure to timely notify inspector and allow adequate time to investigate and re-inspect as stated above shall constitute a



complete bar and waiver of any and all claims Client may have against inspector related to the alleged act, omission, or claimed condition.

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

**ARBITRATION:** Any and all disputes, not resolved by direct discussions or mediation, concerning the interpretation of this Agreement or arising from the inspection and report shall be resolved by final, binding, non-appealable arbitration conducted in Coryell County, Texas in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the real estate industry and the TREC Standards of Practice. At the arbitration the parties may adjudicate all claims and issues, as provided for or limited herein, that could have been raised before a court of law, including but not limited to, lawful attorneys fees and costs, where provided by statute. The decision of the Arbitrator shall be final and binding. The parties shall share equally the cost of the arbitrator. Either party may demand arbitration by written notice to the other. Such demand for arbitration must be made less than one year after the date of the inspection.

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

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

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

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

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



## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 1 of 4

2055 County Road 178 West

Purmela

76566

Inspected Address

City

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). At a minimum, the warranty must 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.

1A. InspectTexas

Name of Inspection Company

1B. 742639

SPCS Business License Number

1C. PO Box 26

Address of Inspection Company

Purmela

City

TX

State

76566

Zip

254-721-7522

Telephone No.

1D. Wesley Retherford

Name of Inspector (Please Print)

1E. Certified Applicator



(check one)

Technician



2. \_\_\_\_\_

Case Number (VA/FHA/Other)

3. Wednesday, April 22, 2020

Inspection Date

4A. John Hopkins

Name of Person Purchasing Inspection

Seller ☐Agent ☐Buyer ☒Management Co. ☐Other ☐4B. N/A

Owner/Seller

4C. 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 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.

5. Residence

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

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PO Box 12847 Austin, Texas 78711-2847

Phone 866-918-4481, Fax 888-232-2567

SPCS/T-4

(Rev. 09/01/07)

Buyer's Initials \_\_\_\_\_



6A. Were any areas of the property obstructed or inaccessible?  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

Yes ☒ No ☐

6B. The obstructed or inaccessible areas include but are not limited to the following:

Attic <input type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input type="checkbox"/>	Planter box abutting structure <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input type="checkbox"/>	Crawl Space <input type="checkbox"/>
Soil Grade Too High <input type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input type="checkbox"/>	Weepholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify: _____		

7A. Conditions conducive to wood destroying insect infestation?  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

Yes ☐ No ☒

7B. Conducive Conditions include but are not limited to:

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

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

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: N/A

8G. Visible evidence of: termites has been observed in the following areas: hall by master bedroom entry door

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on 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)

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company:

Yes ☐ No ☒

If "Yes", specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 8. (Refer to Part G, H and I, Scope of Inspection)

Yes ☒ No ☐

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:

Yes ☐ No ☒

Specify reason: \_\_\_\_\_

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: \_\_\_\_\_

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 ☐

10B. \_\_\_\_\_

Date of Treatment by Inspecting Company	Common Name of Insect	Name of Pesticide, Bait or Other Method
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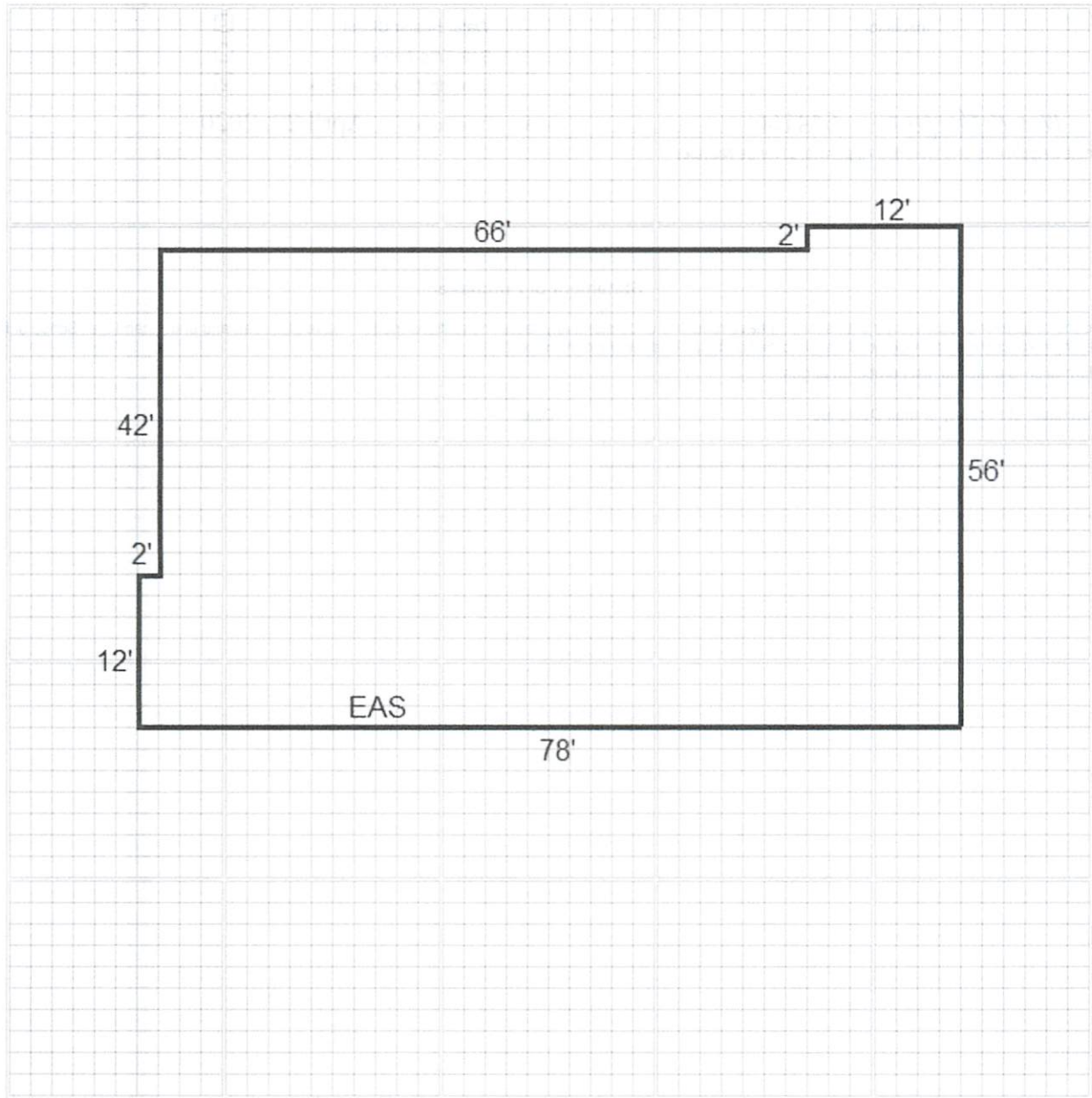
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☒ List Insects: \_\_\_\_\_

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

## 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 \_\_\_\_\_



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

Signatures:

11A. Wes Retherford  
Inspector

Approved:

11B. Wes Retherford 644166  
Certified Applicator and Certified Applicator License Number

Notice of Inspection Was Posted At or Near

12A. Electric Breaker Box ☐  
Water Heater Closet ☐  
Bath Trap Access ☐  
Beneath the Kitchen Sink ☒

12B. Date Posted April 22, 2020  
Date

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**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

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_