TEXAS REALTORS

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

TATATA

285 Saddle Creek Trail Stephenville, Tx 76401

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.

___is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied Seller X is 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.

ltem	Y	N	U	Item	Y	Ν	U	Item	Y	N	U
Cable TV Wiring	X			Natural Gas Lines		X		Pump:sumpgrinder		X	
Carbon Monoxide Det.			x	Fuel Gas Piping:		X		Rain Gutters	X		
Ceiling Fans	X			-Black Iron Pipe		X		Range/Stove	X		
Cooktop	×			-Copper		x		Roof/Attic Vents	X		
Dishwasher	×			-Corrugated Stainless Steel Tubing		x		Sauna		x	
Disposal	X			Hot Tub		x		Smoke Detector	X		
Emergency Escape Ladder(s)		×		Intercom System		x		Smoke Detector - Hearing Impaired			x
Exhaust Fans	×			Microwave	X			Spa		x	
Fences	X			Outdoor Grill		x		Trash Compactor		x	
Fire Detection Equip.	-		×	Patio/Decking	X			TV Antenna		x	
French Drain	X			Plumbing System	X			Washer/Dryer Hookup	X		
Gas Fixtures	×			Pool		x		Window Screens	X		
Liquid Propane Gas:	X			Pool Equipment		X		Public Sewer System	ľ	X	
-LP Community (Captive)		x		Pool Maint. Accessories		X					
-LP on Property	X			Pool Heater		X					

ltem	Y N	U	Additional Information
Central A/C	¥		X electric gas number of units:
Evaporative Coolers	X		number of units:
Wall/Window AC Units	X		number of units:
Attic Fan(s)		X	if yes, describe:
Central Heat	X	ŕ	★ electric gas number of units:
Other Heat	×		if yes, describe: fropanc fireplace
Oven	X		number of ovens: electric gas other:
Fireplace & Chimney	X		X woodgas logsmockother:
Carport	×		X attached not attached
Garage	X		attached 🗶 not attached
Garage Door Openers	X		number of units: number of remotes:
Satellite Dish & Controls	X		owned leased from: dish is from prev. UWNer(s)
Security System	Ϋ́Χ		ownedleased from:
(TXR-1406) 07-10-23	Initialed by: B	luver	and Seller: Ave A Page 1 of

als Deal Pateto C oop Ste D Stephenville TX 76401 Seller. 7

Phone: 8174546676

Fax:

Clark Real	Estate	Group,	1359	w	South	Lo
Lani Rust						

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285 Saddle Creek Trail Stephenville, Tx 76401

Concerning the Property at _____

Solar Panels		X	ownedleased from:
Water Heater New: 1-23-24	X		electric 🔀 gasother:number of units:
Water Softener	X		火 owned leased from:
Other Leased Items(s)		X	if yes, describe:
Underground Lawn Sprinkler		X	automaticmanual_areas covered
Septic / On-Site Sewer Facility	X		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 X no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). of Type: Methy (approximate) Roof Type: Metal Age: 2014 (approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes X no unknown

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

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

ltem	Y	N	Item	Y	N	ltem	Y	N
Basement		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors		X	Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		x			1
Exterior Walls		X	Roof		X			

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		X	Radon Gas		X
Asbestos Components		X	Settling		x
Diseased Trees:oak wilt		X	Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards	Τ	X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property		V	Active infestation of termites or other wood		
		\mathbf{r}	destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		x
Historic Property Designation		X	Previous termite or WDI damage repaired		X
Previous Foundation Repairs		X	Previous Fires		X
		1	1		

TXR-1406) 07-10-23	Initialed by: Buyer:,
lank Real Estate Crown, 1350 W South Lean S	A D Carebourille TV 76401

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and Seller: HVC, Phone: 8174546676

Fax:

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Lani Rust

Concerning the Property at

Previous Roof Repairs	V
Previous Other Structural Repairs	X
Previous Use of Premises for Manufacture of Methamphetamine	×

285 Saddle Creek Trail Stephenville, Tx 76401

Termite or WDI damage needing repair	X
Single Blockable Main Drain in Pool/Hot	~
Tub/Spa*	X

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

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

Section 4. Are you (Seller) a	are of any item equipment or eveters					
of repair which has not be	are of any item, equipment, or system previously disclosed in this notice?	in or o	n the	Property	that is i	n need
		ves	Xnc) If ves	evolain	(attach
additional sheets if necessary):				, n 900,	chpiain	(allach

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

(TXR-1406) 07-10-23	Initialed by: Buyer:	, and Seller: WC		Page 3 of 7
Clark Real Estate Group, 1359 W South Loo	p Ste D Stephenville TX 76401	Phone: 8174546676	Fax:	Van Court - 285
Lani Rust	Produced with Lone Wolf Transactions (zipForm Edit	ion) 717 N Harwood St, Suite 2200, Dallas, TX 75201	www.lwolf.com	

Concerning the Property at

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285 Saddle Creek Trail Stephenville, Tx 76401

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

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

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

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ____ yes \checkmark 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 X no lf 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	
_ <u>×</u>	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: <u>HORSEMAN'S RANCH</u> Manager's name: <u>VALERIE</u> <u>CIEINER</u> Phone: <u>(530)</u> <u>908-9442</u> * Fees or assessments are: <u>407.20</u> per <u>BUAICTER</u> and are: <u>X</u> mandatory voluntary Any unpaid fees or assessment for the Property? <u>yes</u> (<u>\$</u>) <u>X</u> 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: Indonr + 04+20m armas, trais, dampsters Any optional user fees for common facilities charged?yes K_no If yes, describe:
<u> </u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
<u> </u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ <u>X</u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
<u> </u>	Any condition on the Property which materially affects the health or safety of an individual.
<u>K</u>	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).
<u> </u>	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.
(TXR-1406)	07-10-23 Initialed by: Buyer:, and Seller: Ave, Page 4 of 7

Van Court - 285

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Concerning the Property at _____

285 Saddle Creek Trail Stephenville, Tx 76401

- ____X 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):

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	Туре	Name of Inspector	No. of Pages
4-6-22	PRE-PURCHASE	KEVIN CASE	27

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:

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ____yes $\underset{no}{\sim}$ 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 \swarrow 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 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.

(TXR-1406) 07-10-23	Initialed by: Buyer:	,and Seller: <u>Avc</u> ,		Page 5 of 7
Clark Real Estate Group, 1359 W South Loop	p Ste D Stephenville TX 76401	Phone: 8174546676	Fax:	Van Court - 285
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Concerning the Property at

285 Saddle Creek Trail Stephenville, Tx 76401

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.

of Seller Date
me:

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 <u>https://publicsite.dps.texas.gov</u>. 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: UNITED COOPERATIVE SERVICES	phone #: (254) 965-3153
Sewer: DN-SITE SEPTIC	phone #:
Water: Well	phone #:
Cable: N/A	phone #:
Trash: 100 - horsemansranchhoa e gmail, com	phone #:
Natural Gas: N/A	phone #:
Phone Company:	phone #:
Propane: SANTO PROPANE	phone #: (254) 646 - 2237
Internet: NEXFLINK	phone #: (855) 698-5465

(TXR-1406) 07-10-23	Initialed by: Buyer:	, and Seller: Ave		Page 6 of 7
Clark Real Estate Group, 1359 W South Lo	op Ste D Stephenville TX 76401	Phone: 8174546676	Fax:	Van Court - 285
Lani Rust	Produced with Lone Wolf Transactions (zipForm Ed	ition) 717 N Harwood St, Suite 2200, Dallas, TX 75201	www.lwolf.com	

(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) 07-10-23

Initialed by: Buyer: _____, ____ and Seller:

Fax:



BUY WISE INSPECTION SERVICES, LLC 9404533644 buywiseinspectionservices@gmail.com

buywiseinspectionservices@gmail.com http://www.buywiseinspectionservices.com



TREC REI 7-6

285 Saddle Creek Trail Stephenville, TX 76401



Inspector Kevin Case TREC 24466 9404533644

buywiseinspectionservices@gmail.com



Agent Jared Sparks Newland Real Estate 9405358690 jared@northtexasrealestate.com



PROPERTY INSPECTION REPORT FORM

Amy Van Court	04/06/2022 10:00 am
Name of Client	Date of Inspection
285 Saddle Creek Trail, Stephenville, TX 76401	
Address of Inspected Property	
Kevin Case	TREC 24466
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Seller rep Occupancy: Occupied Style: Single story Type of Building: Single Family Temperature (approximate): 70 Fahrenheit (F) Weather Conditions: Clear

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
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I. STRUCTURAL SYSTEMS

🛛 🗆 🖾 A. Foundations

Type of Foundation(s): Slab on Grade *Performing:* The foundation, despite any listed defects, appears to be performing adequately.

Limitation - Slab Visibility:

Generally speaking, when a home is constructed using a slab on grade foundation the majority of the slab is not visible as it is covered by floor coverings such as carpet, tile, wood, laminate, etc. These coverings make it impossible to see the entire surface of the slab, which may contain cracks or other imperfections that are not visible at the time of inspection. The inspector will evaluate the slab as best he can given those limitations.

1: Foundation Cracks - Minor

Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.



Kitchen

🛛 🗆 🖾 B. Grading and Drainage

1: Gutter - Insufficient Termination

Maintenance Item

One or more gutter terminations are insufficient. Water should be moved 3-5 feet away from the foundation in order to prevent excessive water and erosion near the foundation. Recommend repair

Recommendation: Contact a qualified professional.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient	
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\square \square \square \square C. Re

□ C. Roof Covering Materials Types of Roof Covering: Metal

Viewed From: Ground using binoculars *General Photos:*



Metal Roof Penetrations:

By design, penetrations through a metal roof create an area that over time may be prone to leaking because they are not layered like a shingle roof would be. It is important to maintain a good seal around the penetrations with regular caulking maintenance.

☑ □ □ ☑ D. Roof Structures and Attics

Viewed From: Interior of Attic Visibility: Partial Approximate Average Depth of Insulation: 12 Inches General Photos:

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
1–mspecteu	111-100 Inspected		D-Dentent





1: Insulation - Missing
✓ Maintenance Item
Observed insulation not present over living area. Recommend repair

Recommendation: Contact a qualified professional.

I=Inspected NI=Not Inspected	NP=Not Present	D=Deficient
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■ □ ■ ■ E. Walls (Interior and Exterior)

1: Caulking/Grout Maintenance Needed - Kitchen/Bath Countertop Maintenance Item

Observed cracks in caulking on kitchen or bathroom countertop caulking. Recommend repair.

Recommendation: Contact a qualified professional.



2: Caulking Maintenance Needed - Exterior Trim Maintenance Item

Observed one or more areas of exterior trim in need of caulking maintenance. Recommend repair

Recommendation: Contact a qualified professional.

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

Left

3: Drywall - Nail Pop Commendation

Observed one or more nail pop(s) on interior walls. Recommend repair

Recommendation: Contact a qualified professional.



Laundry Room

4: Drywall - Damage Recommendation

Observed one or more areas of damaged drywall. Recommend repair

Recommendation: Contact a qualified professional.

Page 7 of 27

I=Inspected NI=Not Ins	pected NP=Not Pre	sent D=Deficient
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5: Interior Trim - Damaged Commendation

Observed general damage to interior trim in one or more areas. Recommend repair

Recommendation: Contact a qualified professional.



Back Door

Back left bedroom

6: Cabinetry - Wear and Tear Cabinetry - Wear and Tear

Observed normal wear and tear to cabinetry within the home such as scratches. Recommend repair

Recommendation: Contact a qualified professional.

☑ □ □ ☑ F. Ceilings and Floors

1: Ceiling Drywall - Moisture Stain

Report Identificatio	n: 285 Saddle Creek Trail,	Stephenville, TX 76401 - A	pril 6, 2022	
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Maintenance Item

Observed moisture stain on ceiling in one or more areas. Recommend finding source of moisture and making repairs.

Recommendation: Contact a qualified handyman.



Laundry Room

Back left bedroom

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

1: Interior Door - Inoperable Lock Commendation

Observed one or more interior doors with inoperable locks. Recommend repair

Recommendation: Contact a qualified professional.



Left Bathroom

2: Exterior Door - Missing/Damaged Weatherstriping Maintenance Item

Page 9 of 27

Observed missing, damaged, or insufficient weather striping around exterior door. Failure to repair can result in energy loss and pest/water intrusion. Recommend repair

Recommendation: Contact a handyman or DIY project



Back Door

🛛 🗆 🖾 H. Windows

1: Does not stay open

Recommendation

When raised, one or more windows did not stay open. Recommend repair

Recommendation: Contact a qualified professional.



□ □ ⊠ □ I. Stairways (Interior and Exterior)

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☑ □ □ ☑ J. Fireplaces and Chimneys

Type: Wood burning with gas starter

Recommend Cleaning:

As a matter of safety, Buy Wise Inspection Services recommends that ALL fireplaces, with the exception of new construction, be cleaned by a professional chimney sweep prior to any use by a new homeowner.

General Photos:





1: Dirty Flue ASafety Hazard

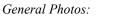
Observed built up creosote and sout in flue. Failure to clean may result in a fire. Recommend cleaning before any use.

🛛 🗆 🗆 🖾 K. Porches, Balconies, Decks, and Carports

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II. ELECTRICAL SYSTEMS

 Image: Service Amperage: 200





RV

Well

1: Panel - Not Properly Labeled ASafety Hazard

Service panel is not labeled, or not properly labeled. Recommend a qualified electrician test and properly label all breakers.

Recommendation: Contact a qualified electrical contractor.

Report Identification: 285 Saddle Creek Trail, Stephenville, TX 76401 - April 6, 2022

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper All bathroom GFCI receptacles reset at:: Master Bath All Kitchen GFCI receptacles Reset at:: Kitchen Receptacles All exterior GFCI receptacles reset at:: Main Service Panel

1: Light Fixture - Inoperable Recommendation

One or more lights are not operating. New light bulb possibly needed. If replacement of bulbs does not correct the problem contact a licensed electrician.



Master Bathroom

2: Light Fixture - Unprotected Safety Hazard

Observed one or more light fixture with no protective covering. Recommend repair

Report Identificati	ion: 285 Saddle Creek Trail,	Stephenville, TX 76401 - A	pril 6, 2022	
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Recommendation: Contact a qualified professional.



Master Bathroom

3: Unmounted box

Maintenance Item

Observed an electrical box not mounted. Recommend repair.

Recommendation: Contact a qualified electrical contractor.





Report Identification	n: 285 Saddle Creek Trail,	Stephenville, TX 76401 - A	pril 6, 2022
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

🛛 🗆 🗆 🗠 A. Heating Equipment

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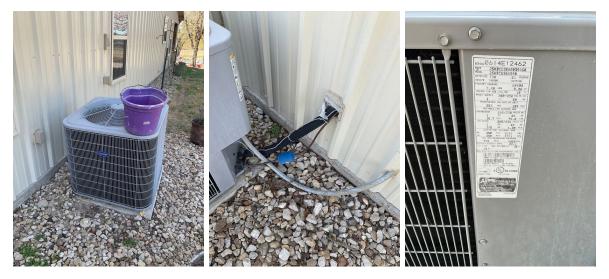
D

Type of Systems: Heat Pump, Forced Air *Energy Sources:* Electric *Temperature Differential at Return and Supply Closest to Unit - Unit 1:* 30 Degrees *General Photos:*



■ □ □ ■ B. Cooling Equipment

Type of Systems: Central Air Conditioner, Heat Pump *Condenser Manufacture Year(s):* 2014 *Refrigerant type:* R410A *Temperature Differential at Return and Supply Closest to Unit - Unit 1:* 18 Degrees *General Photos:* Photos provided for reference



Page 15 of 27

Report Identification: 285 Saddle Creek Trail, Stephenville, TX 76401 - April 6, 2022

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\square	\mathbf{X}				C. Duct Systems, Chases, and Vents
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Page 16 of 27

Report Identit	fication: 285 Saddle Creek Trail,	<u>, Stephenville, TX 76401 - A</u>	April 6, 2022	
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IV. PLUMBING SYSTEMS

■ □ □ □ A. Plumbing Supply, Distribution Systems, and Fixtures

Type of Supply piping: PEX *Location of Water Meter:* Private well *Location of Main Water Supply Valve :* At well *Static Water Pressure Reading:* 55 psi



General Photos:



🛛 🗆 🖾 🖾 B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

1: Drain - Missing, broken, or Non-Functional Stop Recommendation

Observed one or more missing, broken, poorly functional, or non-functional drain stop. Recommend repair.

Recommendation: Contact a qualified professional.

Page 17 of 27

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Left Bathroom

2: Drain - Slow Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

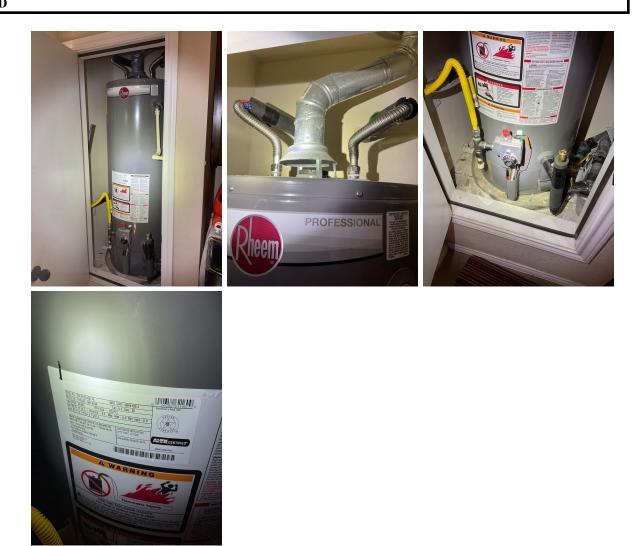


Left Bathroom

🛛 🗆 🖾 C. Water Heating Equipment

Energy Sources: Propane *Capacity:* 50 Gallons *Water Heater Manufacture Year (if known):* 2014 *General Photos:*

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Departure Information:

Buy Wise Inspection Services, as a matter of routine, does not test (open) the Temperature Pressure Relief Valve (TPRV) on the water heater UNLESS it is a new construction inspection and the TPRV drain line terminates to the exterior of the home. Many times if the TPRV is tested on used units they do not close properly and can leak.

1: Recirculating Pump Deficient

Maintenance Item

Observed a recirculating pump in place. The housing appears to be damaged and the valves on the line it is connected to are off. Recommend repair.

Recommendation: Contact a qualified plumbing contractor.

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🗆 🗖 🗖 D. Hydro-Massage Therapy Equipment

Image: Image shows a constraint of the system state of the system stat



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Type of Gas Distribution Piping Material: Cast Iron

Report Identification	: 285 Saddle Creek Trail	<u>, Stephenville, TX 76401 - A</u>	pril 6, 2022
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V. APPLIANCES

A. Dishwashers

Satisfactory: Satisfactory at time of inspection

General Photos:





B. Food Waste Disposers *General Photos:*



1: Wiring not properly secured
 ➡ Recommendation
 Observed the wiring not properly secured to unit housing. Recommend repair

Recommendation: Contact a handyman or DIY project

Page 22 of 27

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🛛 🗆 🖾 C. Range Hood and Exhaust Systems

1: Light inoperable Recommendation

Range hood light does not come on. Recommend repair.

Recommendation: Contact a qualified professional.

D. Ranges, Cooktops, and Ovens *General Photos:*



Set to 350°

1: Inadequate temperature differential Recommendation

Upon completion of the preheat cycle the temperature differential should be no more than 25°F. Set to 350°. Recommend repair.

Report Identificatio	n: 285 Saddle Creek Trail,	Stephenville, TX 76401 - Ap	oril 6, 2022	
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Recommendation: Contact a qualified appliance repair professional.



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E. Microwave Ovens General Photos:



1: Loose Hardware Recommendation

Observed loose hardware on unit. Recommend repair

Recommendation: Contact a qualified professional.

Report Identification: 285 Saddle Creek Trail, Stephenville, TX 76401 - April 6, 2022

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X		F. Mechanical Exhaust Vents and Bathroom Heaters
		Satisfactory: Satisfactory at time of inspection

- □ □ ⊠ □ G. Garage Door Operators
 - H. Dryer Exhaust Systems General Photos:



1: Broken/Missing Exterior Vent Housing
 ✓ Maintenance Item
 The exterior vent cover/housing is broken or missing. Recommend repair

Recommendation: Contact a handyman or DIY project

Page 25 of 27

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Report Identification: 285 Saddle Creek Trail, Stephenville, TX 76401 - April 6, 2022

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VI. OPTIONAL SYSTEMS							
	D. Private Water Wells (A coliform analysis is recor	nmended.)				

Type of Pump: Unknown

Type of Storage Equipment: Pressure tank

Comments:

System was observed for function. Pump turns on at 75psi and off at 100psi. No short cycling was observed.



GLP Foundation Repair, LLC.

202 N. Graham St. Stephenville, TX 76401 (817)-889-4306 <u>info@glpdfw.com</u> <u>www.glpdfw.com</u>

2-9-24

285 Saddlecreek Trail

Stephenville, Texas

To Whom It May Concern:

GLP Foundation Repair, LLC was asked to provide a free foundation evaluation of the structure at the above referenced address. This letter is in accordance with the requirements defined by the Texas Chapter of the American Society of Civil Engineers for North Texas soils.

This letter provides our reasonable professional opinion of the condition of the foundation on the date of inspection and does not take into consideration any changes in the condition of the foundation or soils after that date.

The Stanly Zip Level readings that I used today (liquid digital level) were satisfactory per American Society of Civil Engineers guidelines of "anything deflected over -1.2" for slab structures and -2.5" for pier & beam's over a 20 ft. span with interior and exterior stress in the same location may require a pier." Therefore it's my professional opinion that this slab on grade structure is performing as intended and the need for foundation repair isn't warranted at this time.

In closing, our Texas soils expand and contract with the seasons, small cracks may appear and disappear, doors may stick due to this. Therefore proper water maintenance, and positive drainage and gutters can help prevent any future seasonal movement.

Regards,

Jason Guthrie

Chief Executive

GLP Foundation Repair, LLC.

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