



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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.**

285 Saddle Creek Trail
Stephenville, Tx 76401

CONCERNING THE PROPERTY AT _____

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	X		
Carbon Monoxide Det.			X
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.			X
French Drain	X		
Gas Fixtures	X		
Liquid Propane Gas:	X		
-LP Community (Captive)		X	
-LP on Property	X		

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

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

Item	Y	N	U	Additional Information
Central A/C	X			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			X electric gas number of units: _____
Other Heat	X			if yes, describe: <u>Propane Fireplace</u>
Oven	X			number of ovens: _____ electric gas other: _____
Fireplace & Chimney	X			X wood gas logs mock other: _____
Carport	X			X attached not attached
Garage	X			attached X not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls	X			owned leased from: <u>dish is from prev. owner(s)</u>
Security System		X		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: ARC

Page 1 of 7

Concerning the Property at _____

285 Saddle Creek Trail
Stephenville, Tx 76401

Solar Panels	☒	☐	owned _____ leased from: _____
Water Heater <i>new: 1-23-24</i>	☒	☐	electric ☒ gas _____ other: _____ number of units: <i>1</i>
Water Softener	☒	☐	☒ owned _____ leased from: _____
Other Leased Items(s)	☒	☐	if yes, describe: _____
Underground Lawn Sprinkler	☒	☐	_____ automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	☒	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: _____ city ☒ well _____ MUD _____ co-op _____ unknown _____ other: _____Was the Property built before 1978? _____ yes ☒ no _____ unknown

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

Roof Type: *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 ☒ no _____ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? _____ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☐	☒

Item	Y	N
Sidewalks	☐	☒
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒

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

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

Condition	Y	N
Aluminum Wiring	☐	☒
Asbestos Components	☐	☒
Diseased Trees: <i>oak wilt</i>	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☐	☒
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☐	☒
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☐	☒
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☐	☒
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☐	☒
Previous termite or WDI damage repaired	☐	☒
Previous Fires	☐	☒

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: *AVC*, _____

Page 2 of 7

Concerning the Property at _____

285 Saddle Creek Trail
Stephenville, Tx 76401

Previous Roof Repairs	☒
Previous Other Structural Repairs	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒

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

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

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

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

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: AVC, _____

Page 3 of 7

Concerning the Property at _____

"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 X 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 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

___ X 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.

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

Name of association: HORSEMAN'S RANCH

Manager's name: VALERIE CRINER Phone: (530) 908-9462

*Fees or assessments are: \$ 667.20 per QUARTER and are: X mandatory ___ voluntary

Any unpaid fees or assessment for the Property? ___ yes (\$ _____) X no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice. *INCREASING BY 10% ON 4-1-24

X ___ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Indoor + outdoor arenas, trails, dumpsters

Any optional user fees for common facilities charged? ___ yes X no If yes, describe: _____

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

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

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

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

___ X 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).

___ X 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.

Concerning the Property at _____

- ☒ 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	Type	Name of Inspector	No. of Pages
4-6-22	PRE-PURCHASE	KEVIN CASE	28

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

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

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

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

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

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

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

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

Concerning the Property at _____

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:

Amy Van Court

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: UNITED COOPERATIVE SERVICES

phone #: (254) 965-3153

Sewer: ON-SITE SEPTIC

phone #: _____

Water: WELL

phone #: _____

Cable: N/A

phone #: _____

Trash: HOA - horsemansranchhoa@gmail.com

phone #: _____

Natural Gas: N/A

phone #: _____

Phone Company: N/A

phone #: _____

Propane: SANTO PROPANE

phone #: (254) 646-2237

Internet: NEXLINK

phone #: (855) 698-5465

Concerning the Property at _____

(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: _____	



BUY WISE INSPECTION SERVICES, LLC

9404533644

buywiseinspectionsservices@gmail.com

<http://www.buywiseinspectionsservices.com>



TREC REI 7-6

285 Saddle Creek Trail
Stephenville, TX 76401



Inspector

Kevin Case

TREC 24466

9404533644

buywiseinspectionsservices@gmail.com



Agent

Jared Sparks

Newland Real Estate

9405358690

jared@northtexasrealestate.com



PROPERTY INSPECTION REPORT FORM

Amy Van Court

Name of Client

04/06/2022 10:00 am

Date of Inspection

285 Saddle Creek Trail, Stephenville, TX 76401

Address of Inspected Property

Kevin Case

Name of Inspector

TREC 24466

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

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

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

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



Example

☒ ☐ ☐ ☐

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

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



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

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



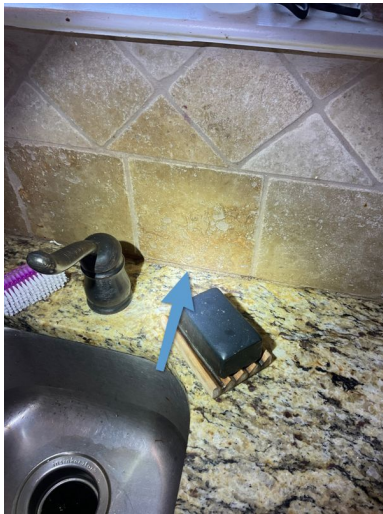
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

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.



Kitchen

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

🔴Recommendation

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



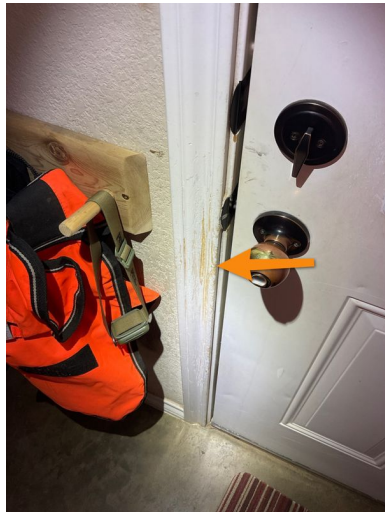
Laundry Room

5: Interior Trim - Damaged

👉Recommendation

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

👉Recommendation

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

 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

 Recommendation

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

Recommendation: Contact a qualified professional.



Left Bathroom

2: Exterior Door - Missing/Damaged Weatherstripping

 Maintenance Item

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Observed missing, damaged, or insufficient weather stripping 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.



Master Bedroom

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☒ **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

▲Safety Hazard

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

II. ELECTRICAL SYSTEMS

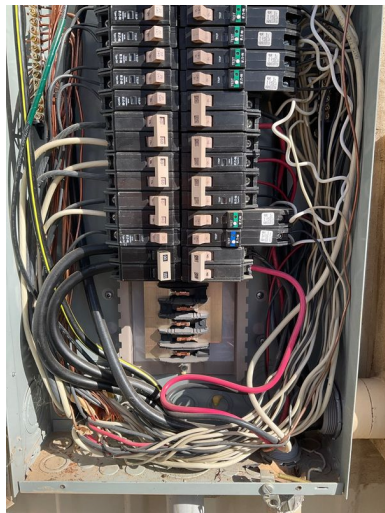
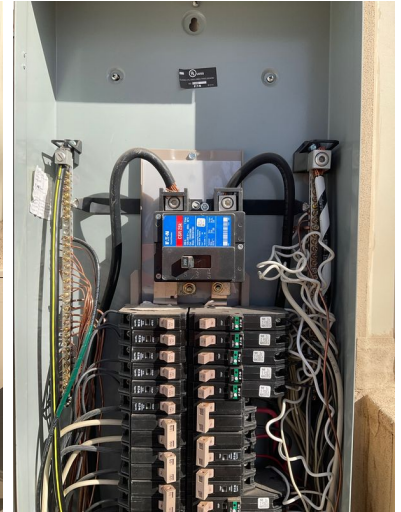
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Service Amperage: 200

General Photos:



Main



RV



Well

1: Panel - Not Properly Labeled

▲Safety 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Well

☒ ☐ ☐ ☒ **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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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.



Well

☐ ☐ ☒ ☐

C. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

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

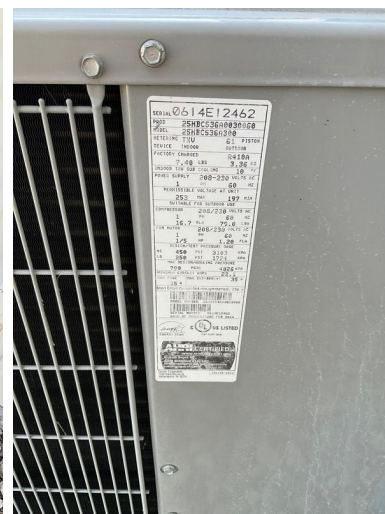
Condenser Manufacture Year(s): 2014

Refrigerant type: R410A

Temperature Differential at Return and Supply Closest to Unit - Unit 1: 18 Degrees

General Photos:

Photos provided for reference



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



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

☐ ☐ ☒ ☐ **D. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



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:

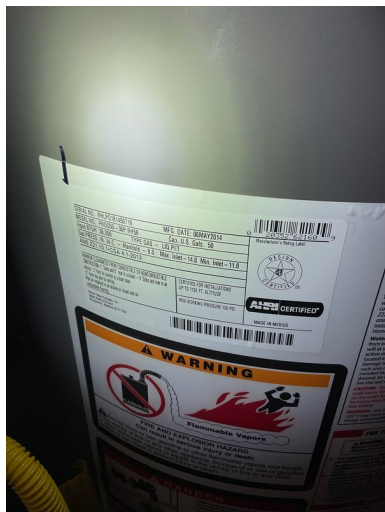
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

☒ ☐ ☐ ☐ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Exterior, Propane Tank



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Type of Gas Distribution Piping Material: Cast Iron

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☒ **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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Recommendation: Contact a qualified appliance repair professional.



☒ ☐ ☐ ☒ **E. Microwave Ovens**
General Photos:



1: Loose Hardware

Recommendation

Observed loose hardware on unit. Recommend repair

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



☒ ☐ ☐ ☐ **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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

VI. OPTIONAL SYSTEMS

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

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.