

**499 STILL HOLLOW CRK, BUDA, TEXAS 78610**  
**SELLER LETTER TO BUYERS**

Dear Future Homeowner,

Welcome to 499 Still Hollow Creek. This home has been such a special place for our family, and one of the things we've loved most is how naturally it brings people together. The open central living space is filled with natural light and has always felt like the heart of the home—a place where it's easy to gather, celebrate milestones, host holidays, or simply enjoy everyday life together.

The kitchen has truly been one of our favorite spaces. It's generously sized, thoughtfully laid out, and makes cooking with family or entertaining friends easy, with plenty of room for multiple people to be in the space comfortably at the same time.

One feature we came to appreciate over and over again is having four full bathrooms. Whether hosting overnight guests, family gatherings, birthday parties, or busy weekday mornings, that convenience made a huge difference.

Upstairs, the second living area was such a gift for additional living space—it made the perfect playroom, providing dedicated place to play while still keeping the main living areas organized and ready for guests. As life evolved, it easily adapted to different needs.

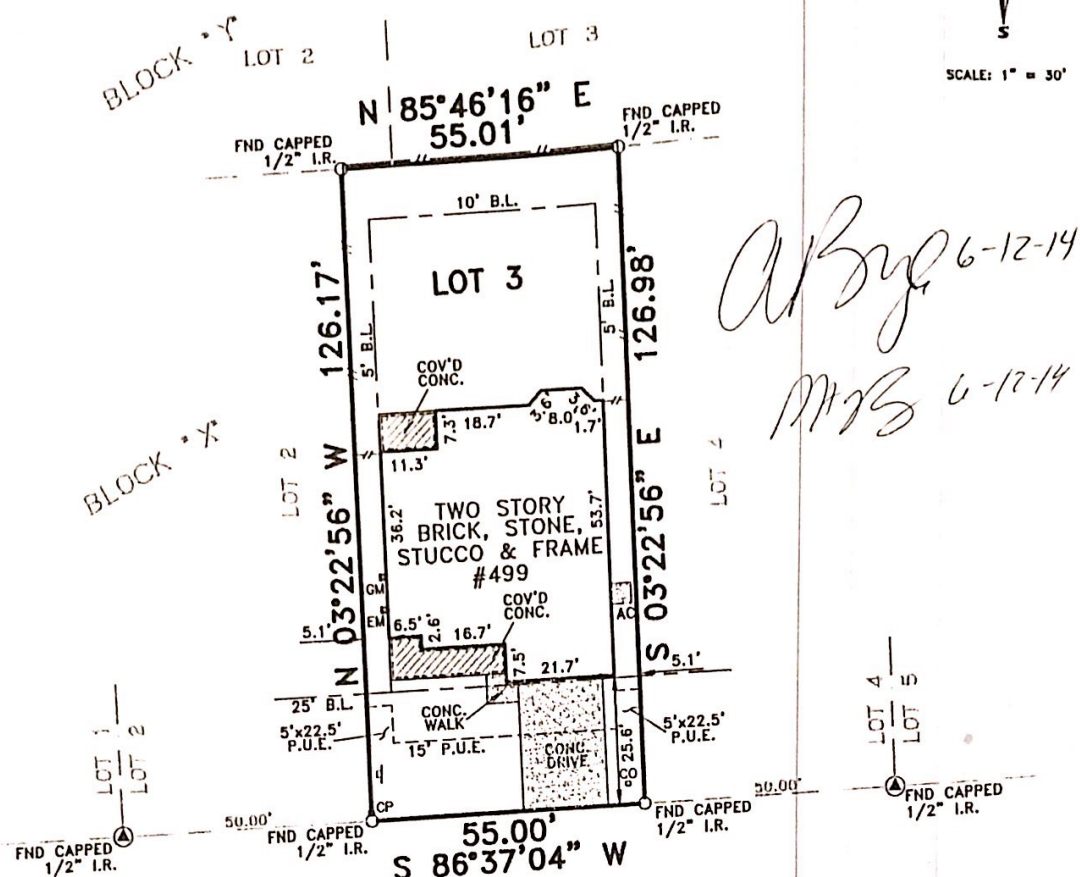
Storage is another area where this home truly shines. There is so much storage throughout that we were actually able to use the garage for what it was intended for—parking our cars—which isn't always something you can say.

Beyond the home itself, we've genuinely loved the location. Being tucked away on a cul-de-sac means less traffic, a quieter setting, and a little extra peace of mind. The neighbors here have also been wonderful—kind, welcoming, and always willing to lend a hand.

Whispering Hollow is such a special community with amenities that make it easy to enjoy the neighborhood lifestyle, from the community pool, playgrounds, parks, picnic areas, dog park, BBQ grills, and common green spaces that create natural places to gather and connect.

This home has held so many wonderful memories for our family, and we hope it becomes a place where yours creates just as many.

WHISPERING HOLLOW SUBDIVISION  
 PHASE 1, SECTION 4A  
 (VOL. 15, PG. 253, H.C.P.R.)



*ABry 6-12-14*  
*MJS 6-12-14*

## STILL HOLLOW CREEK (50' R.O.W.)

### LEGEND


- EM - ELECTRIC METER
- GM - GAS METER
- CO - CLEARDOUT
- d - GAS MARKER
- CP - CABLE TV PEDESTAL
- - WOOD FENCE
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- ⊙ - CONTROL MONUMENT
- ( ) - RECORD

### NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 2751, PG. 1, VOL. 2850, PG. 635, VOL. 2914, PG. 595, VOL. 3174, PG. 376, VOL. 3748, PG. 152, VOL. 4253, PG. 296, H.C.O.P.R., AND VOL. 17, PG. 39, H.C.P.R.
- 2) 100' ELECTRIC TRANSMISSION OR DISTRIBUTION EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY VOL. 157, PG. 24, H.C.D.R., DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
- 3) SUBJECT TO A 15' UTILITY EASEMENT BEING 7.5' EITHER SIDE OF CABLES WHERE BURIED WITH RIGHTS OF INGRESS AND EGRESS TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY VOL. 4580, PG. 443, H.C.O.P.R.


ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 6234-336	SURVEY OF LOT 3, BLOCK "X", WHISPERING HOLLOW SUBDIVISION PHASE 1, SECTION 7A, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 17, PAGES 39-40, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.	THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X(UNSHADED)" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480321 0280 F, REVISED SEPTEMBER 02, 2005. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
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PURCHASER	BARRETT JASON BROYLES AND ANGELA SUZANNE BROYLES	LENDER CO.	-
ADDRESS	499 STILL HOLLOW CREEK, BUDA 78610	TITLE CO.	RYLAND TITLE COMPANY



**Windrose Land Services Austin**  
 4120 Commercial Center Dr.  
 Suite 300  
 Austin, Texas 78744  
 TEL (512) 326-2100 FAX (512) 326-2770

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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.

*Michael Turner* 6/6/14

FIELD WORK	05/22/14	GE	DRAFTED BY	06/04/14	MDL	CHECKED BY	06/04/14	MT
REVISION	-	-				MAPSCD PAGE	JOB NO.	
REVISION	-	-				732 X	27068 R	

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT  
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: March 24, 2026 GF No. \_\_\_\_\_  
Declarant: Michael Reeves  
Description of Property: WHISPERING HOLLOW PHASE 1 SEC 7A, BLOCK X, LOT 3  
County Hays, Texas  
Date of Survey: June 4, 2014

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

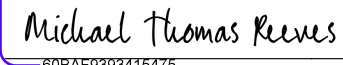
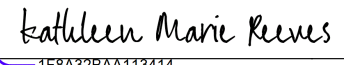
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

- 6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
- 7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

<p>My name is <u>Michael Reeves</u> .          My date of birth is <u>10/06/1970</u> .          and my address is <u>499 Still Hollow Crk, Buda, Texas 78610</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Hays</u> County,          State of <u>Texas</u> , on the  <u>24th</u> day of <u>March</u> , <u>2026</u> .</p> <p>Signed by:    <small>60BAF9393415475...</small>          Declarant</p>	<p>My name is <u>Kathleen Reeves</u> .          My date of birth is <u>7/16/71</u> .          and my address is <u>499 Still Hollow Crk, Buda, Texas 78610</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p>  <p>Executed in <u>Hays</u> County,          State of <u>Texas</u> , on the  <u>24th</u> day of <u>March</u> , <u>2026</u> .</p> <p>Signed by:    <small>1F8A32BAA113414...</small>          Declarant</p>
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# ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 499 Still Hollow Creek, Buda, Texas 78610

The following is a list of improvements completed by the Seller:

New HVAC summer 2025, Ring camera with solar, motion lights on East side of house.

*Michael Thomas Reeves*      *2026-05-20*  
\_\_\_\_\_  
Seller                                      Date

\_\_\_\_\_  
Buyer                                      Date

*Katie Reeves*      *2026-05-20*  
\_\_\_\_\_  
Seller                                      Date

\_\_\_\_\_  
Buyer                                      Date

# **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 **499 Still Hollow Creek, Buda, Texas 78610**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  \_\_\_\_\_ (approximate date) or  never occupied the Property

**Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)**

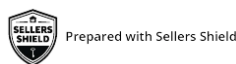
*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			✓
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)			✓
-LP on Property		✓	

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers			✓	number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)			✓	if yes, describe:
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input checked="" type="checkbox"/> other: <b>Gas, no logs</b>
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Other Leased Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <b>8 zones covering front, sides and back yard</b>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<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: Shingles Age: 12 (approximate)

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

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

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input 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):

(Walls/Fences) There is one side of the house that the fencing is in need of repair, I noticed the other day when I was mowing. It will be repaired but you will probably want to work with Mark next door to replace the entire length.  
 (Windows) We have 8-9 windows that have been breached and need replacement for the gasses that have escaped the double pane windows.

**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: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<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	✓	
Previous Use of Premises for Manufacture of Methamphetamine		✓

Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

**(Improper Drainage)** There is one area in the back corner of the yard on the Northeast side that will have some minor standing water if there is a heavy rain. It can last about half a day after the rains. There is also a dip on the front of the house on the sidewalk along the East side that will hold water and be standing water for up to a day after heavy rains.

**(Previous Roof Repair)** We have done some minor repairs this year and last for shingles and some decking damage. Everything has been inspected and is to standard. The roof is a 25 year roof according to our roofer, and they indicated that the grains are fine and that there are no leaks or drainage problems at this time.

**(Previous Other Repair)** We had cabinets replaced under and on the same side as the kitchen sink due to a slow leak that caused damage. There was also mold at that time. It has been remediated and the cabinets have been repaired. The drywall was replaced and all wood was fixed or replaced. We will provide a clean mold inspection report and certification when the repairs are complete. This report was completed on 5.19.26 and we anticipate repair work to be done by 5.21.26 with the certificate available by 5.23.26.

**(Water Damage)** As indicated above, there was a slow leak on the dishwasher (now replaced) that caused water damage under the sink and to the cabinets on either side. That has been repaired.

\*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





- 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):

(Home Owner Association) There is an HOA with monthly fees. You can pay them yearly as well.  
 (Environmental Hazards) We had a slow leak that created mold under the sink that we did not know about until the pre-inspection. That mold has been remediated and we have a clean certificate showing no mold in the area it was discovered. We will provide that certificate ASAP when the repair work is completed. This document was completed on 5.19.26, the repair work will be completed 5.20.26 and we expect to have the certificate by 5.22.26.

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

Inspection Date	Type	Name of Inspector	No. of Pages
04-06-2026	Pre-inspection	Jared Beard	23
05-09-2026	Mold Assessment Consultan	Darren Bentz	2

*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.

Michael Thomas Reeves                      2026-05-20  
Signature of Seller    Date

Katie Reeves                                      2026-05-20  
Signature of Seller    Date

Printed Name: Michael Reeves

Printed Name: Kathleen Reeves

**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: <u>Perdernalles Electric Company</u>	phone #: <u>(888) 883-3379</u>
Sewer: <u>City of Buda</u>	phone #: <u>(512) 312-0084</u>
Water: <u>City of Buda</u>	phone #: <u>(512) 312-0084</u>
Cable: <u>Spectrum</u>	phone #: <u>(855) 220-4319</u>
Trash: <u>City of Buda</u>	phone #: <u>(512) 312-0084</u>
Natural Gas: <u>Centerpoint Energy</u>	phone #: <u>(800) 427-7142</u>
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	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.

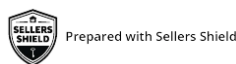
The undersigned Buyer acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Signature of Buyer    Date

\_\_\_\_\_  
Signature of Buyer    Date

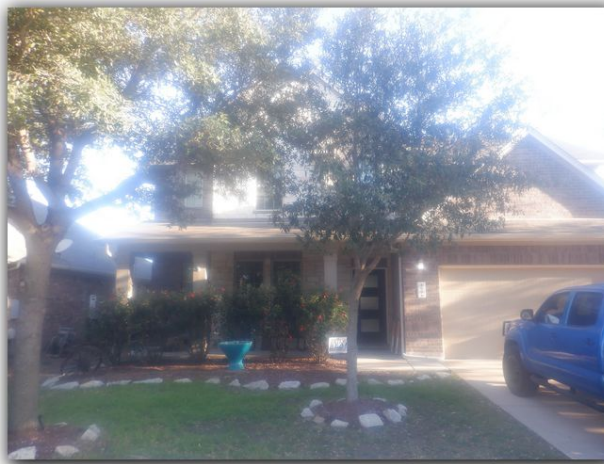
Printed Name: \_\_\_\_\_

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





Inspection Report  
SITE HAWK Home Inspections, LLC  
Jared L. Beard  
TREC Lic. # 20361



499 Still Hollow Creek, Buda, TX 78610

Prepared For:  
Michael Reeves  
04-06-2026



# Site Hawk Home Inspections, LLC

1108 Sue Ann Rose Dr  
Austin, TX 78717

Phone (512)221-3929  
sitehawkinspections@gmail.com

# INVOICE

<b>SOLD TO:</b>
Michael Reeves
TX

<b>INVOICE NUMBER</b>	20260406-02
<b>INVOICE DATE</b>	04/06/2026
<b>LOCATION</b>	499 Still Hollow Creek
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee - Re-inspect	\$100.00	\$100.00
Inspection Fee	\$485.00	\$485.00
3/20/2026	(\$485.00)	(\$485.00)
4/6/2026	(\$100.00)	(\$100.00)
	<b>SUBTOTAL</b>	\$585.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$585.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**



# PROPERTY INSPECTION REPORT FORM

Michael Reeves <i>Name of Client</i>	04/06/2026 <i>Date of Inspection</i>
499 Still Hollow Creek, Buda, TX 78610 <i>Address of Inspected Property</i>	
Jared Beard <i>Name of Inspector</i>	TREC Lic # 20361 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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



- The property was occupied at the time of inspection. Because of this fact some areas of the floor, walls, and possibly ceilings could not be observed. In addition, some windows, outlets, electrical panels, gas appliance connections, plumbing and drains, attics, garages, etc. may not be accessible for testing or viewing at the time of inspection. Also since the property is occupied the condition of the property is always subject to change.
- Note - Clothes dryers, washing machines, water softeners, low voltage wiring, sump pumps, grinder pumps, and refrigerators (if any) are beyond the scope of a home inspection and were not inspected.
- Note - This inspection does not include checking for pests, rodents or wood destroying insects. The inspector may however report on findings if seen.
- TREC Limitations: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; (test for microwave oven radiation leaks, inspect self-cleaning functions, test trash compactor ram pressure, or determine the adequacy of venting systems as examples).

**Note: Only check box comments with a check applies to this report. Comments with an empty check box do not apply to this report or your home.**

---

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

---

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

#### **SUGGESTED FOUNDATION MAINTENANCE & CARE -**

Keep the soil around your home foundation at a constant moisture level. The soils present throughout Texas have a tremendous capacity to absorb (and lose) water. This means that the soil will swell when it is very wet and it will shrink when it is very dry. This creates significant stresses on the structural framing and concrete slab which are resting on top of the soil. Keeping the soil around your home foundation at a constant moisture level with seepage water hoses will help reduce the chances of needing house leveling in the future. Provide positive drainage away from the slab perimeter. Any standing water near the foundation slab, current or future, should be eliminated. This will promote even moisture content underneath the slab and thus less movement of the soils beneath the foundation slab. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur.

The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

#### **Signs of Structural Movement or Settling**

- |   |  |
|---|--|
| <input type="checkbox"/> Strike plate/alignment                                       | <input type="checkbox"/> Twisted float joints                |
| <input checked="" type="checkbox"/> Cracks in brick, stone, or stucco                 | <input type="checkbox"/> Cracks in exposed concrete floors   |
| <input type="checkbox"/> Floors not level   | <input type="checkbox"/> Cracks in Parge Coat                |
| <input type="checkbox"/> Deteriorated Pier/Beam Condition                             | <input type="checkbox"/> Excessive or improper shims         |
| <input type="checkbox"/> Separations between trim and siding                          | <input type="checkbox"/> Beam splices not supported by piers |
| <input type="checkbox"/> Inadequate ventilation of crawl space                        | <input type="checkbox"/> Cracks in wall(s) and / or ceiling  |
| <input type="checkbox"/> Hazards, clearances, or other conditions, viewed from access |  |
| <input type="checkbox"/> Door / window frames out of square                           |  |

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

- The foundation appears to be performing the function intended**
- Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

#### **Inspector's Comments:**

- Corner chipping was observed on the foundation (see at right rear corner of home as example). Note - This is a common occurrence and not considered a structural concern.

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I NI NP D

- Hairline cracks were observed on the floor of the garage. Note - This type of defect (believed to be hydration cracks) is common and not considered to be a structural concern.

**B. Grading and Drainage**

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

- Improper drainage from foundation
- Erosion or ponding next to foundation/driveway
- Gutters draining too close to the structure
- Run off intrusion into crawl space
- Trees/heavy foliage too close to the structure
- Inadequate grading clearance to exterior wall surface
- Planter(s) adjoining the structure
- Cut and fill type lot may accumulate excessive run off
- Level lot, does not facilitate proper drainage
- Grade slopes toward the structure
- Soil / lot conditions suggest further evaluation by appropriate professional, i.e.. watering program, drains, etc.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Asphalt Shingles

*Viewed From:* Roof Level

*Comments:*

*\*\*Note - On any given roof, shingle age alone may be enough reason for replacement.*

*Recommend consulting with a roofing company if you believe the roof to be old or deficient in any way.*

- Torn, damaged, and/or perforated shingles**
- Roof decking rot/damage
- Roofing covering installed over older roof covering
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards are in need of repair
- Flashing is lifting, ill configured, or missing
- Leaves / debris in the gutters and downspouts
- Tree branches are too close to the roof structure
- Vent roof jacks need to be sealed
- Indication of water ponding
- Other
- Roof ventilation system damaged and in need of repair
- The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted
- Previous Repairs to Roof At: \_\_\_\_\_
- Brick chimney not properly flashed and counter-flashed
- Skylight covers not secured and / or flashed properly
- Exposed nail heads
- Roof penetration(s) not properly flashed /sealed
- Missing / damaged or inappropriately installed rain caps
- Missing step flashing where a roof intersects at exterior wall

**Inspector's Comments:**

I=Inspected

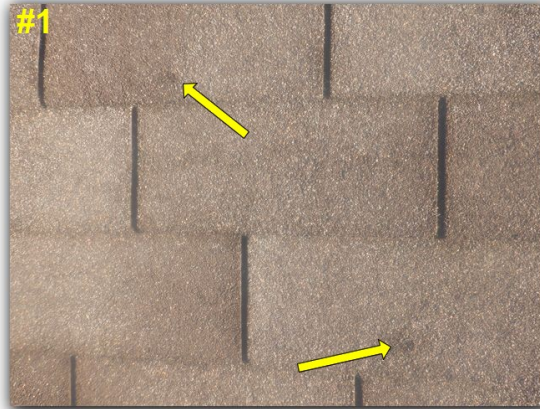
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I	NI	NP	D
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- Note - There is minor roof shingle granular loss evident on the roof shingles, which appears to be from normal wear.
- Nail heads are puncturing up through several of the roof shingles (see roof shingles at lower front and upper front of roof as example) **(see photo #1 below)**.
- There is damage to a few of the roof shingles at the upper back left side of roof (near ridge). There are several nails over the shingles at this areas (possibly to prevent shingle uplift here) **(see photo #2 below)**. The exposed nail heads should be sealed to better prevent water penetration.



Roof has been inspected and repairs have been made, singles replaced, etc.

**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 12 Inches (Blown-In Cellulose) Approx. R-Value: R-38

**NOTE: In Central Texas, an R value of 38 is recommended.**

*Approximate Average Thickness of Vertical Insulation:* Unknown

Limited Inspection:  Yes  No  Limited Access or walkways

*Comments:*

*Note: Limited access; due to mechanical equipment, insulation, duct work, storage and/or attic design presents a limitation in the inspection of attics. Only decked and other safe accessible areas of the attic[s] were inspected and reported. Inaccessible and unsafe areas were not/could not be inspected and are excluded from the findings of this report. Inspection of insulation covered structural, electrical, plumbing and mechanical components are excluded from inspection.*

I=Inspected

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- |  |  |
|--|--|
| <input type="checkbox"/> Insufficient attic ventilation                  | <input type="checkbox"/> Damaged and / or missing vent screens     |
| <input type="checkbox"/> Damaged and / or missing roof sheathing         | <input type="checkbox"/> Bath / Kitchen vents terminating in attic |
| <input type="checkbox"/> Evidence of moisture penetration                | <input type="checkbox"/> Deflection in roof surface                |
| <input type="checkbox"/> Elect. Wires are routed across the attic access | <input type="checkbox"/> Evidence of insulation voids              |
| <input type="checkbox"/> Inadequate roof support and / or failed members | <input type="checkbox"/> Defective Attic Ventilator                |
| <input type="checkbox"/> Inadequate or Missing Attic Access              | <input type="checkbox"/> Purlin System Missing                     |
| <input type="checkbox"/> Loose, missing or damaged gutters/downspouts    | <input type="checkbox"/> Damaged access ladder                     |

**Inspector's Comments:**



- 

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

Comments:

TREC Limitations: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

**Interior Walls:**

- Signs of Structural Settling     Water stains on walls and/or ceilings     Freshly Painted  
 Non-Combustible Material Missing at Wall between Living and Garage

**Exterior Walls:**

- Siding Materials:  Brick     Stone     Wood     Wood byproducts     Stucco  
 Vinyl     Aluminum     Asbestos     Cement Board     Other

- Fascia / trim boards are water damaged at several areas  
 Mortar is separated or missing in some areas  
 **Caulking / sealant is separated or missing in some areas**  
 **Some cracks at the brick, stone, or stucco siding**  
 Wood siding is water damaged in some areas  
 Siding shingles are cracked, loose or missing  
 Some siding fasteners are backing out

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- Weep holes not open and/or improper spacing
- Flashing missing and/or incorrectly installed
- Drip screed missing
- Overlap on cement board < 1 1/4 inch
- One or more areas were obstructed
- Other Water Penetration Areas at Exterior Walls
- Inadequate clearance between siding and grade
- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

**Inspector's Comments:**

- There is hairline cracking in the mortar joints around the brick at one or more areas suggesting some minor settlement/movement has occurred (see at top left and top right corners of overhead garage door as example) **(see photo #1 below)**.
- Caulk/seal expansion joints where needed to better prevent water penetration (see at left and right sides of home as example).
- Caulk/seal the gap in the siding next to the rear exterior patio electrical outlet.
- Re-caulk/seal where siding trimwork meets brick (see at upper left side of home as example).
- Re-caulk/seal gap where brick and stone walls meet at upper front left of home and re-caulk/seal where stone and stucco walls meet at upper front of home **(see photo #2 below)**.
- Drywall cracks were observed at a few areas (see around windows in kitchen nook and living room as example). These cracks were at drywall seams/ tape joints and cracking is common in this type of joint. This type of crack is generally considered to be cosmetic.



- 
- 
- 
- 

**F. Ceilings and Floors**

*Comments:*

*TREC Limitations: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.*

- Ceiling cracks in some areas
- Signs of structural settling
- Water stains on floor
- Other
- Possible water stains on ceiling
- Floor cracks in some areas
- Ceiling Missing at Garage

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I NI NP D

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

Comments:

**Interior Doors**

- Damaged doors: \_\_\_\_\_
- Doors do not operate properly: \_\_\_\_\_
- Doors loose on hinges: \_\_\_\_\_
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware
- Door between living and Garage Not Fire-Rated

**Exterior Doors**

- Safety glass not present: \_\_\_\_\_
- Sliding glass door slides poorly or improperly installed
- Sliding screen door is missing / or damaged
- Doors / sliding glass doors: do not latch properly
- Double cylinder locks pose safety consideration
- Doors rub, stick or hit frames: \_\_\_\_\_
- Deficient Hardware

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

**Inspector's Comments:**

- Re-caulk/seal gaps around overhead garage door trimwork.
- Door strike plate needs to be adjusted in one or more locations (see door to kitchen pantry as example).
- There is minor water damage to the inner base of the kitchen sink cabinet. This area tested to have elevated levels of moisture at time of inspection. Note - Owner stated that a leak to the dishwasher drain line was just recently made.

This leak has been fixed. There was mold found and full remediation has been done. Cabinets have been replaced, as have all wood and drywall components that were impacted by the leak. Receipts and Mold free certificate provided

**H. Windows**

Comments:

TREC Limitations: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Note - Blown window seals are not always able to be determined at time of inspection due to several factors including internal and external temperatures at time of inspection.

- Some windows are difficult to open and/or close
- Some glass panes are loose, damaged or missing
- Some window lift supports are loose, damaged or missing
- Some window / door screens are damaged or missing
- Absence of safety glass
- Window sill height exceeds 44" egress
- Windows in sleeping areas are of inadequate size for egress
- Thermal pane window seals have failed and/or Low-E defects
- Inspection of the windows was limited

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- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing**

**Inspector's Comments:**

- Note - Screens have been removed from some of the windows. Some screens were found in the attic at time of inspection.
- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left side and rear of home as example) **(see photo below)**.
- Some of the windows appears to have a blown seal and/or Low-E defects inside the glass panes (see windows in kitchen nook and living room as example).



All screens have been removed and cleaned and are stored in the attic near the HVAC unit

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

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

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

*TREC Limitations: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.*

- Structural deficiencies
- Step down from house to exterior surface < 3 1/2"
- Spindles or rails greater than 4" spacing
- Deck is not properly attached to main structure
- Guardrail missing if > 30" from grade
- Guardrail is not of proper height
- Spindles or rails greater than 4 3/8" spacing on stairs
- Internal area beneath porch or deck not accessed

**Inspector's Comments:**

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I NI NP D

- Note - There are some hairline cracks across the front driveway (no settlement or heaving observed).

**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

TREC Limitations: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of over current devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of over current devices; or operate over current devices.

Overhead Service     Underground Service

**Main Disconnect Panel - 125 amp**

- Service drop/mast loose and/or pulling away
- Grounding electrode is not secure to rod
- Doubled lugged breakers / Fuses
- One or more knockouts are missing
- Evidence of arcing or excess heat
- Grommets or Box Connectors Missing
- Service line has inadequate clearance to ground
- Panel has more than 6 disconnects, main required
- Panel does not have adequate clearance / accessibility
- Lack of anti-oxidants on aluminum conductor terminals
- Panel is not labeled
- Inside cover is not in place or Secure
- Incorrect size of wire on breakers / fuses
- 240 breakers installed without trip ties
- Ground wire / rod / CWB could not be verified
- Not Bonded and Grounded

**Sub Panels**

Type of Wire:     Copper     Aluminum

- ARC FAULTS NOT TESTED -- OCCUPIED
- Evidence of arcing or excess heat
- Panels are not labeled
- Not properly grounded or bonded
- Grounds and neutrals on same bus bar
- Panel covers, knockouts, cable clamps missing/ loose
- Lack of anti-oxidants on aluminum conductor terminals
- Defects may exist in certain electrical sub panels and have been known to be unsafe in some instances and should be thoroughly evaluated by a licensed electrician as to present and future performance.
- Ground/ARC Fault Circuit Inoperable
- Incorrect size breakers / fuses
- Incorrect size wire on breakers / fuses
- Panel(s) installed at improper location
- Double lugged breakers / fuses

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I	NI	NP	D
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- 

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

Type of Wiring:  Copper       Aluminum      Conduit \_\_\_\_\_

Comments:

Note: The electrical wiring circuits concealed by the finished wall / ceiling coverings and attic insulation are excluded from this report.

Note: Smoke alarms should be changed out every 7 to 10 years as per most manufacturers.

**Outlet and Switches**

- Test indicate reverse polarity
- One or more junction boxes do not have covers
- Evidence of arcing or excessive heat
- Improper use of extension cords as permanent wiring
- Loose, damaged, missing outlets / switches / covers
- Test indicate open circuit, no power at various outlets
- Lack of anti-oxidants on aluminum conductor terminals
- Concealed connections of copper and aluminum wires / electrical components were not inspected
- Two conductor system without benefit of bare ground wire ( typical in older homes )
- Inappropriate Ground Type receptacles installed on two conductor system
- Aluminum wiring connected to devices not CO/ALR rated
- Lack of disconnect at: \_\_\_\_\_
- Outlet/Switches inoperable at: \_\_\_\_\_
- Lack of Ground/Bonding at: \_\_\_\_\_
- Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

- Wiring is unsupported beneath the structure
- One or more connections are not in junction boxes
- GFCI are not properly installed or operate properly

**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

- |  |   |
|--|---|
| Kitchen: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial  | Bathrooms: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial |
| Exterior: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial | Garage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial    |
| Whirlpool tub: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial       | Wet Bar: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial              |

- No GFCI protection at one or more location. This is considered a recognized safety hazard and in need of repair
- GFCI circuit could not be inspected at:
- Arc Fault Circuit Interrupting Devices (AFCI):  Present     Not Present

**Fixtures**

- Ceiling fans inoperable or in need of repair       Light fixtures inoperable/in need of repair

**Smoke and Fire Alarms**

- Smoke alarms are not present in each sleeping area     No smoke alarm in hallway

- 

**C. Other**

Comments:

**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 System: Central - GE  
 Energy Source: Gas  
 Approx date of Manufacture: 2025

*Comments:*

*Note: When buying a home it is recommended that the HVAC system[s] be inspected by a licensed HVAC professional prior to closing on the house.*

- |   |   |
|---|---|
| <input type="checkbox"/> Operation of heating elements  | <input type="checkbox"/> Condition of Conductors          |
| <input type="checkbox"/> No gas cutoff valve and / or improper gas valve  | <input type="checkbox"/> Evidence of significant rust     |
| <input type="checkbox"/> Blower door safety switch broken or missing  | <input type="checkbox"/> Gas leak detected                |
| <input type="checkbox"/> Blower fan assembly is dirty / or vibrating  | <input type="checkbox"/> Forced Air in burner compartment |
| <input type="checkbox"/> Heater flue is too close to combustibles   |   |
| <input type="checkbox"/> Lack of protection from physical damage  |   |
| <input type="checkbox"/> Inadequate conditioned, combustion, and dilution air   |   |
| <input type="checkbox"/> Improper Gas connector materials and connections   |   |
| <input type="checkbox"/> System does not operate according to manufacturers design  |   |
| <input type="checkbox"/> Evidence of improper flame (impingement, uplifting, color)   |   |
| <input type="checkbox"/> Inappropriate location or inadequate access and clearances   |   |
| <input type="checkbox"/> Inoperable thermostat, controls or operating components  |   |
| <input type="checkbox"/> System shows signs of being dirty : Recommend cleaning, servicing, and further evaluation by a licensed professional           |   |
| <input type="checkbox"/> Deficiencies in mounting and operation of Window Units   |   |
| <input type="checkbox"/> Burners, burner ignition devices or heating elements, switches, and/or thermostat not rated or at least 18" from Garage floor. |   |

**B. Cooling Equipment**

Type of System: Central - Air Conditioner - GE  
 Approx. Date of Manufacture: 2025

*Comments:*

*Note: When buying a home it is recommended that the HVAC system[s] be inspected by a licensed HVAC professional prior to closing on the house.*

Unit #1:

- Supply Air Temp: 48 °F    Return Air Temp: 71 °F    Temp. Differential: 23 °F  
 A/C condensing unit:  
     Specifies max amp breaker of 45 and a 40 amp breaker is in use

- |   |  |
|---|--|
| <input type="checkbox"/> Temperature differential is not within range of 14-23 degrees Fahrenheit |  |
| <input type="checkbox"/> Refrigerant lines not properly insulated at:                             | <input type="checkbox"/> Condenser <input type="checkbox"/> Evaporative coil <input type="checkbox"/> In Attic |
| <input type="checkbox"/> Condenser unit coil fins damaged / dirty                                 | <input type="checkbox"/> Missing conduit on low voltage wiring   |
| <input type="checkbox"/> Condenser unit not level or 3" above grade                               | <input type="checkbox"/> Condenser installed too close to structure <18"                                       |
| <input type="checkbox"/> Condenser airflow restricted   | <input type="checkbox"/> Dryer vent is too close to unit   |
| <input type="checkbox"/> Air handler plenum is not properly sealed                                | <input type="checkbox"/> No electric disconnect within sight of unit   |
| <input type="checkbox"/> Water in auxiliary/secondary drain pan                                   | <input type="checkbox"/> Lack of GFCI near unit for technician   |

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Primary condensate line not insulated in open area
- Condensate line termination point was not determined
- Noticeable vibration of blower fan or condensing fan
- Condensate line terminates too close to structure
- Deficiencies in mounting and operation of Window/Wall Units
- Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at the time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- System shows signs of being dirty. Recommend cleaning, servicing and / or further evaluation by a licensed professional

**For attic installations :**

- Minimum 30" clearance above and to the side for maintenance
- Lack of work platform (>30" )
- Lack of 24"Walkway, light near unit, or outlet
- Greater than 20 feet from access
- Scuttle opening less than 22" by 30"

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

*Comments:*

*Note: Changing the air filter on a regular basis is recommended for expected consistent operation. This will help in reducing the airborne particulates that can bind to the evaporator thereby reducing its efficiency. Over time, the particulates on the evaporator turn into a sludge like material that sits on the coil and in the condensate pan. This can be harmful to people with allergies and or weakened immune systems. Regular maintenance by a licensed HVAC technician is recommended.*

**Type of Ducting:**     Flex Duct         Duct Board         Metal

- Ducting is kinked, restricted or improperly routed
- Open seams in plenum
- Deficiencies in materials used for vent system
- Return air filter needs cleaning or replacement
- Some ducting moisture barrier is damaged/missing
- Absence of air flow at supply register
- Gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenums, and/or chases
- There is inadequate venting for carbon monoxide to the exterior from the garage or storage room

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Front Right         Functional Flow Inadequate

*Location of main water supply valve:* Front Right

*Static water pressure reading:* 80 PSI     below 40 psi     above 80 psi

Lack of reducing valve over 80 psi

*Type of supply piping material:* Copper

*Comments:*

*TREC Limitations: The inspector is not required to operate any main, branch, or shut-off*

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I NI NP D

valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Water Source:  Public  Private Sewer Type:  Public  Private

**Sinks**

**Comments:** \_\_\_\_\_

- Incompatible connecting devices
- Sink leaks into cabinet below
- Drains have no visible "P" trap
- No shut off valves under sink
- Drain stop inoperable
- Sink stopper missing or damaged
- Loose or damaged faucet handles
- Hot and cold water reversed
- Leakage around sink(s)
- Vegetable sprayer inoperable
- Caulking or grout missing or damaged
- Inadequate draining

**Bathtubs and Showers**

**Comments:** \_\_\_\_\_

- Leakage around tub / shower
- Improper slope of shower
- Shower diverter valve not operating
- Hot and cold water reversed
- Dealing shower stalls
- Shower head leaks from connection
- Absence of safety glass enclosure
- Caulking or grout missing or damaged
- Enclosure needs to be sealed
- Drain stop inoperable
- Tile loose and / or missing
- Soap dish missing

**Commodes**

**Comments:** \_\_\_\_\_

- Leakage around commodes
- Loose at floor mounting
- Flush mechanism inoperable
- Tank lid broken or missing
- Flapper valve is faulty
- Seal leaking between tank & bowl
- Bowl or tank is cracked/damaged
- Tank water level is too high
- Bowl refill tube is missing

**Washing Machine Connections**

**Comments:** \_\_\_\_\_

- Washing machine not connected at this time - faucets, drains not tested for proper operation
- Leakage at plumbing connections
- Dryer vented into attic or under house

**Exterior Plumbing**

**Comments:** \_\_\_\_\_

- Exterior hose bib(s) do not have back-flow prevention
- Faucet handles are loose, damaged or missing
- Leakage present at: \_\_\_\_\_

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I NI NP D

Plumbing Leaks / Hose Bibs / Sprinkler System

**Inspector's Comments:**

- An anti-siphon device is missing from the hose bib at the front right corner of home. Recommend adding this device to better prevent water back-flow.

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

Type of drain piping material: PVC

Comments:

\*\*Condition of underground or inaccessible pipes not inspected

Prevalent Waste/vent pipe:  Plastic  Cast Iron  Clay  Unknown

Drain Lines Functioning Properly:  Yes  No

Drain Stops Functioning Properly:  Yes  No

Drain line has been cleaned

**Inspector's Comments:**

- There is some visible build-up inside the primary bathroom shower drain line that needs to be cleared out.

**C. Water Heating Equipment**

Energy Source: Gas - Rinnai

Capacity: Tankless

Approx. Date of Manufacture: Unknown

Comments:

Note: In 2015 the Department of Energy has mandated that all water heaters will be required to increase their efficiency. The insulation surrounding the internal tank will be increased which will make the outer diameter of the water heaters larger. This may be a problem if the current water heater is located in a closet or an attic and the access is too small to install the larger more insulated water heater.

- Unit inoperable
- Water Leakage around unit
- Leakage around connections
- Hot and cold water lines reversed
- Unit installed in an unsafe location
- Gas leak detected around unit
- Improper Flame
- One or more covers are missing or damaged
- Lack of pan and drain system/improper termination
- Operation of heating elements on electric units
- Lack of protection from physical damage
- Corrosion and / or signs of an intermittent leak at isolation valve or plumbing connections
- Unit is located in the garage or adjacent area and is not elevated so that it's ignition source is 18" above the floor if required
- Lack of an expansion tank when a pressure reducing valve is in place at the water supply line
- Electrical disconnect missing/inadequate clearance
- Improper gas line materials
- Flue/Vent is loose, damaged or poorly connected
- Unit installed with inadequate access and clearances
- Gas shut off is leaking or wrong type
- Missing or inoperable cold water shut off
- Unit is not properly vented for combustion air

**Water heater Temperature and Pressure Relief Valve**

- T/P valve inspected / verified, but NOT TESTED

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

- Drain line is not plumbed to the exterior
- T/P valve has no drain line / or wrong size
- Drain line runs uphill at some point
- Corrosion or leakage at connections
- Drain line is threaded at termination point

**Inspector's Comments:**

- There is corrosion on a water supply connection right under the tankless water heater at right side of home (**see photo below**). Note - This connection was dry at time of inspection.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter: Left Side*

*Type of gas distribution piping material: Metal*

*Comments:*

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

- |  |   |
|--|---|
| <input type="checkbox"/> Unit leaking                          | <input type="checkbox"/> Unit hardwired                           |
| <input type="checkbox"/> No anti-siphon loop at the drain line | <input type="checkbox"/> Soap dispenser not functioning properly  |
| <input type="checkbox"/> Unit is not properly secured          | <input type="checkbox"/> Rust present in interior of unit         |
| <input type="checkbox"/> Door seal is damaged or leaking       | <input type="checkbox"/> Inoperative unit(s)                      |
| <input type="checkbox"/> Failure to drain properly             | <input type="checkbox"/> Deficiency in rack, rollers or spray arm |

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

**B. Food Waste Disposers**

*Comments:*

- |  |  |
|--|--|
| <input type="checkbox"/> Unit leaking                | <input type="checkbox"/> Inoperative Unit        |
| <input type="checkbox"/> Damaged grinding components | <input type="checkbox"/> Excessive Vibration     |
| <input type="checkbox"/> Corrosion on unit           | <input type="checkbox"/> Splash guard is damaged |
| <input type="checkbox"/> Improper mounting           |  |

**C. Range Hood and Exhaust Systems**

*Comments:*

- |   |   |
|---|---|
| <input type="checkbox"/> Filter is dirty / greasy                           | <input type="checkbox"/> Light / lens not functional    |
| <input type="checkbox"/> Vent pipe terminates improperly/improper material  | <input type="checkbox"/> No secure mounting of the unit |
| <input type="checkbox"/> Fan / Motor assembly vibrates or is noisy          |   |
| <input type="checkbox"/> Control knobs / switches are defective or missing  |   |
| <input type="checkbox"/> Fan / blower does not work / or work at all speeds |   |

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

*Comments:*

**Range Type:**     Electric       Gas

Igniters  
have  
been  
replaced  
and work  
now.

- |   |   |
|---|---|
| <input type="checkbox"/> Control knobs are loose and/or missing     | <input type="checkbox"/> Gas leaks were detected around unit            |
| <input checked="" type="checkbox"/> <b>Burner(s) do not operate</b> | <input type="checkbox"/> Improper or absence of gas shut off valve      |
| <input type="checkbox"/> Inadequate clearance from combustibles     | <input type="checkbox"/> Improper materials used for gas connections    |
| <input type="checkbox"/> Absence of anti-tilt device                | <input type="checkbox"/> Deficiencies in the operation of the gas flame |

**Oven(s):**

Unit #1:  Electric     Gas  
 Tested at 350°F, Variance noted: +/- 10 °F (max 25°F)

Unit #2:  Electric     Gas  
 Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

- |   |  |
|---|--|
| <input type="checkbox"/> Control knobs are loose and/or missing | <input type="checkbox"/> Gas leaks were detected around unit               |
| <input type="checkbox"/> Unit is not properly secured           | <input type="checkbox"/> Deficiencies in the operation of the gas flame    |
| <input type="checkbox"/> Door seal is damaged or leaking        | <input type="checkbox"/> Broiler / heating element does not operate        |
| <input type="checkbox"/> Inadequate clearance from combustibles | <input type="checkbox"/> Deficiencies in operation of timer and thermostat |
| <input type="checkbox"/> Interior light does not operate        | <input type="checkbox"/> Deficiencies in thermostat(s) sensor support      |
| <input type="checkbox"/> Glass panels and/or hardware           |  |

**Inspector's Comments:**

- Note - Control function has been worn off of the range burners.
- The front right range burner does not always self-igniting when tested. Needs repair.

**E. Microwave Ovens**

*Comments:*

- |   |  |
|---|--|
| <input type="checkbox"/> Deficiencies in door seal / tightness of closure | <input type="checkbox"/> Interior light does not operate |
| <input type="checkbox"/> Does not operate by heating a container or water | <input type="checkbox"/> Timer does not function         |

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I NI NP D

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

*Comments:*

- Units are loose at ceiling and / or wall
- Unit motor and / or fan is noisy
- Lack of exhaust ventilator if required
- Non vented wall heaters (considered a safety hazard)
- Vent pipes that do not terminate outside the structure
- Heat lamp timer does not work
- Missing covers
- Unit Inoperable

**G. Garage Door Operators**

*Comments:*

*Note - Garage door operators generally last 10 to 15 years on average, depending on maintenance and care.*

- Auto reverse does not work - Safety Hazard
- Missing safety wire inside door spring
- Electronic sensors improper height**
- No emergency release rope to disable opener
- Door locks or side ropes that have not been removed or disabled
- Switch is installed at improper height
- Switch is loose or damaged
- Opener is not properly secured
- Electronic sensor does not operate

**Inspector's Comments:**

- The overhead garage door operator's auto-reverse safety sensors are currently installed too high up (**see photo below**). These sensors should not be installed higher than 6 inches above the garage floor for child safety.



**Sensor has been moved to the required 6 inch height**

**H. Dryer Exhaust Systems**

*Comments:*

*Note: Lint can accumulate in the dryer vent reducing the dryers efficiency and increasing the potential for fire. Dryer lint fires are the #4 case of house fires in the nation. Regular cleaning of the dryer vent is recommended.*

- Dryer vent cover is loose, damaged or missing
- Improper routing and length of vent pipe
- Improper termination
- Clean lint from dryer vent/vent cover
- Inadequate vent pipe material
- Damaged or missing Flapper termination

I=Inspected

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NP=Not Present

D=Deficient

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

The lack of a dryer vent system when provisions are present for a dryer

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

Surface water leaks

The absence of shut-off valves

The lack of a rain or freeze sensor

Deficiencies in the condition of the control box

The absence or improper installation of anti-siphon devices and back flow preventer

Deficiencies in water flow or pressure at the zone heads

Deficiencies in ZONE: \_\_\_\_\_

## ADDENDUM: REPORT SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

For your convenience, the following conventions have been used in this summary addendum.

**Major Concerns:** *A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected.*

**Safety Issues:** *Denotes a condition that is unsafe and in need of prompt attention.*

**Deficient/Repair Items:** *Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improvement Items:** *Denotes improvements which are recommended but not required.*

**Items to Monitor:** *Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

---

**Major Concerns:** None.

**Safety Issues:**

- The overhead garage door operator's auto-reverse safety sensors are currently installed too high up. These sensors should not be installed higher than 6 inches above the garage floor for child safety.

**Deficient/Repair Items:**

- Nail heads are puncturing up through several of the roof shingles (see roof shingles at lower front and upper front of roof as example).
- There is damage to a few of the roof shingles at the upper back left side of roof (near ridge). There are several nails over the shingles at this areas (possibly to prevent shingle uplift here). The exposed nail heads should be sealed to better prevent water penetration.
- There is hairline cracking in the mortar joints around the brick at one or more areas suggesting some minor settlement/movement has occurred (see at top left and top right corners of overhead garage door as example).
- Caulk/seal expansion joints where needed to better prevent water penetration (see at left and right sides of home as example).
- Caulk/seal the gap in the siding next to the rear exterior patio electrical outlet.
- Re-caulk/seal where siding trimwork meets brick (see at upper left side of home as example).
- Re-caulk/seal gap where brick and stone walls meet at upper front left of home and re-caulk/seal where stone and stucco walls meet at upper front of home.
- Drywall cracks were observed at a few areas (see around windows in kitchen nook and living room as example). These cracks were at drywall seams/ tape joints and cracking is common in this type of joint. This type of crack is generally considered to be cosmetic.
- Re-caulk/seal gaps around overhead garage door trimwork.
- Door strike plate needs to be adjusted in one or more locations (see door to kitchen pantry as example).
- There is minor water damage to the inner base of the kitchen sink cabinet. This area tested to have elevated levels of moisture at time of inspection. Note - Owner stated that a leak to the dishwasher drain line was just recently made.
- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left side and rear of home as example).
- Some of the windows appears to have a blown seal and/or Low-E defects inside the glass panes (see windows in kitchen nook and living room as example).
- An anti-siphon device is missing from the hose bib at the front right corner of home. Recommend adding this device to

better prevent water back-flow.

- There is some visible build-up inside the primary bathroom shower drain line that needs to be cleared out.
- There is corrosion on a water supply connection right under the tankless water heater at right side of home. Note - This connection was dry at time of inspection.
- Note - Control function has been worn off of the range burners.
- The front right range burner does not always self-igniting when tested. Needs repair.

**Improvements:** None.

**Items to Monitor:** None.

---

## ADDENDUM: MAINTENANCE ADVICE

### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:*

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

### Regular Maintenance

#### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

#### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walk ways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.

# ADDENDUM TO SELLERS DISCLOSURE NOTICE – EXCLUSIONS

CONCERNING THE PROPERTY LOCATED AT 499 Still Hollow Creek, Buda, Texas 78610

The following items DO NOT convey with the sale of the property:

- Wagon wheels and green planter in front yard
- Green stools and table on back porch
- Hammock in back yard
- Fridge in house and in garage
- Washer and Dryer
- All furniture, rugs, TVs, lamps
- All items in upstairs bedroom including the curtains and blackout curtains, the rods and fixtures will stay
- Rocking chairs and green table on front porch

Michael Thomas Reeves                      2026-05-20  
Seller    Date

\_\_\_\_\_  
Buyer    Date

Katie Reeves                                  2026-05-20  
Seller    Date

\_\_\_\_\_  
Buyer    Date



# INVOICE

**United Water Restoration Group**  
1955 Fm 2001 Suite 500  
Buda, TX 78610

payments@uwraustin.com  
+1 (512) 818-4777  
www.unitedwaterrestoration.com/au  
stin



**Michael & Katie Reeves:AUS-26-0119-STR**

**Bill to**  
Michael & Katie Reeves

**Ship to**  
Michael & Katie Reeves  
499 Still Hollow Creek  
Buda, TX 78610

## Invoice details

Invoice no.: 240176  
Terms: Due on receipt  
Invoice date: 05/08/2026  
Due date: 05/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Structure - Residential</b>	Structure -	1	\$6,287.34	\$6,287.34

## Ways to pay

BANK

<b>Total</b>	<b>\$6,287.34</b>
Payment	-\$6,287.34
<b>Balance due</b>	<b>\$0.00</b>

**Paid in Full**

# Certificate showing this property does not have mold damage

## Certificate of mold damage remediation

**Property owner:** Keep this certificate and give a copy to your insurance agent or company.

### Property owner and location

Property owner's name Katie Reeves  
 Mailing address 499 Still Hollow Creek, Buda, TX 78610  
 Property address 499 Still Hollow Creek, Buda, TX 78610  
 Lot 3 Block X Addition or tract WHISPERING HOLLOW PHASE 1 SEC 7A County Hays

### Instructions

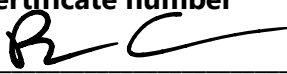
- **If mold damage has been treated (remediated):** Both Box A and B below must be filled out. The mold remediation contractor must fill out Box A. The mold assessment consultant must fill out Box B.
- **If no mold damage was found:** The mold assessment consultant or insurance adjuster must fill out Box C.

► **Mold damage has been treated** (If Box A and B are filled out, Box C does not need to be filled out.):

**Box A:** To be filled out by the mold remediation contractor.

I certify that:

- I treated the damage caused by mold at this property. Treatment can include removing, cleaning, sanitizing, and preventing mold damage.
- I gave this certificate to the property owner within 10 days after completing the work.


	5/9/2026
<b>Certificate number</b>	<b>Date issued</b>
	5/9/2026
Mold remediation contractor's signature	Date
Billy D Calderon Jr 21915 US Hwy 281N #12420	5/9/2026
Contractor's printed name and address	Date treatment completed
MRC 1631	6/7/2027
Texas Department of Licensing and Regulation license number	License expiration date

**Box B:** To be filled out by the mold assessment consultant.

I certify that:

- Damage caused by mold at this property has been treated (remediated).
- With reasonable certainty, the underlying causes of the mold have been treated so mold will not return.
- I gave a copy of my report to the property owner.

Per Occupations Code Section 1958.154: Based on visual, procedural, and analytical evaluation, the mold contamination identified for the project has been remediated as outlined in the mold management plan or remediation protocol.



05/09/2026

Mold assessment consultant's signature

Date

Darren Bentz / 3571 Far West Blvd, Austin TX 78731

Consultant's printed name and address

MAC2103

01/10/2027

Texas Department of Licensing and Regulation license number

License expiration date

► **No mold damage was found** (If Box C is filled out, Box A and B do not need to be filled out.):

**Box C:** To be filled out by the mold assessment consultant or insurance adjuster.

I certify that:

- I inspected this property.
- I did not find signs (evidence) of any mold damage.
- I gave a copy of my report to the property owner.

Certificate number

Date issued

Mold assessment consultant or insurance adjuster's signature

Date

Consultant or adjuster's printed name and address

Texas Department of Licensing and Regulation license number, or  
Texas Department of Insurance license number

License expiration date