

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- 1/2" IRON ROD WITH "AMERISURVEYORS" CAP SET
- CALCULATED POINT
- FOUND IRON PIPE
- FOUND IRON ROD
- WATER METER
- ELECTRIC METER
- POWER POLE
- CONTROL MONUMENT
- RECORDED ON PLAT
- FIELD MEASURED

WERNER AVENUE
(60' R.O.W. - PER PLAT)

DS SR CAR 392

SURVEYOR'S NOTE:

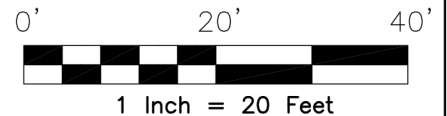
BASIS OF BEARING, RECORDED PLAT UNLESS OTHERWISE NOTED.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48453C 0465 J, effective date of JANUARY 06, 2016. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____
X _____

GRAPHIC SCALE



I, MARK ANTONIO MERCADO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to AUSTIN TITLE

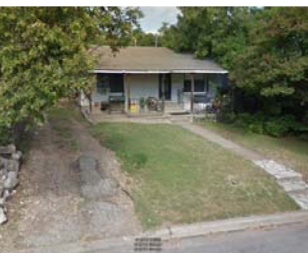
and TALLBRIDGE REAL ESTATE that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: _____
Address: 3712 WERNER AVE, AUSTIN, TX 78722 GF No. AUT-31F-AUT16007387SN

Legal Description of the Land:
Lot 28, Block 6, UNIVERSITY PARK, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 3, Page 125, Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 125, PLAT RECORDS, TRAVIS COUNTY, TEXAS VOLUME 587, PAGE 382, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1608038979	NO.	REVISION	DATE
DATE:	08/05/06			
DRAWN BY:	MN/MI/IM			
APPROVED BY:	MAM			



Mark Antonio Mercado
MARK ANTONIO MERCADO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6350

**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 26, 2026 GF No. _____
Declarant: Alicia Ross
Description of Property: LOT 28 BLK 6 OLT 29 DIV C UNIVERSITY PARK SUBD
County Travis, Texas
Date of Survey: August 5, 2006

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


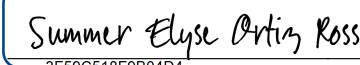
The undersigned declares as follows:

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):
shed + concrete pad removed

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>Cinda Alicia Ross</u> . My date of birth is <u>06/05/1985</u> . and my address is <u>532 NE 29th Avenue,</u> <u>Portland, OR 97232</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Multnomah</u> County, State of <u>Oregon</u> , on the <u>26th</u> day of <u>March</u> , <u>2026</u> .</p> <p>Signed by:  <u>F36DCF8EFEBD4CF...</u> Declarant</p>	<p>My name is <u>Summer Ross</u> . My date of birth is <u>06/27/1986</u> . and my address is <u>532 NE 29th Avenue,</u> <u>Portland, OR 97232</u> .</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Multnomah</u> County, State of <u>Oregon</u> , on the <u>26th</u> day of <u>March</u> , <u>2026</u> .</p> <p>Signed by:  <u>3E59C518F9B04D4...</u> Declarant</p>
--	---



SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

ECAD Energy Audit Results

For Residence: [3712 WERNER AVE AUSTIN, TX, 78722](#)

Audit Date: [7/25/2019](#)

Thank you for complying with the City of Austin's ECAD Ordinance, which requires homeowners to provide these energy audit results to buyers

SAVE THIS FORM! This ECAD audit is valid for 10 years after the audit date.

This audit helps you identify energy efficiency improvements that could lower your monthly energy costs and make your home more comfortable. Austin Energy's Home Performance with ENERGY STAR® program offers rebates and low-interest loans that make these improvements more affordable. Before you begin making any home energy efficiency improvements, be sure to get the latest program details from austinenrgy.com or by calling **512-482-5346**

ENERGY AUDIT SUMMARY

	Action Recommended?	Potential Annual Savings*:
A. Windows and Shading	NO	\$0.00
B. Attic Insulation	NO	\$0.00
C. Air Infiltration and Duct Sealing	NO	\$0.00
D. Heating and Cooling System Efficiency (HVAC)	NO	\$0.00
	Total Annual Savings*:	\$0.00

HOME IMPROVEMENT RECOMMENDATIONS:

Austin Energy recommends the following actions based on the energy audit performed by

● [Ben Herbold](#) of [Austin Auditors](#)

- A. [No windows or shading recommendations.](#)
- B. [No Attic insulation recommendations.](#)
- C. [No air infiltration or duct sealing recommendations.](#)
- D. [No heating and cooling system recommendations.](#)

We appreciate your support of the ECAD ordinance and your efforts to make Austin the most livable city in the country.

DISCLOSURES: Figures are based on an estimate from the average single-family house in Austin (1800 - 2000 sq. ft.) that has made improvements through an efficiency program by Austin Energy or Texas Gas Service. Weather, equipment installation and electric usage will all effect actual savings. There is no guarantee or warranty, either expressed or implied, as to the actual effectiveness, cost or utility savings, if you choose to implement these recommendations. The Energy Conservation Audit and Disclosure is not required to be included in the sales contract nor the Seller's Disclosure form (Texas Real Estate Commission), but instead is a stand-alone requirement of the City of Austin.



SINGLE FAMILY

In support of the City of Austin's Energy
Conservation Audit and Disclosure Ordinance
Austin City Code Chapter 6-7, June 2009

Energy Audit Data

DATA SUMMARY

PROPERTY

Outdoor Temperature F: 90.0

Austin Energy Electric Meter Number: 6119169

Tax Assessor's Property ID: 209216

Requestor Name: Dana Ambs

Year Built: 1949

Service Address: 3712 WERNER AVE AUSTIN, TX, 78722

Estimated Square Footage: 1290

AUDITOR

Auditor: Ben Herbold

Phone Number: (512) 879-3567

Company Name: Austin Auditors

Property Audit Date: 7/25/2019

WINDOWS & SHADING

Type(s) of Window(s): Double Pane;Low-e

Type(s) of Existing Solar Shading: Solar Film;Vegetation

ATTIC INSULATION

Attic Insulation Type: Batts-Fiberglass

Average R-Value: 26

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2015

HVAC Duct Air Leakage 115.00

Estimated EER 11.5

% Leakage 12

Furnace/AH Manufacturing Date 2006+

Duct System Types(s) Mylar Flex

AFUE [Electric Start] 80%

Enrolled in AE Power Partner Thermostat Program No

AIR INFILTRATION / WEATHERIZATION

Exterior doors: weather-stripped? Yes

Attic access: weather-stripped? Yes

Plumbing penetrations: sealed? Plumbing penetration sealing needed

ADDITIONAL AUDIT INFORMATION

Domestic Water Heater Type(s): Tankless

Fuel Type: Natural Gas

Type(s) of Toilet(s): 2 High efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	209216	Property Type	Single Family	Building Count	1
Meter Number	6119169			Gas Type	Austin I/S Res		
Service Address	3712 WERNER AVE AUSTIN, TX, 78722						
					Occupied By	Owner	
Year Built	1949	Foundation	Pier & Beam	Est. Sq Footage	1290	Avg. Duct Leakage (%)	12
Levels	1	Bedrooms	3	Baths	2	Fireplaces	0
Average Attic R-Value	26		Average Wall Height	8			

WINDOWS AND SHADING

Types of Windows	Double Pane;Low-e									
Types of Shading	Solar Film;Vegetation									
Windows	S	SW	W	NW	N	NE	E	SE	Skylight	
Needs Shade (sf ft)										
House Shape	Other				Building Front Orientation			E		

APPLIANCES & WATER HEATER

APPLIANCES (Remaining in Home)	'92 or older		'93 or newer				
Refrigerators	0		1	Pool and / or Jacuzzi Pumps	0		
Freezers	0		0	Speed	None		
Clothes Washer	0		1	Pool Pump Timers	0		
Clothes Dryers	Vented Gas	0	1	Water Heaters	1		
Dish Washers			1	WH1	Tankless	Fuel 1	Natural Gas
Range/Stove/Ovens	None		1	WH2	None	Fuel 2	None
Inefficient Toilets (> 1.28 gal)	0			Water Heater Timers	0		
Efficient Toilets (<= 1.28 gal)	2						
MISC Lighting	LEDs		Solar PV	No	Electric Vehicle Charger	No	
Sprinklers	No	Year Installed		Rainwater Collector	No		
Natural Gas Generator	No	Water Saving Devices	All Sinks/showers				

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Metal	Roof Color	Medium	Total Attic R Value	26
Attic Insulation	Insulation Type	Batts-Fiberglass		Secondary Insulation Type	None		
	Square Feet	1290	Inches Deep	8.0	R Value	25.6	
Vaulted Ceiling Insulation	Insulation Type	No Vaulted Ceiling		Secondary Insulation Type	None		
	Square Feet		Inches Deep		R Value	0	
Cathedral Ceiling Insulation	Insulation Type	No Cathedral Ceiling					
	Square Feet		Inches Deep		R Value	0	
Attic/Knee Wall Insulation Status	None						
No	Radiant Barrier	Radiant Barrier Type		None	Chases	None	
	Plumbing Penetrations Sealed	No		Furnace & WH Closet Appropriately Sealed	Yes		
	# Exterior Doors	2	# Doors Weather-stripped	2	Whole House Fan	None	
	# Conditioned Stair Boxes/Hatches	1	# Insulated	0	# Weather-stripped	1	

HEATING AND COOLING

Unit # 1	Zone Description	Whole House	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	1290	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Good
	Thermostat	Other Programmable	R-Value	R-8
	Condenser Mfg Year	2015	Return Air Sq In	400.0
	Estimated EER	11.5	Return Plenum Properly Sealed	Yes
	Estimated Condenser BTUs	[2.5] 30,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	2.5	Target CFM	1000
	Tonnage from Est Sq Ft	2.5	Estimated CFM	800.00
	Sqft Per Ton	516.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	115.00
	Fuel Type	Gas	% Leakage	12
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	58.0
	Air Handler Type	Horizontal	Return Air Reading	74.0
	Furnance Mfg Date	2006+	Delta T	16.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2023

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 3712 Werner Avenue, Austin, Texas 78722

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? 1 year 10 months (approximate date) 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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines	✓			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Carbon Monoxide Det.	✓			Fuel Gas Piping:	✓			Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop		✓		-Copper			✓	Roof/Attic Vents	✓		
Dishwasher	✓			-Corrugated Stainless Steel Tubing			✓	Sauna			✓
Disposal	✓			Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa			✓
Fences	✓			Outdoor Grill		✓		Trash Compactor			✓
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna			✓
French Drain		✓		Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool		✓		Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment		✓		Public Sewer System	✓		
-LP Community (Captive)		✓		Pool Maint. Accessories		✓					
-LP on Property		✓		Pool Heater		✓					

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 type="checkbox"/> electric <input checked="" 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 type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from



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

Water supply provided by: City Well MUD Co-op Unknown Other: _____

Was the Property built before 1978? yes no unknown

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

Roof Type: Metal Age: 10 (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):

The sprinkler system functions but the some of the heads may need servicing or digging out as they have not been used in years.

The alarm system has never been tested or used to my knowledge.

The drywall above the bay window is "wavy" due to a roof leak in 2016 (prior to us owning the home). The roof was repaired but the drywall was not.

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		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls	<input checked="" type="checkbox"/>	
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences	<input checked="" type="checkbox"/>	
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

(Floors) There are scuffs on the floor in the front bedroom, as well as a small circular stain in the corner.
 (Walls/Fences) There were some boards cut in the back fence where a dead tree was removed
 (Interior Walls) The drywall is "wavy" near the ceiling by the bay window and front door due to a leak in the roof in 2016 (prior to us owning the home). The roof was repaired but the drywall was not.

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

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>



Asbestos Components		✓
Diseased Trees: oak wilt		✓
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	✓	
Previous Roof Repairs	✓	
Previous Other Structural Repairs	✓	
Previous Use of Premises for Manufacture of Methamphetamine		✓

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		✓
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):

(Previous Foundation Repairs) The house was completely remodeled in 2016 including Level Best foundation w. sonotube piers.

(Previous Roof Repairs) There was a leak in the roof in 2016 near the front of the house that was repaired (prior to us owning the home).

There was a leak on the side of the house where the roof had pulled back a bit and was letting water into the guest bathroom that was repaired in 2025.

(Previous Other Structural Repairs) As noted the house was completely remodeled in 2016 (with permits) before we took ownership of the house.

(Wood Rot) A small area the soffit rotted due to the previously mentioned roof leak on the side of the house. The roof leak was repaired and the soffit has been replaced and repainted.

The pillars on the front deck were rotting in 2023, they were replaced and treated to prevent further issues.

(Previous treatment for termites or WDI) Professional termite treatment completed in 2019 (prior to use owning the house)

*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):

There is a water filtration system under the kitchen sink that has not been in use. The system is functioning



to my knowledge but likely needs a new filter.

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

Y N

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

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

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

For purposes of this notice:

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

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

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

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

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

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

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



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

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

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

Y N

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

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

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

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

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

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

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

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

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

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.



If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

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	Home inspection	Jared Beard	24

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



ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 3712 Werner Avenue, Austin, Texas 78722

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

Added steps to the back deck.

Planted trees in front and back yard.

Landscaping/addition of crushed granite in back yard

Cinda Alicia Ross *2026-04-08*

Seller Date

Buyer Date

Summer Elyse Ortiz Ross *2026-04-08*

Seller Date

Buyer Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW

10-10-11

CONCERNING THE PROPERTY AT 3712 Werner Avenue Austin (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Cinda Alicia Ross 3/27/2026
Seller
Cinda Alicia Ross
DocuSigned by: Summer Elyse Ortiz Ross 4/7/2026
Seller
Summer Elyse Ortiz Ross
Signed by: Amelia Gomez 3/26/2026
Listing Broker
Amelia Gomez

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TXR 1906) 10-10-11

TREC No. OP-L



Prosperity Roofing
12202 Pecan Street
Austin, TX 78727

INVOICE

Job: 2025-2084: Alicia Ross
Invoice Number: 2025-2084-1
Invoice Date: 02/14/2025
Terms: Upon Receipt

Location Address
3712 Werner Avenue
Austin, TX 78722

Alicia Ross
3712 Werner Avenue
Austin, TX 78722

QTY / UOM

INVOICE

Roof Repair Section

Roof Repair

- Remove and Repair affected areas
- Re-nail any loose wood during repair.
- Clean up all job related debris
- Provide 1 yr workmanship warranty
- Crews will maintain safety requirement at all times during the construction process

Replace any missing screws (metal roof
Damaged or missing

--

Re seal Furnace Vent and Bathroom exhaust Vent

--

Subtotal: Roof Repair Section

Subtotal: Invoice

Grand Total

Invoice Balance Due: \$475.00

REMIT TO:
12202 Pecan Street
Austin, TX 78727

Company Representative:
Eric Gomez
(512) 521-9001
eric@prosperityroofs.com



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



3712 Werner Ave, Austin, TX 78722

Prepared For:
Alicia & Summer Ross
04-06-2026

Site Hawk Home Inspections, LLC

1108 Sue Ann Rose Dr
Austin, TX 78717

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

INVOICE

SOLD TO: Alicia & Summer Ross TX

INVOICE NUMBER	20260406-01
INVOICE DATE	04/06/2026
LOCATION	3712 Werner Ave
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$475.00	\$475.00
	SUBTOTAL	\$475.00
	TAX	\$0.00
	TOTAL	\$475.00
	BALANCE DUE	\$475.00

THANK YOU FOR YOUR BUSINESS!

- The property was not occupied at the time of inspection, however 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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

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 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 checked="" type="checkbox"/> Hazards, clearances, or other conditions, viewed from accessible areas | |
| <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:

- Note - The foundation for the home is poured in place cement piers. The piers and beams appear to have been more recently repaired/replaced and are in good condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- Advisory - Large trees were present within 10 feet of the foundation (see at right side of home as example). Trees and large bushes can adversely affect the performance of the foundation due to root uplifting and hydration. Note - There was no observed visual damage found due to tree roots at time of inspection.
- There is evidence of minor water intrusion into the crawlspace near the right rear corner of the home (ground was damp) (**see photo below**). Improvements to grading and/or drainage may better prevent this from occurring.



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.

Inspector's Comments:

- There is cracking in the mortar joints around the stone and the stone is heaving some at one or more areas on the retaining wall across the left side of the property (**see photo below**). Repair/re-mortar as needed.

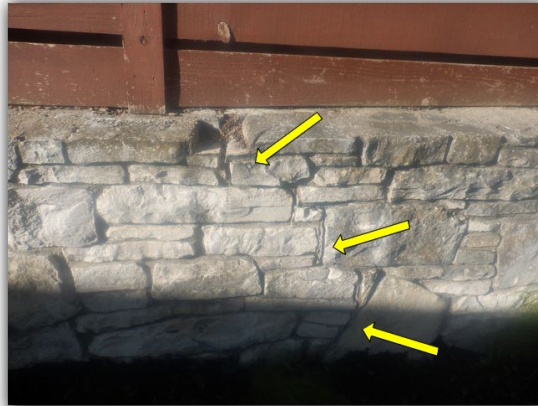
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Roof Covering Materials

Type(s) of Roof Covering: Galvanized Steel

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, perforated or missing shingles
- Roof decking deflection and / or sagging
- Roofing covering installed over older roof covering
- Inappropriate roof covering for slope of the roof
- Trim, soffit, fascia boards 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
- Roof penetration(s) need to be re-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

Soffit has been repaired and repainted, all roof penetrations have been recaulked

Inspector's Comments:

- There is some minor rot on the roof fascia boards at one or more areas (see at front right corner of home and at left side of front patio as example) **(see photo #1 below)**. Repair as needed and re-caulk/seal and paint to better protect from further damage.
- Recommend re-painting the exposed roof framing members and exposed underside of the roof decking where needed to better protect from damage (see at outer front and rear of home as example). Note - There is a section at the rear that is completely missing paint as well.
- Some of the roof penetrations need to be re-caulked/sealed to better prevent water from penetrating into the home (see roof boot jack around electrical mast as example) **(see photo #2 below)**.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 10 Inches (Batts) *Approx. R-Value:* R-30

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.

- | | |
|--|--|
| <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 |

I=Inspected

NI=Not Inspected

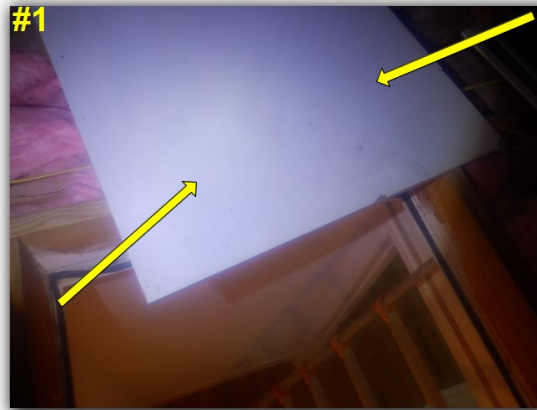
NP=Not Present

D=Deficient

I NI NP D

Inspector's Comments:

- Energy Efficiency - The attic hatch is missing insulation (see photo #1 below).



-

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
- 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Stucco less than 2" clearance to flatwork
- Stucco terminating below grade

Inspector's Comments:

- The drywall is a bit wavy at the top of the wall and ceiling above the front windows of the living room (**see photo below**). Note - This area tested dry at time of inspection with a moisture meter and thermal imaging.



Wavy drywall is due to a roof leak in 2016. The roof was repaired but the drywall was not

-

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

Inspectors Comments:

- There is a small circular stain on the wood flooring in the front bedroom (near left rear corner) (**see photo below**). Note - This area tested to be dry at time of inspection. There is some minor water damage (gaps and warping) to the wood boards here.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Inspector's Comments:

- The rear patio door screen (off of kitchen) has many small tears and is partially out of its frame at one or more areas.
- Front door top lock is tight to latch; needs adjustment.
- There is air and light getting in under the front entry door (**see photo #1 below**). Door threshold will need to be adjusted.
- The kitchen island countertop is loose from its cabinets (**see photo #2 below**); needs to be sealed down.
- Note - Paint has chipped off of some of the kitchen cabinets and drawers.
- There is a chip on the kitchen countertop at the back of the sink.
- The rear sliding door off of the kitchen is difficult to lock. Latch may need adjustment/repair.
- The middle bedroom door is missing a door stop. This has caused some minor damage to the drywall due to the door handle hitting the wall (**see photo #3 below**).
- A few screws are missing from the primary bedroom door hinges.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Front door weather stripping has been repaired.



Kitchen island countertop has been repaired.



Middle bedroom doorstop has been added



-
-
-
-

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.

Windows have been re-caulked where needed

- Some windows are difficult to open, close and/or lock**
- 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, moisture is present
- Inspection of the windows was limited
- Burglar bars do not provide for adequate emergency egress
- Caulking / plastic , etc. damaged and / or missing**

Inspector's Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left and right sides of home as example).
- A few of the windows are tight to lock (see windows in living room and dining room as example).
- Re-caulk/seal the interior windowsill in the primary bathroom shower surround.

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:

- There is minor rot near the top of the right side support post for the front patio stairs (**see photo #1 below**). Patch and repaint as needed.
- The front patio stairs do not currently have a grippable handrail in place. By today's building safety standards, a grippable handrail is added for safety.
- Finish is fading and there is some weathering/splitting occurring on the rear patio deck planks (**see photo #2 below**). Recommend sanding down the boards and adding a new protective coat to the deck planks and deck guardrails to better protect from weathering and damage.
- A few of the fence pickets have been cut at their bottom at right side of property (where tree stump is located).

Post has been patched and repainted. Front and back decks have been completely restained

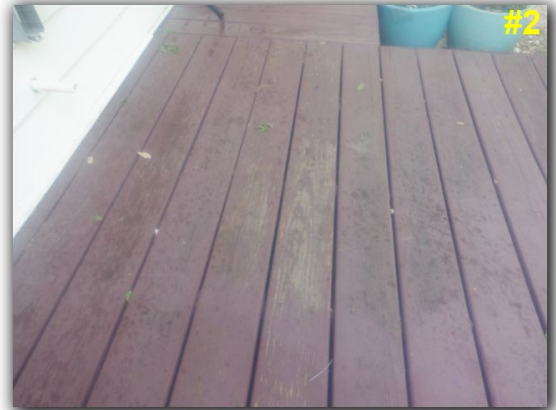
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

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 - 200 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
- Ground/ARC Fault Circuit Inoperable
- Incorrect size breakers / fuses
- Incorrect size wire on breakers / fuses

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- 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.
- Panel(s) installed at improper location
- Double lugged breakers / fuses

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: Yes No Partial Bathrooms: Yes No Partial
 Exterior: Yes No Partial Garage: Yes No 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

A. Heating Equipment

Type of System: Central - Carrier

Energy Source: Gas

Approx date of Manufacture: 2016

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 - Carrier

Approx. Date of Manufacture: 2015

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: 51 °F Return Air Temp: 68 °F Temp. Differential: 17 °F
 A/C condensing unit:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Specifies max amp breaker of 25 and a 25 amp breaker is in use

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

Inspector's Comments:

- The HVAC unit's thermostat is loose on the wall in the dining room; needs to be better secured to the wall.
- There is a small open seam in the plenum at top right side of the HVAC unit in the attic (**see photo #1 below**). Needs to be re-taped and sealed with mastic to better limit air leakage.

I=Inspected

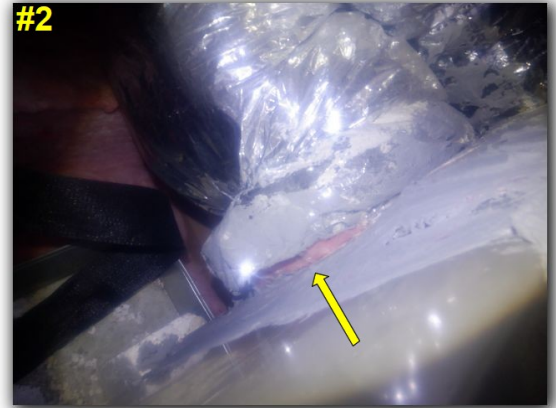
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- One of the HVAC ducts needs to be re-sealed where it connects to the plenum, at back right side of unit in the attic (see photo #2 below). Re-seal duct with mastic to better limit air leakage.



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: 57 PSI below 40 psi above 80 psi

Lack of reducing valve over 80 psi

Type of supply piping material: Copper and PEX

Comments:

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

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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 at 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: _____
- Plumbing Leaks / Hose Bibs / Sprinkler System

Inspector's Comments:

- An anti-siphon device is missing from one of the hose bibs (see hose bib at left side of home). Recommend adding this device to better prevent water back-flow.
- Water leaks from the front hose bib's anti-siphon device when on (**See Photo below**); needs to be tightened, repaired, or replaced.
- The hall bathroom shower head leaks from its connection when on; needs to be tightened or adjusted to operate properly.

**Hall
bathroom
showerhead
has been
repaired**

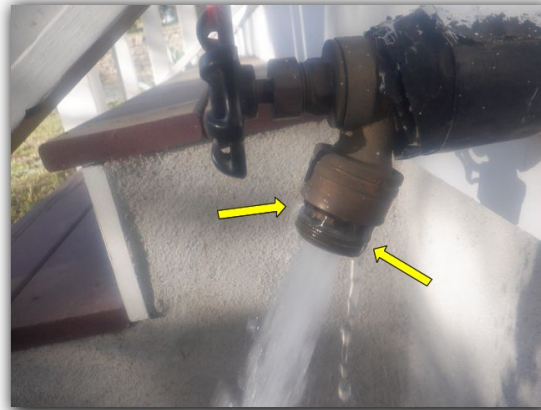
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

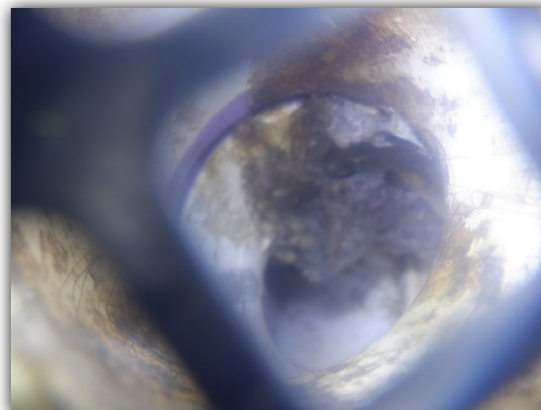
Drain Lines Functioning Properly: Yes No

Drain Stops Functioning Properly: Yes No

Inspector's Comments:

- The hall bathroom tub is a bit slow to drain. There is some visible hair build-up in the drain that needs to be cleared out.
- The primary bathroom sink is slow to drain; may have a clog that needs to be cleared out. Also, the primary bathroom sink overflow is partially blocked and needs to be cleared out as well.
- There is some visible hair buildup inside the primary bathroom shower drain line that needs to be cleaned out (see photo below).

All drains have been addressed and cleared



C. Water Heating Equipment

Energy Source: Gas - Noritz

Capacity: Tankless

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Approx. Date of Manufacture: 2016

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.

Tankless
water heater has had
valves replaced and
been flushed as
of 4.14.2026

- 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
- 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

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right Side

Type of gas distribution piping material: Metal

Comments:

Inspector's Comments:

- Exterior gas line at the meter does not appear to be bonded. Note - This is a newer requirement and may not be present for most older homes.

F. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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 |

Inspector's Comments:

- Note - A few of the buttons on the dishwasher were not operating at time of inspection and at least one of the lights was not illuminating on the dishwasher control panel.

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

- | | |
|---|---|
| <input type="checkbox"/> Control knobs are loose and/or missing | <input type="checkbox"/> Gas leaks were detected around unit |
| <input type="checkbox"/> Burners do not operate | <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 |

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

- Inadequate clearance from combustibles
- Deficiencies in operation of timer and thermostat
- Interior light does not operate
- Deficiencies in thermostat(s) sensor support

Inspector's Comments:

- Note - Part of the display is not illuminating on the control panel for the oven.

E. Microwave Ovens

Comments:

- Deficiencies in door seal / tightness of closure
- Interior light does not operate
- Does not operate by heating a container or water
- Timer does not function

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

G. Garage Door Operators

Comments:

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
- Dryer vent is not vented properly
- Improper routing and length of vent pipe
- Inadequate vent pipe material
- Improper termination
- Damaged or missing Flapper termination
- The lack of a dryer vent system when provisions are present for a dryer

I. Other

Comments:

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 front patio stairs do not currently have a grippable handrail in place. By today's building safety standards, a grippable handrail is added for safety.
- Exterior gas line at the meter does not appear to be bonded. Note - This is a newer requirement and may not be present for most older homes.

Deficient/Repair Items:

- There is evidence of minor water intrusion into the crawlspace near the right rear corner of the home (ground was damp). Improvements to grading and/or drainage may better prevent this from occurring.
- There is cracking in the mortar joints around the stone and the stone is heaving some at one or more areas on the retaining wall across the left side of the property. Repair/re-mortar as needed.
- There is some minor rot on the roof fascia boards at one or more areas (see at front right corner of home and at left side of front patio as example). Repair as needed and re-caulk/seal and paint to better protect from further damage.
- Some of the roof penetrations need to be re-caulked/sealed to better prevent water from penetrating into the home (see roof boot jack around electrical mast as example).
- **Energy Efficiency - The attic hatch is missing insulation.**
- The drywall is a bit wavy at the top of the wall and ceiling above the front windows of the living room. Note - This area tested dry at time of inspection with a moisture meter and thermal imaging.
- There is a small circular stain on the wood flooring in the front bedroom (near left rear corner). Note - This area tested to be dry at time of inspection. There is some minor water damage (gaps and warping) to the wood boards here.
- The rear patio door screen (off of kitchen) has many small tears and is partially out of its frame at one or more areas.
- Front door top lock is tight to latch; needs adjustment.
- There is air and light getting in under the front entry door. Door threshold will need to be adjusted.
- The kitchen island countertop is loose from its cabinets; needs to be sealed down.
- Note - Paint has chipped off of some of the kitchen cabinets and drawers.
- There is a chip on the kitchen countertop at the back of the sink.
- The rear sliding door off of the kitchen is difficult to lock. Latch may need adjustment/repair.
- The middle bedroom door is missing a door stop. This has caused some minor damage to the drywall due to the door handle hitting the wall.
- A few screws are missing from the primary bedroom door hinges.

- Re-caulk/seal around exterior of windows and window trimwork where needed (see windows at left and right sides of home as example).
- A few of the windows are tight to lock (see windows in living room and dining room as example).
- Re-caulk/seal the interior windowsill in the primary bathroom shower surround.
- There is minor rot near the top of the right side support post for the front patio stairs. Patch and repaint as needed.
- Finish is fading and there is some weathering/splitting occurring on the rear patio deck planks. Recommend sanding down the boards and adding a new protective coat to the deck planks and deck guardrails to better protect from weathering and damage.
- A few of the fence pickets have been cut at their bottom at right side of property (where tree stump is located).
- The HVAC unit's thermostat is loose on the wall in the dining room; needs to be better secured to the wall.
- There is a small open seam in the plenum at top right side of the HVAC unit in the attic. Needs to be re-taped and sealed with mastic to better limit air leakage.
- One of the HVAC ducts needs to be re-sealed where it connects to the plenum, at back right side of unit in the attic. Re-seal duct with mastic to better limit air leakage.
- An anti-siphon device is missing from one of the hose bibs (see hose bib at left side of home). Recommend adding this device to better prevent water back-flow.
- Water leaks from the front hose bib's anti-siphon device when on; needs to be tightened, repaired, or replaced.
- The hall bathroom shower head leaks from its connection when on; needs to be tightened or adjusted to operate properly.
- The hall bathroom tub is a bit slow to drain. There is some visible hair build-up in the drain that needs to be cleared out.
- The primary bathroom sink is slow to drain; may have a clog that needs to be cleared out. Also, the primary bathroom sink overflow is partially blocked and needs to be cleared out as well.
- There is some visible hair buildup inside the primary bathroom shower drain line that needs to be cleaned out.
- Note - A few of the buttons on the dishwasher were not operating at time of inspection and at least one of the lights was not illuminating on the dishwasher control panel.
- Note - Part of the display is not illuminating on the control panel for the oven.

Improvements:

- Recommend re-painting the exposed roof framing members and exposed underside of the roof decking where needed to better protect from damage (see at outer front and rear of home as example). Note - There is a section at the rear that is completely missing paint as well.

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.