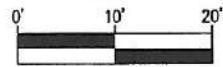
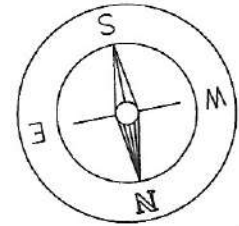
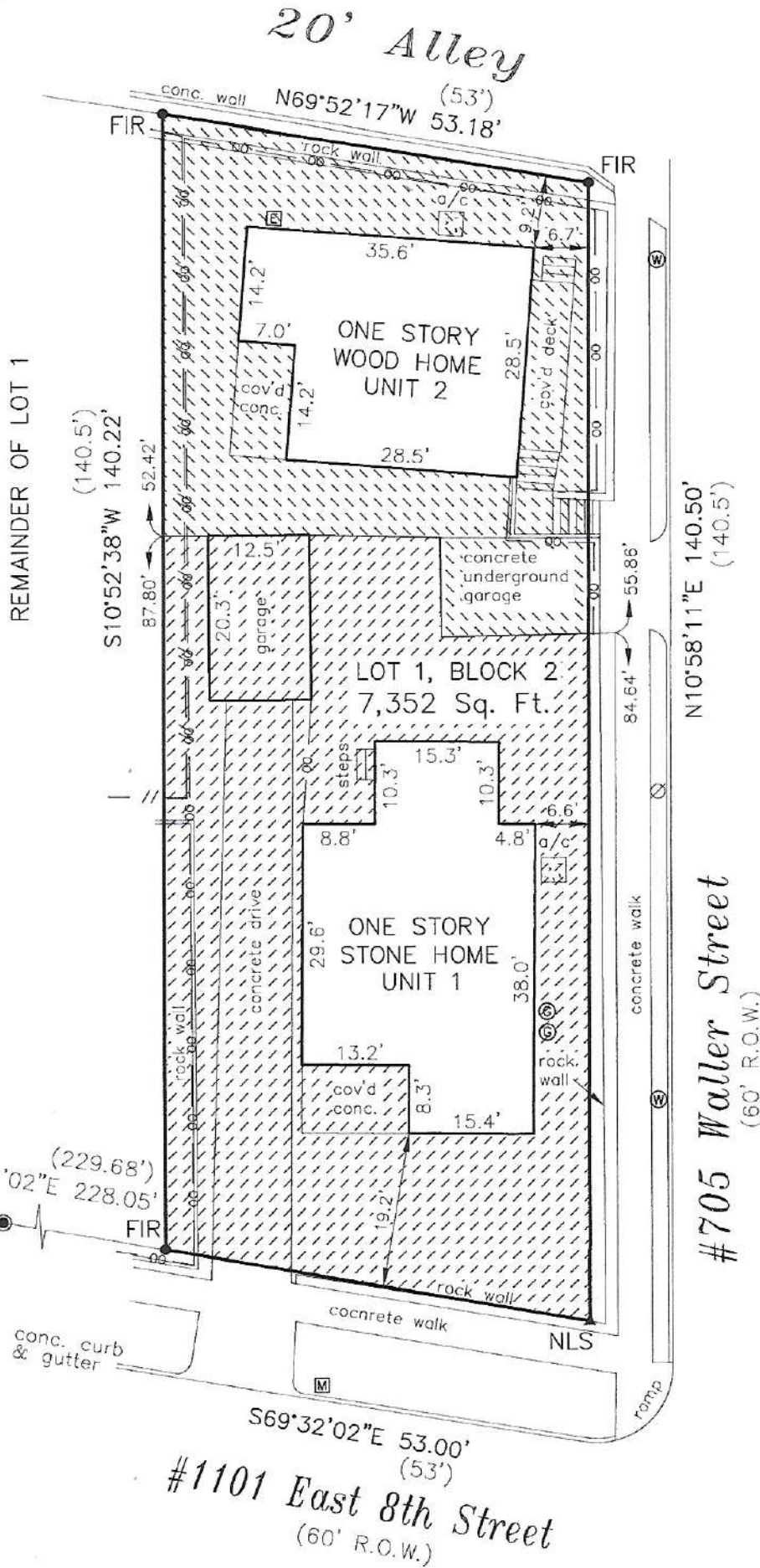


Condominium Plat for East 8th & Waller Condominiums, a site condominium

EXHIBIT "E"

THIS SURVEY IS INTENDED TO SERVE AS A PLAT OF THE EAST 8TH & WALLER CONDOMINIUMS, A SITE CONDOMINIUM LOCATED ON THE WEST 53 FEET OF LOT 1, BLOCK 2, OUTLOT 2 AND 3, DIVISION B, GEO. L. ROBERTSON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 4 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED IN DOCUMENT NO. 2009158835, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONTAINS ALL THE INFORMATION REQUIRED FOR THE PURPOSE OF COMPLIANCE WITH CHAPTER 82.059 OF THE UNIFORM CONDOMINIUM ACT OF TEXAS PROPERTY CODE.



GRAPHIC SCALE
1" = 20'

BEARING BASIS:
TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83
U.S. SURVEY FEET (GRID)

LEGEND

- MAG NAIL SET IN ROCK WALL NLS ▲
- 1/2" FOUND IRON ROD FIR ●
- 1/2" FOUND IRON PIPE FIP ○
- RECORD INFORMATION ()
- WOOD FENCE //
- CHAINLINK FENCE -∞-
- UTILITY POLE ⊗
- WATER METER ⊕
- MAIL BOX M
- ELECTRIC METER E
- GAS METER ⊙
- UNIT 1 [diagonal hatching]
- UNIT 2 [cross-hatching]



The Undersigned Surveyor certifies that this Plat conforms to Section 82.059 of the Texas Property Code

Todd Blenden

Todd Blenden, R.P.L.S. 6186
Commercial Engineering, PLLC

AREA SUMMARY:

LOT AREA = 7,352 SQ. FT.
UNIT 1 AREA = 4,606 SQ. FT.
UNIT 2 AREA = 2,746 SQ. FT.



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 705 Waller Street, Austin, Texas 78702

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) 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 checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input 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 checked="" 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 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 type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
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: Shingle Age: 15 (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):

(Roof) Several damaged shingles; do not impact function

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: oak wilt		<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		✓
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		✓

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 treatment for termites or WDI) Evidence of termite activity in crawl space in 2023. Treatment remedied and since then annual inspections have yielded no evidence of further activity.
(Previous termite or WDI damage repaired) Liquid termite killer & bait provided by Terminix.

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

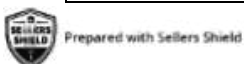
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

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

Y N

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

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



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

For purposes of this notice:

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

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

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

"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: East 8th & Waller Condominium Association

Manager's Name: Oliver Kerr Phone: 7372036553

Fees or assessments are: \$ 0 per N/A 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):

(Q2) Technically part of East 8th & Waller Condominium Association with the property nextdoor, which I own. There are no homeowners' fees, meetings, or obligations however.

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
04-11-2023	Property inspection	Ion Santesteban	23

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.

Oliver Kerr 2026-03-
25

Signature of Seller Date

Signature of Seller Date

Printed Name: Oliver Kerr

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.





SINGLE FAMILY

Austin City Code Chapter 6-7, June 2009

ECAD Energy Audit Results

For Residence: 705 WALLER ST AUSTIN, TX, 78702

Audit Date: 4/14/2023

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	YES	\$100.00
B. Attic Insulation	YES	\$100.00
C. Air Infiltration and Duct Sealing	YES	\$120.00
D. Heating and Cooling System Efficiency (HVAC)	YES	\$270.00
Total Annual Savings*:		\$590.00

HOME IMPROVEMENT RECOMMENDATIONS:

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

● Kurt Kunkle of Austin Auditors

- A. Improving your windows and/or adding shading reduces the heat that the Texas sun adds to your house.
- B. Adding insulation to your attic can save you money. This will prevent your house from heating up rapidly during summer and cooling down quickly during winter.
- C. Sealing or replacing the air conditioning duct-work can reduce your electric bill and make your home more comfortable. The duct system must be properly sized and in good condition or the heating and cooling system will run longer and cool less efficiently.
- D. Consider replacing your HVAC system with an energy efficient model. Show the audit results to an HVAC professional, who will ensure that your heating and cooling system is right-sized and operating efficiently.

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: 74.0

Austin Energy Electric Meter Number: 6137246

Tax Assessor's Property ID: 969651

Requestor Name:

Year Built: 0

Service Address: 705 WALLER ST AUSTIN, TX, 78702

Estimated Square Footage: 854

AUDITOR

Auditor: Kurt Kunkle

Phone Number: (512) 879-3567

Company Name: Austin Auditors

Property Audit Date: 4/14/2023

WINDOWS & SHADING

Type(s) of Window(s): Single Pane

Type(s) of Existing Solar Shading: Vegetation;Adjacent Structure

ATTIC INSULATION

Attic Insulation Type: LF-Fiberglass & Insulsafe

Average R-Value: 22

Open Chases(s): No chases in residence.

HEATING & COOLING AIR DUCT SYSTEM

SYSTEM # 1

Condenser Manufacturing Date 2006

HVAC Duct Air Leakage 147.00

Estimated EER 11.5

% Leakage 18

Furnace/AH Manufacturing Date 2006+

Duct System Type(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): Standard

Fuel Type: Natural Gas

Type(s) of Toilet(s): 1 High efficiency toilet(s)

PROPERTY IDENTIFICATION

County	Travis	Property ID	969651	Property Type	Single Family	Building Count	1
Meter Number	6137246			Gas Type	Austin I/S Res		
Service Address	705 WALLER ST AUSTIN, TX, 78702						
					Occupied By	Owner	
Year Built	0	Foundation	Pier & Beam	Est. Sq Footage	854	Avg. Duct Leakage (%)	18
Levels	1	Bedrooms	2	Baths	1	Fireplaces	0
Average Attic R-Value	22		Average Wall Height	10			

WINDOWS AND SHADING

Types of Windows	Single Pane									
Types of Shading	Vegetation;Adjacent Structure									
Windows	S	SW	W	NW	N	NE	E	SE	Skylight	
Needs Shade (sf ft)										
House Shape	Other				Building Front Orientation			W		

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 Electric	0	1	Water Heaters	1		
Dish Washers			1	WH1	Standard	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)	1						
MISC Lighting	Combination		Solar PV	No	Electric Vehicle Charger	No	
Sprinklers	No	Year Installed		Rainwater Collector	No		
Natural Gas Generator	No		Water Saving Devices	Some Installed			

ATTIC INSULATION & AIR INFILTRATION

Roof Type	Pitched	Roof Materials	Shingle	Roof Color	Medium	Total Attic R Value	22
Attic Insulation	Insulation Type		LF-Fiberglass & Insulsafe		Secondary Insulation Type	None	
	Square Feet		854	Inches Deep	10.0	R Value	22
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			No
	# Exterior Doors	3	# Doors Weather-stripped		3	Whole House Fan	None
	# Conditioned Stair Boxes/Hatches	1	# Insulated	1	# Weather-stripped	1	

HEATING AND COOLING

Unit # 1	Zone Description	Main	Duct System	Mylar Flex
	Estimated Square Footage (Zone)	854	Duct Locations	Attic
	Cooling Type	Central Air	Duct Condition	Fair
	Thermostat	Manual	R-Value	R-8
	Condenser Mfg Year	2006	Return Air Sq In	319.0
	Estimated EER	11.5	Return Plenum Properly Sealed	No
	Estimated Condenser BTUs	[2.0] 24,000 BTU	Grille Type	Stamped
	Tonnage from Mfg Spec	2.0	Target CFM	800
	Tonnage from Est Sq Ft	2	Estimated CFM	638.00
	Sqft Per Ton	427.0	Did Not Reach Pressure	False
	Heating Type	Central Heat	Pressure Test Leakage CFM	147.00
	Fuel Type	Gas	% Leakage	18
	Furnace/Air Handler Location	Outside House - Attic	Supply Air Reading	
	Air Handler Type	Other	Return Air Reading	
	Furnance Mfg Date	2006+	Delta T	0.0
	Estimated Furnance BTUs	[3.0] 60K - 65K	AFUE	[Electric Start] 80%

NOTES & INSTRUCTIONS



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 705 Waller Street, Austin, Texas 78702

(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.

Oliver Kerr

2026-03-25

Buyer Date

Seller Date

Buyer Date

Signed by: Seller Date 3/26/2026

Other Broker Date

Listing Broker Date

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)

AUSTIN PROPERTY INSPECTIONS, PLLC

512-848-3523

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OLIVER KERR

705 Waller Street, Unit 2
Austin, Texas 78702

Inspector

Ion Santesteban

TREC #23815

ion@austinpropertyinspections.com



PROPERTY INSPECTION REPORT FORM

Oliver Kerr <i>Name of Client</i>	04/11/2023 9:00 am <i>Date of Inspection</i>
705 Waller Street, Unit 2 , Austin, Texas 78702 <i>Address of Inspected Property</i>	
Ion Santesteban <i>Name of Inspector</i>	TREC #23815 <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.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather Conditions: Clear.

Temperature (approximate): 70 Fahrenheit (F)

In Attendance: Tenant

Occupancy: Occupied

Type of Building: Single family.

Additional Information:

Note: Right and left are noted as if facing the house from the street.

Congratulations on the purchase of your new home. I work for and in the best interests of the buyer only. This report belongs to the buyer only and is not transferable. The home inspection is not all-inclusive and is cursory at best. It is limited to visual, audible, and operational techniques only and is not intended to eliminate the risk of property ownership. Its purpose is to determine, at the time of the inspection only, if the inspected items are performing the function for which they are intended. There are no warranties, representations, guarantees, insurances, or assurances as to the efficiencies or future performances expressed or implied by this report. I highly recommend that you purchase a home warranty product. I will not be liable for misrepresented systems or components, undisclosed or undiscovered defects, or repairs made to any such defects that are brought to the attention of this company after the completion of this inspection. Only qualified professionals should perform repairs according to this inspection. This report meets or exceeds the minimum guidelines outlined in the standards of practice as promulgated by the Texas Real Estate Commission.

Thank you for choosing Austin Property Inspections and enjoy your new home!

Ion Santesteban

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

BUYERS NOTICE::

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

This does not mean it is a bad house, some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

A. Foundations

Type of Foundation(s): Pier and beam.

The foundation is: not performing as intended. See additional comments below.

Comments:

In the crawlspace:

- There is wood-to-ground contact at the attic access.
- The ventilation inside the crawlspace appears to be insufficient. There are air vents only on the right side of the house. According to the IRC, a crawl space should have one square foot of screened vent for every 150 square feet of space.
- There is no sub-flooring insulation present.
- There is no vapor barrier in the ground.
- Previous water leaks were observed on the subfloor.
- There are wood shims at various piers. Metal shims are preferred for this location.
- There is termite damage in the subfloor at different locations.
- Several beams have termite damage. Previous repairs observed.
- Recommend further evaluation of the foundation by a licensed structural engineer or a foundation specialist and that necessary repairs be completed.

Note: recommend maintaining consistent soil moisture content around the perimeter of the foundation throughout the year.



Crawlspace.



Beam - mud tubes (termites).



Beam - termite damage.

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I NI NP D



Wood shims.



Beam - termite damage.



Subfloor - termite damage.



Subfloor - termite damage.



Beam - previous repairs.



Beam - previous water leaks.

B. Grading and Drainage

Comments:

- The grading at the back-left of the home slopes toward the foundation; recommend monitoring the drainage in this area and improving it as needed.

- The soil line is high along the left side of the home. Recommend lowering and maintaining the soil line at least four inches of clearance between the ground level and the siding without adversely affecting the drainage in this area.

- The gutters and downspouts are damaged throughout the perimeter of the house.

Note:

- Recommend maintaining at least four inches of clearance between the ground level and the siding.

- Recommend maintaining proper drainage away from the base of the foundation.

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Left side - high soil line.



Left side - grading slopes toward the foundation.



Front-right - damaged downspout.



Left side - dirty gutter.



Right side - damaged downspout.

C. Roof Covering Materials

Types of Roof Covering: Fiberglass composition shingles.

Viewed From: Walk on roof.

Comments:

- The soffit is damaged at various locations.

- There is vegetation in contact with the structure. Recommend trimming and maintaining tree limbs and foliage away (at least 5 feet) from contact with the house.

- Several roofing fasteners are exposed and rusted. Recommend sealing the exposed fasteners on the roof at the ridge row-end shingles and at the roof penetration flashings.

- The plumbing vent flashings are damaged. Recommend necessary repairs to be done to prevent water intrusion into the attic.

- There are various damaged shingles in the back-right hip.

I=Inspected

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I NI NP D

- On the back, the plumbing vent is short. It should be a minimum of 6 inches above the roof surface.
- There is debris (tree leaves and branches) throughout.

Note: the inspector does not lift or remove shingles or tiles. Inspection of the shingles fastening system is not inspected as this may damage the shingle.



Left side - damaged soffit.



Back - short plumbing vent.



Back hip - damaged shingle.



Back hip - damaged shingle.



Right side - damaged plumbing vent.



Ridge - exposed fasteners.

I=Inspected

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I NI NP D



Front-right - damaged fascia.



Left side - damaged plumbing vent.



Front - tree branches.



Back - debris.



Exposed fasteners.

D. Roof Structure and Attic

Viewed From: Attic

Approximate Depth Of Insulation: 4"-6"

Comments:

- The attic access ladder does not make proper contact with the floor.
- The insulation depth throughout the attic is inconsistent. Recommend leveling out the insulation to help maximize its efficiency.
- The construction of the house is not consistent with today's building techniques but is common for the age of the house. Collar ties are not present. The purlin bracing is missing. The ridge board is undersized. The rafters are undersized.
- There is evidence of previous water leaks at the roof decking in various locations.

Note: the attic was not fully accessible and insulation is not moved for inspection.

I=Inspected

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D=Deficient

I NI NP D



Attic access ladder.



Missing brazing and vertical support.



Previous repairs.



Previous water leaks.



Previous water leaks.

E. Walls (Interior and Exterior)

Comments:

Interior

Note: due to the presence of belongings, not all areas of the interior walls were accessible for inspection.

Exterior

- The wood siding is damaged at various locations throughout the perimeter of the house.
- There is vegetation in contact with the structure. Recommend trimming and maintaining tree limbs and foliage away (at least 5 feet) from contact with the house.
- The retaining wall around the property is cracked at various locations.

I=Inspected

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D=Deficient

I NI NP D



Right side - vegetation.



Right side - damaged trim board.



Right side - damaged siding.



Back - damaged corner trim.



Front - retaining wall.

F. Ceilings and Floors

Comments:

- In the living room, the ceiling is damaged.



G. Doors (Interior and Exterior)

I=Inspected

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I	NI	NP	D
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Comments:

- The front and back exterior doors are missing marked safety glass.



Back door - missing marked safety glass.

H. Windows

Comments:

Note: due to the presence of belongings, not all the windows were accessible for inspection.

- The bedroom window casing is loose. Recommend necessary repairs to be done.

Note: double pane insulated windows may have broken seals/gaskets without showing signs of “fogging” due to various factors such as indoor/outdoor climate change, glazing surface conditions, and window screens. Only obviously “fogged” windows at the time of the inspection are noted.



Bedroom window.

I. Stairways (Interior and Exterior)

Comments:

- The front stairway is missing a handrail.

I=Inspected

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I NI NP D



Front stairway - missing handrail.

J. Fireplaces and Chimneys
Comments:

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

- In the front deck, there is wood-to-ground contact on the right side. This situation is prone to causing wood rot and attracting wood-destroying insects.

L. Other
Comments:

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Service Panel Box Location: Right exterior wall.

Comments:

In the main electrical panel:

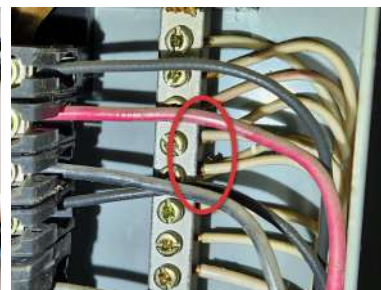
- The knockout is missing at the bottom of the panel. Shocking hazard.
- There are no arc fault circuit interrupter breakers present. Arc-Fault Circuit Interrupter (AFCI) may not have been required when this home was built. As of 2002 Arc-Fault Circuit interrupters were required for each bedroom and as of September 2008 are now required for all habitable rooms. The Texas Standards of Practice for inspectors require us to mark this as a deficiency.
- There is double-tapping (two wires at one lug) along the neutral bus bar. When more than one neutral wire is fed into a single screw/terminal on the neutral bus bar, the connections can become loose. They can cause overheating or arcing, which can then lead to shock and an electrical fire.



Right side - main electrical panel.



Missing knockout.



Double tapping.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

- The front exterior outlet is not GFCI (ground fault circuit interrupter) protected.
- In the laundry room, the smoke detector is missing a battery. It's not properly installed.
- In the bedroom, the smoke detector is missing.
- There are various light fixtures with inoperable and/or missing light bulbs.
- There are no visible bonding wires present at the gas meter. Bonding the gas meter ensures that normally non-current-carrying conductive objects that are bonded are at the same electrical potential. If metal bodies that are not bonded are at significantly different voltage potentials, and if they are simultaneously contacted, there may be a shock or fire hazard. Recommend ensuring the gas lines are properly bonded by a licensed electrician.

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I	NI	NP	D
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Note: if belongings are present, not all outlets/switches will be accessible for testing. Smoke alarms should be tested monthly & maintained as needed. 220 Volt outlets are not inspected. In the event that Aluminum branch circuit wiring is reported; it is recommended that it be reviewed by a licensed electrical contractor. Copper-clad Aluminum branch circuit wiring is not reported unless it is labeled as such on the electrical panel. Soffit outlets are not tested.



Laundry room - smoke detector.



Front - not GFCI protected.



Kitchen switch - missing screw.



Bathroom - inoperable light bulbs.



Bedroom - missing light bulbs.



Bedroom - missing smoke detector.

C. Other

Comments:

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central forced air furnace.

Energy Source Unit : Gas

Year Built: UnableTo Determine

Brand : Goodman

Location: Attic

Comments:

In the attic:

- There is no sediment trap present at the gas supply line.

- The furnace box is missing a cover.

- The heating system was performing as intended at the time of the inspection.

- Recommend a yearly fall season heating system maintenance/check-up by a licensed HVAC contractor.

Note: full evaluation of gas heat exchangers requires dismantling the furnace which is beyond the scope of a home inspection.



Attic - furnace.



Furnace box - missing cover.



Gas supply line - missing sediment trap.

B. Cooling Equipment

Type of System: Central Air Conditioner

Condenser unit location: Right side.

Year Built: 2005

Brand: Goodman

Evaporator coil location: Attic

Year Built: 2010

Brand: Goodman

Temperature Differential: The cooling temperature differential (Delta T) between the supply air and the returned air was 16 F degrees at the time of the inspection. It is within the acceptable range of 15-22 degrees.

Comments:

I=Inspected

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I	NI	NP	D
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On the right side:

- The insulation around the refrigerant line is damaged.
- The A/C condensation drain line is not discharging at least three feet away from the foundation.

In the attic:

- The unit is missing a float switch on the primary drain line. This will shut off the unit if the line becomes clogged.
- There is rust present at the emergency pan.
- The cooling equipment uses R-22 refrigerant. As of January 2020, R-22 is now obsolete. In the event of failure, it will likely be necessary to replace this equipment.
- Recommend a yearly springtime indoor A/C coil cleaning/maintenance/check-up by a licensed A/C contractor. Window A/C units are not inspected.

Note: HVAC is an older system that might be approaching the end of its useful life. Recommend budgeting for replacement.



Right side - A/C condensation drain line.



Right side - refrigerant line insulation.



Attic, emergency pan - rust.

C. Duct Systems, Chases, and Vents

Comments:

- In the hallway, the air filter is dirty. It should be replaced.



Hallway - air filter.

I=Inspected

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D=Deficient

I	NI	NP	D
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D. Other

Comments:

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D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front of the property near the curb.

Location of Water Supply Valve(s): Unable to locate the main water supply valve.

Static Water Pressure Reading: 78 PSI (pounds per square inch)

Type of Supply Piping Material: Copper

Comments:

- The hose bibs are missing vacuum breaker devices, used to prevent contaminated water from being siphoned back into the drinking water system.

- In the bathroom, the bathtub faucet and water valves should be sealed around the edges.

Note: the inspection does not include piping that is not visible such as inside walls, underground, etc... The potability of any water supply is beyond the scope of a home inspection. Clothes washing machine and icemaker hose bibs are not inspected. Plumbing fixtures cut-off valves and hose bibs are not operated. A shower pan flood test is beyond the scope of a home inspection and is not performed by this inspection company.



Bathroom - water valves.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

- On the left side, the cleanout cap is damaged.

Note: washing machine drain lines are not inspected. Sewage ejector pumps/grinder pumps/lift stations are not inspected.

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I	NI	NP	D
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Left side - cleanout cap.

C. Water Heating Equipment

Power Source: Gas

Capacity: 40 Gallons

Year of Manufacture: 2011

Brand: General Electric

Location: Laundry room closet.

Comments:

- The water heater closet is not properly finished out for fire blocking.

- There is no sediment trap present at the gas supply line.

- The water heater exhaust vent pipe is in contact with the wood roof decking at the roof penetration. Recommend a minimum of one-inch air space or installing fire-blocking material at this location.

- The hot water was coming out at 143 F degrees. That is considered a scalding hazard. Recommend necessary adjustments be done.

- There are signs of pest infestation (animal droppings) inside the water heater closet. Recommend contacting a pest operator to further evaluate the situation.

I=Inspected

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D=Deficient

I NI NP D



Furnace exhaust vent.



Signs of pest infestation - animal droppings.



Gas supply line - missing sediment trap.



Hot water temperature - 143 F degrees.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution System and Gas Appliances

Location of Gas Meter: Left side.

Type of Gas Distribution Piping: Black iron

Comments:

- There are no visible bonding wires present at the gas meter.

Note: Corrugated Stainless Steel Tubing (CSST) gas lines are present in the crawlspace. CSST gas lin have been known to cause house fires in the event of a lightning strike if not / not properly bonded. Recommend ensuring the gas lines are properly bonded by a licensed electrician.



Left side - gas meter.



Crawlspace - CSST gas line.

I=Inspected

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D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

D. Ranges, Cooktops, and Ovens

Comments:

- Anti-tip device not present. This is a bracket that prevents the unit from tilting forward if a child climbs on it.

Note: the self-cleaning function and/or the self-bake function are not inspected. Timers and clocks are not inspected.

E. Microwave Ovens

Comment:

Note: the inspector does not test for radiation leakage.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- In the laundry room, the exhaust vent is inoperable.

- In the bathroom, the exhaust vent fan is excessively noisy. The light bulb is inoperable.



Laundry room - inoperable exhaust vent.



Bathroom exhaust vent.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

- In the back, the dryer exhaust vent should be cleaned.

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D=Deficient

I	NI	NP	D
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Note: the dryer vent should be cleaned at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard.



Back - dryer exhaust vent.

I. Other

Comments:

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NP=Not Present

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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

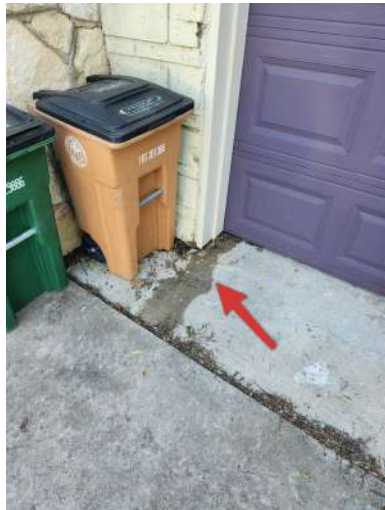
Detached Garage:

- There is water on the garage walls.

- There are several cracks throughout.

- On the left side, there is organic growth at the garage door trim.

- Recommend further evaluation of the structure by a structural engineer and that necessary repairs be done.



Front, curb - water coming out the garage.



Right side - excessive moisture.



Left side - excessive moisture and organic growth.



Back - excessive moisture.



Back - water.

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D=Deficient

I	NI	NP	D
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Left side - water.



Right side - crack.



Right side - crack.

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

E. Private Sewage Disposal Systems
Comments:

F. Other Built-in Appliances
Comments:

G. Other
Comments:

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

Inspected Address City Zip Code

1A. Name of Inspection Company 1B. SPCS Business License Number

1C. Address of Inspection Company City State Zip Telephone No.

1D. Name of Inspector (Please Print) 1.E Certified Applicator Technician (check one)

1F. Inspection Date

2. Name of Person Purchasing Inspection Seller Agent Buyer Management Co. Other

3. Owner/Seller

4.REPORT FORWARDED TO: Title Company or Mortgagee Purchaser of Service Seller Agent Buyer

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service.

5A. List structure(s) inspected that may include residence, detached garages and other structures on the property.

5B. Type of Construction: Foundation: Slab Pier & Beam Pier Type: Basement Other: Siding: Wood Hardie Plank Brick Stone Stucco Other: Roof: Composition Wood Shingle Metal Tile Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: Partial Spot Bait Other

6B. Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes No List Insects: If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property.

7A. Inspector (Technician or Certified Applicator Name and License Number)

Others Present: 7B. Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near: 8A. Electric Breaker Box Water Heater Closet Beneath the Kitchen Sink 8B. Date Posted:

9A. Were any areas of the property obstructed or inaccessible? Yes No

9B. The obstructed or inaccessible areas include but are not limited to the following: Attic Insulated area of attic Plumbing Areas Planter box abutting structure Deck Sub Floors Slab Joints Crawl Space Soil Grade Too High Heavy Foliage Eaves Weepholes Other Specify:

10A. Conditions conducive to wood destroying insect infestation: Yes No

10B. Conducive Conditions include but are not limited to: Debris under or around structure (K) Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J) Planter box abutting structure (O) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N) Insufficient ventilation (T) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R) Other (C) Specify:

Inspected Address

City

Zip Code

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

- 11A. Subterranean Termites
- 11B. Drywood Termites
- 11C. Formosan Termites
- 11D. Carpenter Ants
- 11E. Other Wood Destroying Insects

Active Infestation

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Previous Infestation

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Previous Treatment

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Specify: _____

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: _____

11G. Visible evidence of: _____ has been observed in the following areas: _____

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes No

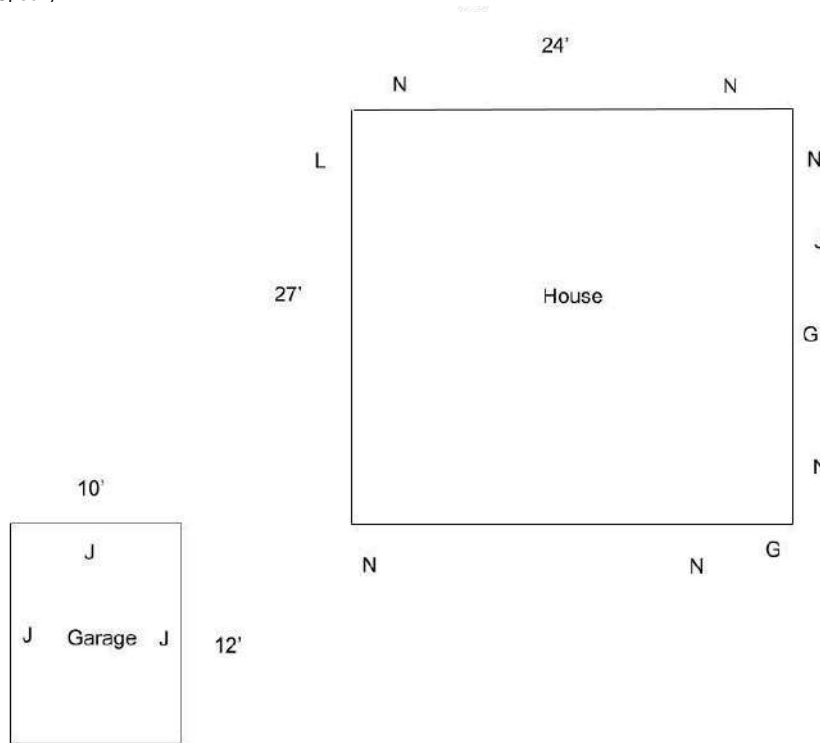
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason: _____

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H- Carpenter Ants; Other(s) - Specify



705 Waller Street, Unit 2

Additional Comments _____

Inspected Address _____

City _____

Zip Code _____

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: _____

Signature of Purchaser of Property or their Designee _____

Date _____

Customer or Designee Not Present

Buyer's Initials _____