

SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 104 CAMINO REAL EAST LUCAS COLLIN
(STREET ADDRESS AND CITY) (COUNTY)

NOTE: Section 5.008 of the Texas Property Code requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Texas Property Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN AND A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED AND LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER, ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION, NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS (THE REGIONAL MULTIPLE LISTING SERVICE), OR ANY MULTIPLE LISTING SERVICE, OR LOCAL BOARDS AND ASSOCIATIONS OF REALTORS®. THE LISTING BROKER HAS RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

- | | |
|--|---|
| <p>1. The Property is currently: <input checked="" type="checkbox"/> Owner occupied <input type="checkbox"/> Leased
 <input type="checkbox"/> Estate <input type="checkbox"/> Foreclosure
 <input type="checkbox"/> Vacant
 - If owner occupied, for <u>3</u> years.
 - If not owner occupied, for _____ years.
 - If leased: Origination Date _____ Expiration Date: _____</p> <p>2. Seller is the current owner of the Property and can sell the property without being joined by any other person: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
 - If "No", explain: _____

 _____</p> <p>3. Year the Property was constructed: <u>1985</u> Per <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tax Rolls
 - (If before 1978 - complete, sign and attach TAR-1906 concerning lead-based paint hazards.)</p> <p>4. Is Seller a United States citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
 - If "No", the seller is a "foreign person" as defined in the Internal Revenue Code: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5. Check any of the following tax exemptions which Seller claims for the Property:
 <input checked="" type="checkbox"/> Homestead <input type="checkbox"/> Senior Citizen <input type="checkbox"/> Disabled
 <input type="checkbox"/> Disabled Veteran <input type="checkbox"/> Agricultural <input type="checkbox"/> Other _____</p> <p>6. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
 - If "Yes", explain: _____</p> | <p>7. Is there currently in force for the Property a written Builder's Warranty? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
 - If "Yes", identify the warranty by stating:
 Name of Company issuing warranty: _____
 Warranty Number: _____</p> <p>8. Except for manufacturer warranties, if any, on appliances, do there exist any other warranties for the Property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
 - If "Yes", identify the warranties: _____
 _____</p> <p>9. Are there any pending or threatened condemnation proceedings which affect the Property? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
 - If "Yes", explain: _____
 _____</p> <p>10. Has the Property been the subject of any pending or concluded litigation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
 - If "Yes", explain: _____
 _____</p> <p>11. Is this Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
 - If "Yes", explain: _____
 _____</p> |
|--|---|

INSPECTION REPORTS AND NOTICES

12. Seller has not received any notices in the last 5 years, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, mortgage lender, repair service or other, except: NO NOTICES

13. List and attach any written inspection reports that Seller has received in the last 5 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	Number of pages
<u>1-5-09</u>	<u>PRE-SALE</u>	<u>FINE STAR INSPECTION SERVICE</u>	

Explanatory comments by Seller, if any: _____

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 of the buyer's own choice.

SELLER'S DISCLOSURE NOTICE - (Updated 7/07) - PAGE 1

PROPERTY ADDRESS: 104 CAMINO REAL EAST

Seller's Initials [Signature] Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

McIntosh Fine Estate Homes REALTORS 204 Carriage Trail Lucas, TX 75098

Phone 972 425 7100

Fax 1 866 435 1492

Produced with Zillow by zillow 18070 Fifteen Mile Road, Frisco, Michigan 48026 www.zillow.com

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

14. For items listed below and on the following pages, check appropriate box if items are presently in "Working Condition" and there are no known defects. Please check if item has been repaired (note date of repair) or if item is in need of repair. Check "N/A" for items that do not apply to the Property. NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

Table with columns: EQUIPMENT & SYSTEM, N/A, IN WORKING CONDITION, HAS BEEN REPAIRED, DATE OF REPAIR, IN NEED OF REPAIR, DESCRIPTION OF REPAIRS. Includes items like Attic Fan, Automatic Lawn Sprinkler System, Broadband Cat 5, etc.

SELLER'S DISCLOSURE NOTICE - (Updated 7/09) - PAGE 2

PROPERTY ADDRESS: 104 CAMINO REAL EAST

Seller's Initials [Signature]

Buyer's Initials _____

INFORMATION ABOUT STRUCTURE/OTHER

EQUIPMENT & SYSTEM	N/A	IN		DATE OF REPAIR	IN NEED OF REPAIR	EXPLAIN
		WORKING CONDITION	HAS BEEN REPAIRED			
Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Carport (Attached ___ /Not attached ___)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Drains (French ___ Other ___)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2008	<input type="checkbox"/>	NEW FRONT & GARAGE DOORS
Driveway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Electrical Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW PANEL
Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW 21x25 2009
Fireplace(s)/Chimney (Mock ___ Woodburning <input checked="" type="checkbox"/> With gas logs ___ Other ___)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	3 CAR
Lighting (Outdoor)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEEDS REPAIR EAST SIDE
Patio/Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Retaining Wall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Rain Gutters and Down Spouts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Skylight(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Walls (Exterior/Interior)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW TREATMENT 2007
Washer/Dryer Hookups (Gas ___ Electric <input checked="" type="checkbox"/>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	FRAMES PAD REPLACED 21 - 2006
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	NEW 2008
Window Screens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	

15. The shingles or roof covering is constructed of:
 Wood Composition Tile Other _____
 There is an overlay covering? Yes No Unknown
16. The age of the shingles or roof covering: 9 years unknown
 I THINK
17. The electrical wiring of the Property is:
 Copper Aluminum Other (specify) _____
 Unknown

18. Is there an alarm system? Yes No
 - If "Yes", system is: Owned by Seller Leased by Seller
 - If leased, is lease transferable? Yes No
 Monitor Charge: Mth. Qtr. Yr. S. _____
 Lease Charges: Mth. Qtr. Yr. S. _____
19. Please identify other systems, if any, of the Property which are leased and not owned by Seller: _____

MISCELLANEOUS INFORMATION ABOUT PROPERTY

20. Is the Seller aware of any of the following conditions?	YES	NO	UNKNOWN	IF "YES", EXPLAIN
ASBESTOS components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any personal or business BANKRUPTCY pending which would affect the sale of the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CARPET Stains (not visible)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located on or near CORP OF ENGINEER Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any DEATH on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Unplatted EASEMENTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does the property have EMERGENCY ESCAPE LADDER(S)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ONE FLOOR
FAULT Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Previous FIRES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in 100 Year FLOODPLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Located in City FLOODPLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any FORECLOSURES pending or threatened with respect to the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ureaformaldehyde INSULATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
LANDFILL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
LEAD-BASED PAINT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tax or judgment LIENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there MINERAL RIGHTS with the property? If yes, who owns them? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any NOTICES of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SELLER'S DISCLOSURE NOTICE - (Updated 7/09) - PAGE 3

PROPERTY ADDRESS: 104 CAMINO REAL EAST

Seller's Initials [Signature] Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

MISCELLANEOUS INFORMATION ABOUT PROPERTY

Table with columns: YES, NO, UNKNOWN, IF "YES", EXPLAIN. Rows include: Room additions, structural modification, Above-ground impediment to swimming POOL, Undersurface impediment to swimming POOL, Any PROPERTY CONDITION which materially affects the physical health or safety of an individual, House SETTLING, SOIL Movement, Subsurface STRUCTURES, Tanks, or Pits, Synthetic STUCCO, Diseased TREES, Hazardous or TOXIC WASTE Affecting the Property, Holes in WALLS, Previous WATER PENETRATION, WOOD ROT Damage Needing Repair.

- 21. Is the Seller aware of any condition, not previously addressed in this disclosure statement, which in Seller's opinion is a defective condition or adversely affects the Property?
22. If the Property is part of a regime creating a homeowner's association, state the following information:
23. High speed internet available?
24. The Property is currently serviced by the following utilities (check as applicable):
25. The water service to the Property is provided by (check as applicable):
26. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted?
27. Are any common areas (facilities such as pools, tennis courts, walkways or other) co-owned in undivided interest with others?
28. Are there any outstanding IRS, judgement or mechanics liens or lis pendens against the property?

- INFORMATION ABOUT FOUNDATION
29. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?
30. Have repairs been made to the foundation of the Property since its original construction?

- INFORMATION ABOUT DRAINAGE
31. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector or expert?
32. Have repairs been made to the drainage of the Property since its original construction?
33. Does the Seller know of any currently defective condition to the drainage of the Property?

SELLER'S DISCLOSURE NOTICE - (Updated 7-09) - PAGE 4
Seller's Initials [Signature] Seller's Initial [Signature]

PROPERTY ADDRESS: 104 CAMINO REGAC EAST
Buyer's Initials _____ Buyer's Initials _____

34. Have there been any previous incidents of flooding or other surface water penetration into the house, garage or accessory buildings of the Property?
 Yes No Unknown
 - If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration: _____

35. Is the Property covered by flood insurance? Yes No
 - (If yes, attach "Information About Special Flood Hazard Areas", TAR #1414.)

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

36. Has the Seller ever obtained a written report about active termites or other wood destroying insects? Yes No
 - If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content.

- If "Yes", have you given a copy of each report to the Listing Broker? Yes No

37. Has the Property been treated for termites or other wood destroying insects? Yes No Unknown
 - If "Yes", please state date of treatment: _____

38. Have there been any repairs made to damage caused by termites or other wood destroying insects? Yes No Unknown
 - If "Yes", explain what repairs you know or believe to have been made: _____

39. Do active termites or other wood destroying insects currently infest the Property? Yes No Unknown
 - If "Yes", explain: _____

40. Is there any existing termite damage in need of repair? Yes No Unknown
 - If "Yes", explain: _____

41. Is the Property currently covered by a termite policy? Yes No
 - If "Yes", identify the policy by stating:
 Name of Company issuing policy: _____
 Policy Number: _____
 Date of policy renewal: _____

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

42. Has the Seller ever obtained a written report about treatment or repairs about any of the following environmental conditions:
 The presence or removal of asbestos Yes No
 The presence of radon gas Yes No

The presence or treatment for Stachybotrys commonly known as "black mold" Yes No
 The presence of lead based paint Yes No
 If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content: _____

If "Yes", have you given a copy of the Certification of Mold Remediation to the Listing Broker? Yes No

43. Is the Seller aware of previous use of premises for manufacture of Methamphetamine? Yes No

44. Is the Seller aware of the presence of any of the conditions referred to in question 42? Yes No

If "Yes", please explain _____

ACKNOWLEDGMENT BY SELLER

45. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

[Signature]
 Seller Initial
 Seller Initial

46. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

[Signature]
 Seller Initial
 Seller Initial

47. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

[Signature]
 Seller Initial
 Seller Initial

DISCLOSURES

Municipal Utility District Disclosures

Check which Apply:

(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)

- The Property is located in a Municipal Utility District which is either:
 - Located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #1)
 - Not located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #2)
 - Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

On-site Sewer Facility

- If Property has a septic or other on-site sewer facility:
 - Attached is Information About On-Site Sewer Facility (TAR #1407)

SELLER'S DISCLOSURE NOTICE - (Updated 7-09) - PAGE 5

PROPERTY ADDRESS: 104 CAMINO REAC EAST

Seller's Initials *[Signature]* Seller's Initials *[Signature]*

Buyer's Initials _____ Buyer's Initials _____

SMOKE DETECTION EQUIPMENT

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): WE HAVE THEM
DON'T KNOW ABOUT CHAPTER 766

*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.

INDEMNIFICATION

SELLER HEREBY AGREES TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.

[Signature] 1-14-10
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE

[Signature] 1-14-10
SELLER (SIGN AS NAME APPEARS ON TITLE) DATE

NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
 2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker, and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
 3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
 4. If Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
 5. If property is located in a coastal area that is seaward of the Gulf Intra-coastal 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.
 - *6. The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.
- *The above described waiver applies only to a hearing impaired purchaser.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property.

BUYER _____ DATE _____

BUYER _____ DATE _____

complete or accurate of that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchase required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair cost. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair cost. The inspector is not required to provide follow-up service to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices and fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of the weather, etc. These changes or repairs made to the structure after inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did hire the inspector yourself, reliance on the this report may obtain incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

The inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The inspection and report do **NOT** address and are not intended to address: **code and regulation compliance, the possible presence of or the danger from asbestos, radon gas, lead paint, urea formaldehyde, molds, soil contamination and other indoor and outdoor substances.** The client is urged to contact a competent specialist if information, identification or testing of the above is desired. The physical on-site inspection is a very valuable time of exchange of information between the inspector and client. The written report will not substitute for the client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless the client attends and participates in the inspection process itself, the client will have no chance of gaining all of the information that is offered.

Report Identification: **104 Camino Real East - Lucas, Tx.**

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on grade

Method of inspection: Visual inspection of exterior and interior

Comments (An opinion on performance is mandatory.):

The foundation is performing as intended. No significant problems were observed

B. Grading & Drainage

Comments:

The lot is lower than the street at the front of the house. Grading improvements should be undertaken where possible. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains or snow melts, the accumulation of storm water on the lot may be unavoidable.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Fiberglass composition shingle (Too steep and frost on roof)

Method of inspection: Viewed from the ground

Comments:

FLASHINGS

The installation of the counter flashing is incomplete in a few places and should be repaired to avoid leaks. (*Near chimney; over pool equipment; front NW corner*)

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine the remaining life expectancy of the roof covering; or
- (2) inspect the roof from the roof level if the inspector reasonably determines that the inspector cannot safely reach or stay on the roof, or that damage to the roof or roof covering may result from walking on the roof.

D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic but had limited access due to low clearances or obstructions

Approximate depth of insulation: 12-14 inches

Comments:

The roof structure appears to be performing as intended. No significant defects observed at this time.

Report Identification: **104 Camino Real East - Lucas, Tx.**

I	NI	NP	D	Inspection Item
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Note: A sag in the in the roof over the rear slope was observed. No repairs appear necessary at this time.

E. Walls (Interior & Exterior)

Comments: (Note: This inspection does not identify mold and/or related organisms and does not test for such substances. Every house is susceptible to molds/mildew and such substances could be present though not visible. If this is a concern, the buyer is urged to have tests performed by certified specialists.)

INTERIOR WALLS

Damage to the interior finish was observed in the garage hallway and should be repaired.

F. Ceilings & Floors

Comments:

CEILINGS

Water staining was noted in the living room and master bathroom. The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

Note: The garage ceiling joists were observed to be sagging somewhat and the joists are slightly weak due to the span; no repairs appear necessary at this time.

G. Doors (Interior & Exterior)

Comments:

The doors appear to be performing as intended.

H. Windows

Comments:

WINDOWS

A number of windows have failed thermal seals, fogging or moisture between the glass panes, that have been marked with colored stickers. A glass company should be consulted for accurate count and replace as desired. **(9 total)**

The state requires that we note as in need of repair the absence of safety glass (tempered) glass at windows within 24 inches of doors; glass in a door; windows less than 18 inches from the floor; windows within 36 inches of a walkway; shower and tub enclosures as a general rule. Local municipalities may need to be consulted for specific clarification.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces/Chimney

Comments:

FIREPLACE(S)

Significant creosote/soot build up was noted in the fireplace flue and/or firebox. Cleaning of these areas should be undertaken for improved safety.

Report Identification: **104 Camino Real East - Lucas, Tx.**

I	NI	NP	D	Inspection Item
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Note: Due to the roof design and/or the chimney height the crown and cap was not able to be inspected.

K. Porches, Balconies, Decks and Carports

Comments:

The visible components appear to be performing as intended.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The visible and accessible components appear to be performing as intended on the day of the inspection.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) determine service capacity amperage or voltage or the capacity of the electrical system relative to present or future use;
- (2) determine the insurability of the property;
- (3) conduct voltage drop calculations; or
- (4) determine the accuracy of breaker labeling.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:

DISTRIBUTION WIRING

Wiring exposed on exterior finishes in the front flowerbeds should be relocated or protected by a rigid conduit.

OUTLETS

All outlets outside, in the bathrooms, any at kitchen countertop level, kitchen islands, garages, at or near pools or any outlet that could come in contact with moisture should be protected by a ground fault circuit interrupter.

The installation of arc fault protection is now recommended in the bedrooms and living areas of the structure as per modern building standards. (Safety)

There is an ungrounded wall outlet in the breakfast nook at the desk that should be investigated.

FIXTURES

Several lights were observed to be inoperable in the house. If the bulbs are not blown, the circuit should be investigated. *(Hall bathtub and shared bathtub)*

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace-Heat Pump-(2)units

Energy source: Electricity

Comments:

The visible and accessible components appear to be performing as intended.

B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System-(2)units

Energy source: Electricity

Comments:

Note: Due to outside temperatures being below 60 degrees at the time of the inspection, the cooling system was not inspected as this could cause damage to the unit.

C. Ducts and Vents

Comments:

(Condition of interior of ducts is not determined by this inspection)

RETURN AIR DUCTWORK

The return air filter(s) should be cleaned and/or replaced.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments: Type: **Copper** / Plastic / Steel

Water Meter location: **Street** / Alley / Other

Main Water Supply Valve Location: Front yard / Back yard / **Not located**

Static Water pressure : 80 psi

FIXTURES

The sink in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.

Note: The shower pan was tested by holding water in the pan area for a time during the inspection. No discernible leaks and/or defects were observed at the time of the inspection.

The bathtub was observed to drain slowly in the shared bathroom, suggesting that an obstruction may exist.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) operate any main, branch or shut-off valves;
- (2) inspect any system that has been shut down or otherwise secured;
- (3) inspect any components that are not visible or accessible;
- (4) inspect any exterior plumbing components such as water mains, private sewer systems, water wells, sprinkler systems or swimming pools;

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- (5) inspect fire sprinkler systems;
- (6) inspect the quality or the volume of well water;
- (7) determine the potability of any water supply;
- (8) inspect water-conditioning equipment, such as softeners or filter systems;
- (9) inspect solar water heating systems;
- (10) determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
- (11) operate free-standing appliances;
- (12) inspect private water supply systems, swimming pools, or pressure tanks;
- (13) inspect the gas supply system for leaks;

B. Drains, Wastes, Vents

Comments: Type: **Plastic** / Cast Iron / Other

The visible and accessible components appear to be performing as intended at this time.

TREC LIMITATIONS: The inspector is not required to do the following:

- (1) inspect or operate drain pumps or waste ejector pumps;
- (2) inspect for sewer clean-outs

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source: (Note: In order to reduce potential water damage it is now recommended that all water heaters be placed in a drain pan with an attached drain line that exits the building.)

Energy source: Electricity

Comments:

WATER HEATER

The temperature and pressure relief drain lines have been reduced in pipe size. These lines are required to be ¾ inch diameter pipe in their entirety and terminate to the exterior of the structure.

D. Hydro-Therapy Equipment

Comments:

A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bath in the master bathroom. A ground fault circuit interrupter offers protection from shock or electrocution. This should be repaired as it poses a safety concern.

Note: Access to the whirlpool motor in the master bathroom should ideally be provided.

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V. APPLIANCES

A. Dishwasher

Comments:

The dishwasher lacks an airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed.

B. Food Waste Disposer

Comments:

The visible and accessible components appear to be performing as intended.

C. Range Hood

Comments:

The visible and accessible components appear to be performing as intended.
(Condition of duct not determined by this inspection, if present)

D. Ranges/Ovens/Cooktops

Comments:

The visible and accessible components appear to be performing as intended at this time.

E. Microwave Cooking Equipment

Comments:

F. Trash Compactor

Comments:

The visible and accessible components appear to be performing as intended at this time.

G. Mechanical Exhaust Fans and Bathroom Heaters

Comments:

The visible and accessible components appear to be performing as intended at this time.

H. Garage Door Operator(s)

Comments:

The electronic sensor for the smaller garage door opener was found to be installed at an improper height from the garage floor. This should be repaired as it poses a safety concern.

I. Door Bell and Chimes

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Comments:

The visible and accessible components appear to be performing as intended at this time.

J. Dryer Vents

Comments:

The visible and accessible components appear to be performing as intended.
(Condition of interior of the ducting is not determined by this inspection)

VI. OPTIONAL SYSTEMS (Note: If the following boxes are not checked these items were not inspected or do not apply.)

A. Lawn and Garden Sprinkler Systems

Comments:

Note: Due to sub-freezing temperatures at the time of the inspection the system was not tested.

B. Swimming Pools, Spas, Hot Tubs and Equipment

Comments: (Note: All pools should be verified as safe for diving according to the current building standards before using as such.)

Construction type: In-ground

OBSERVATIONS

There are voids in the coping seal.

The pool heater did not respond to testing using normal controls at the time of the inspection.

There is a fitting leak at the polaris sweep motor and a leak on the main pump housing or gasket. Repair as required.

There is a loose and/or missing tile at the pool edge.

The pool deck on the far side is cracked and/or settled.

There is a leak through the glass block at the hot tub.

The wheels on the polaris sweep are worn.

All gates leading to the pool area should be self-closing and self-latching and/or locked. And all doors from the house leading to the pool area should be equipped with spring loaded hinges and/or an alarm device. (Safety)

A professional pool service and/or repair company should be consulted for further evaluation and to make any of the necessary repairs.

TREC LIMITATIONS: The inspector is not required to the following:

- (1) dismantle or otherwise open any components or lines;
- (2) uncover or excavate any lines or otherwise concealed components of the system or determine the presence of sub-surface leaks;
- (3) fill the pool, spa or hot tub with water;
- (4) determine the presence of sub-surface water tables; or
- (5) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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C. Outbuildings

Comments:

D. Outdoor Cooking Equipment

Comments:

E. Gas Lines

Comments: (A gas line inspection and/or leak check was not performed. If this is desired, contact your local utility company for these tests to be performed.)

F. Private Water Wells (A coliform analysis is recommended.)

Comments:

G. Private Sewage Disposal (Septic) Systems

Comments:

H. Whole House Vacuum Systems

Comments:

The system has been removed from the house.

I. Other Built in Appliances

Comments:

The ice maker at the bar was off prior to the inspection; no tests performed.

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ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 25 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

NOTE: For the purpose of this report, it is assumed that the house faces west.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 30 degrees F. Winter weather conditions have been experienced in the days leading up to the inspection.