



COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 2307 W Harris Ave, San Angelo, TX 76901

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

PART 1 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input type="checkbox"/>
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input type="checkbox"/>

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: HM, CM and Buyer or Tenant: _____, _____

Aware **Not
Aware**

- (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?..... ☐ ☐
- (8) pending changes in zoning, restrictions, or in physical use of the Property? ☐ ☐
The current zoning of the Property is:_____
- (9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? ☐ ☐
- (10) lawsuits affecting title to or use or enjoyment of the Property? ☐ ☐
- (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? ☐ ☐
- (12) common areas or facilities affiliated with the Property co-owned with others? ☐ ☐
- (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? ☐ ☐
If aware, name of association:_____
Name of manager:_____
Amount of fee or assessment: \$_____ per _____
Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown
- (14) subsurface structures, hydraulic lifts, or pits on the Property? ☐ ☐
- (15) intermittent or wet weather springs that affect the Property? ☐ ☐
- (16) any material defect in any irrigation system, fences, or signs on the Property? ☐ ☐
- (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?..... ☐ ☐
- (18) any of the following rights vested in others:
- (a) outstanding mineral rights? ☐ ☐
- (b) timber rights? ☐ ☐
- (c) water rights? ☐ ☐
- (d) other rights? ☐ ☐
- (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? ☐ ☐
If aware, list items:_____

If you are aware of any of the conditions listed above, explain. *(Attach additional information if needed.)*_____

PART 2 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	<u>Not Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area- Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area- Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

***If Buyer or Tenant is concerned about these matters, Buyer or Tenant 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.

(10) Have you (Seller or Landlord) 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)* _____

(11) Have you (Seller or Landlord) 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)* _____

PART 3 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items</u> :			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems</u> :			
(a) water heaters or water softeners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) landscape sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) <u>HVAC Systems</u> : any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems</u> : service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items</u> :			
(a) security systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. *(Attach additional information if needed.)* no water heater; we just used cold water

B. Are you (Seller or Landlord) aware of:

	<u>Aware</u>	<u>Not Aware</u>
--	--------------	------------------

- | | | |
|--|-------------------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting the Property: | | |
| (a) ground water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) previous structural repair to the foundation systems on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>if aware, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (9) previous fires that materially affected the Property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with the the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of conditions described under Paragraph B, explain. *(Attach additional information, if needed.)* we saw a mouse once and put a trap out; previous seller treated property for termites

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Halle McCrory, Collin McCrory

Buyer or Tenant: _____

By: Halle McCrory 04/28/2025

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

By: Collin McCrory 04/28/2025

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. **YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.**

This inspection packet was created exclusively for

Halle Beeler

on

10/13/2021

Regarding

2307 W Harris

San Angelo, TX 76901



PROPERTY INSPECTION REPORT

Prepared For: Halle Beeler

Concerning: 2307 W Harris , San Angelo, TX, 76901

By: Steven Wilha, 24389

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported may be considered life-

safety upgrades to the property. For more information,

refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities

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have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or 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 ACTIONS, NOR IS THE PURCHASER 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 costs. 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 costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can 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 weather, etc. These changes or repairs made to the structure after the 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 not hire the inspector yourself, reliance on this report may provide 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.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI)
- devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or

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any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

☒ ☐ ☐ ☐

I. Structural Systems

A. Foundations

Comments:

- ☐ Foundation: The foundation type is slab on grade.
- ☐ Foundation: Settlement observed in house can be considered typical for age and type of construction.

☒ ☐ ☐ ☒

B. Grading and Drainage

Comments:

Deficiencies:

- ☐ Exterior: Soil grade and drainage patterns around areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.



- ☐ Exterior: Grading allows water to enter through side door, carpet was wet and trim has water damage, recommend specialist for further evaluation

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- ☐ **Exterior: Grading allows water to enter through side door, carpet was wet and trim has water damage, recommend specialist for further evaluation**

☒ ☐ ☐ ☒

C. Roof Covering Materials

Comments:

- ☐ Roof: Asphalt shingles over solid decking observed from walking on roof



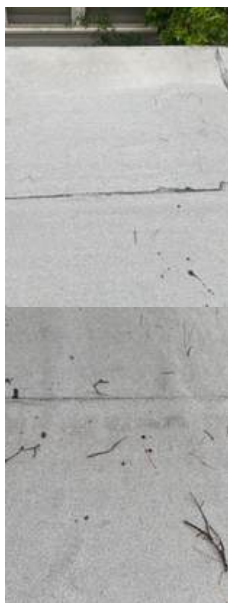
- ☐ Roof: Roll roofing observed



Deficiencies:

- ☐ Roof: Ponding was observed on several areas of roll roofing

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- ☐ Tree limbs in contact with roof should be cut back.



☒ ☒ ☐ ☒

D. Roof Structure and Attics

Comments:

Deficiencies:

- ☐ Exterior: Hole in screen should be sealed to prevent rodent entry



☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Deficiencies:

- ☐ Hole in wall of water heater closet

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☒ ☐ ☐ ☐

F. Ceilings and Floors

Comments:

☒ ☐ ☐ ☐

G. Doors (Interior and Exterior)

Comments:

☒ ☐ ☐ ☐

H. Windows

Comments:

☐ ☐ ☒ ☐

I. Stairways (Interior and Exterior)

Comments:

☐ ☐ ☒ ☐

J. Fireplace and Chimneys

Comments:

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

☐ ☒ ☐ ☐

L. Other

Comments:

☒ ☐ ☐ ☒

II. Electrical Systems

A. Service Entrance and Panels

Comments:

☐ Exterior: 120/240 volt serviced by copper wire

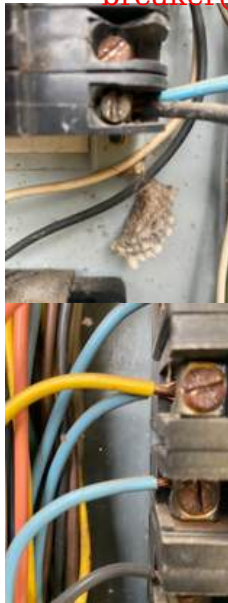
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- ☐ Exterior: Brand of electrical service panel is Federal Pacific. This make of panel is known for difficult to find and more costly to replace breakers. In addition this panel is associated with a higher incidence of failures / safety problems. If additional information is desired contact licensed electrician

Deficiencies:

- ☐ Exterior: Two circuits improperly joined together and protected with one circuit breaker. (Double ganged breaker(s)).



- ☐ Exterior: Not all breakers are identified
- ☐ Exterior: Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.



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- Exterior: Rust observed on panel and on several set screws on breakers



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☒ ☐ ☐ ☒

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Deficiencies:

- ☐ Several outlets throughout building were not working properly



III. Heating, Ventilation and Air Conditioning Systems

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☐ ☒ ☐ ☐

A. Heating Equipment

Comments:

☒ ☐ ☐ ☐

B. Cooling Equipment

Comments:

- ☐ Mini split systems installed
- ☐ Mini split headers in back 2 offices are ran by 1 condensing unit. This will make both headers have to be on same setting and temperature in order to operate correctly

☐ ☐ ☒ ☐

C. Duct Systems, Chases, and Vents

Comments:

☒ ☐ ☐ ☐

IV. Plumbing System

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

- ☐ Water shut off located in front yard



- ☐ Static water pressure at the time of inspection was 65psi
- ☐ Both bath tubs were covered and drains sealed, these were not operated by inspector



☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Comments:

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☒ ☐ ☐ ☒

C. Water Heating Equipment

Comments:

- ☐ 30 gallon electric water heater

Deficiencies:

- ☐ Water heater should be turned where all access panels are accessible
- ☐ Drain line is not present. This condition is considered a recognized safety hazard recommend installing



☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☐ ☒ ☐

E. Other

Comments:

☐ ☐ ☒ ☐

V. Appliances

A. Dishwashers

Comments:

☐ ☐ ☒ ☐

B. Food Waste Disposers

Comments:

☐ ☐ ☒ ☐

C. Range Hood Exhaust Systems

Comments:

☐ ☐ ☒ ☐

D. Ranges, Cooktops, and Ovens

Comments:

☐ ☐ ☒ ☐

E. Microwave Ovens

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Comments:

☐ ☐ ☒ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☐ ☐ ☒ ☐

G. Garage Door Operators

Comments:

☐ ☐ ☒ ☐

H. Dryer Exhaust Systems

Comments:

☐ ☐ ☒ ☐

I. Other

Comments:

VI. Optional Systems

☐ ☐ ☒ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

☐ ☐ ☒ ☐

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

Comments:

☒ ☐ ☐ ☒

C. Outbuildings

Comments:

Deficiencies:

- ☐ Exterior: Drainage around big shed is not properly graded and allows water to enter building



Report Identification: 2307 W Harris , San Angelo, TX 76901



☐ ☐ ☒ ☐

D. Private Sewage Disposal (Septic) Systems

Comments:

☐ ☐ ☒ ☐

E. Other

Comments:

This repair summary was created exclusively for Halle Beeler

REPAIR SUMMARY

This summary is provided as an additional service for you. It does not replace the main inspection report which is necessary for you to get a full understanding of the status of your inspection. The main report has photos, comments and other details that this summary doesn't contain.

I. Structural Systems

A. Foundations

B. Grading and Drainage

- ☐ Exterior: Soil grade and drainage patterns around areas of house do not appear to properly direct water away from foundation to aid in controlling runoff water and could cause differential movement of the foundation or water penetration during heavy rains.
- ☐ Exterior: Grading allows water to enter through side door, carpet was wet and trim has water damage, recommend specialist for further evaluation

C. Roof Covering Materials

- ☐ Roof: Ponding was observed on several areas of roll roofing
- ☐ Tree limbs in contact with roof should be cut back.

D. Roof Structure and Attics

- ☐ Exterior: Hole in screen should be sealed to prevent rodent entry

E. Walls (Interior and Exterior)

- ☐ Hole in wall of water heater closet

This repair summary was created exclusively for Halle Beeler

F. Ceilings and Floors

G. Doors (Interior and Exterior)

H. Windows

I. Stairways (Interior and Exterior)

J. Fireplace and Chimneys

K. Porches, Balconies, Decks, and Carports

L. Other

II. Electrical Systems

A. Service Entrance and Panels

- ☐ Exterior: Two circuits improperly joined together and protected with one circuit breaker. (Double ganged breaker(s)).
- ☐ Exterior: Not all breakers are identified
- ☐ Exterior: Panel exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.
- ☐ Exterior: Rust observed on panel and on several set screws on breakers

B. Branch Circuits, Connected Devices, and Fixtures

- ☐ Several outlets throughout builinding were not working properly

III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

B. Cooling Equipment

C. Duct Systems, Chases, and Vents

IV. Plumbing System

A. Plumbing Supply, Distribution Systems and Fixtures

B. Drains, Wastes, and Vents

C. Water Heating Equipment

- ☐ Drain line is not present. This condition is considered a recognized safety hazard

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D. Hydro-Massage Therapy Equipment E. Other

V. Appliances

A. Dishwashers B. Food Waste Disposers C. Range Hood Exhaust Systems D. Ranges, Cooktops, and Ovens E. Microwave Ovens F. Mechanical Exhaust Vents and Bathroom Heaters G. Garage Door Operators H. Dryer Exhaust Systems I. Other

VI. Optional Systems

A. Landscape Irrigation (Sprinkler) Systems B. Swimming Pools, Spas, Hot Tubs, and Equipment C. Outbuildings

- ☐ Exterior: Drainage opaeound big shed is not properly graded and allows water to enter building

D. Private Sewage Disposal (Septic) Systems

E. Other

Prepared for Halle Beeler

AGREEMENTS AND LIMITATIONS

This report covers only the items listed on the report, unless specifically requested. We tell you whether each item we inspect is performing the function for which it was intended. If you have questions, we will explain what we saw about the item. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move insulation, furniture, rugs, paintings, or appliances. We do not uncover buried pipes or items we cannot see which are covered by wall or floor coverings. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment (other than inspection panels) to inspect component parts. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency, size, value, flood plain location, pollution or habitability. Please remember that older houses may not meet the same standards as new houses, even though items in both might be performing functions for which they are intended. The following items are not inspected, unless specifically requested and listed on the report. Any item not considered real property, appliances not built in, fences, gates, draperies, blinds, shutters, hardware, Formica, marble, tile, floor or wall coverings, air conditioning system when outside temperature is below 60 degrees, refrigerant leaks in system, leaks in condensate drain, sprinkler system in automatic mode or when outside temperature is below 32 degrees, washing machine drain, cosmetic condition of structure, swimming pool cosmetics or leakage, pool sweep, alarm systems, sewer lines or septic system, water well, solar heating system, water conditioning system, asbestos, radon gas, lead paint, and smoke detector. This company does not inspect for mold or any other environmental hazard that may be present on the property. If a suspicious substance is observed in the normal inspection process, it will be pointed out but not identified. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. Buried plumbing leaks may not be determinable at the time of inspection. The water level of the pool/spa may have been altered before the inspection to conceal a problem. Freeze protection equipment and anti-siphon equipment is not evaluated. The following items are common problems found after a house has been vacant for a week or more, and this company will not be responsible for: (1) Sewer and drain line stopping up. (2) Seals, or washers drying out and causing leaks in faucets, dishwashers, valves or any other plumbing fixture. (3) Garbage disposals locking up. (4) Gas water heaters and gas furnaces - if gas has been turned off thermocouple (pilot generators) fail. (5) Electric water heaters which have been drained, but power left on, may have damage to heating elements and thermostats. (6) Foundations should be watered if house is vacant, we recommend at least once a week and twice a week in the hot dry season. IF THIS SUGGESTION IS NOT FOLLOWED, FOUNDATION PROBLEMS CAN EASILY DEVELOP IN A VERY SHORT PERIOD OF TIME. We do not make guarantees or warrant the performance or condition of any item. If you want a warrant or guarantee, contact a home warranty or insurance company. Buyer agrees to notify us in writing of any complaints within thirty (30) days of the date of inspection and must thereafter allow prompt reinspection of the item; otherwise, all claims for damages arising out of such complaint are waived by buyer. You agree that, any damages for breach of this contract or report are limited to the amount of the inspection fee. YOU AGREE THAT ANY CONTROVERSY OR CLAIM BETWEEN YOU AND THIS COMPANY ARISING OUT OF OR RELATING TO THE INTERPRETATION, PERFORMANCE OR BREACH OF ANY OF THIS

~~AGREEMENTS SHALL BE SETTLED BY CONSIDERED BY AN ARBITRATOR~~ AGREEMENTS SHALL BE SETTLED BY CONSIDERED BY AN ARBITRATOR IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. THE ARBITRATION AWARD SHALL BE FINAL AND BINDING ON BOTH PARTIES. JUDGMENT UPON SUCH ARBITRATION AWARD MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. If you sue or bring an arbitration claim on this contract, but do not prevail, you agree to pay our reasonable attorney's fees.

Regarding 2307 W Harris , San Angelo, TX, 76901

Prepared for Halle Beeler

This inspection has been performed for the person or company named on the report and is not transferable. You must not allow anyone else to use or rely on this report without our prior written consent.

NOTICE: YOU THE BUYER HAVE OTHER RIGHTS AND REMEDIES UNDER THE DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT WHICH ARE IN ADDITION TO ANY REMEDY WHICH MAY BE AVAILABLE UNDER THIS CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY OR THE ATTORNEY OF YOUR CHOICE.

Any event of waiver by this company of any right herein, shall not constitute a continuing waiver or subsequent waiver of other rights. This report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Buyer agrees not to purchase the structure unless the buyer understands this complete report both front and back pages and any attachments. Buyer has read and understands and by accepting this Report, or relying on it in any way, expressly agrees to the foregoing Agreements and Limitations.

NOT ALL DEFECTS WILL BE FOUND.

Prepared for Halle Beeler

Regarding 2307 W Harris , San Angelo, TX, 76901

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.

2307 W Harris
Inspected Address

San Angelo
City

76901
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.

2307 W Harris San Angelo 76901
 Inspected Address City Zip Code

1A. Best in the West 1B. 0845470
 Name of Inspection Company SPCS Business License Number

1C. 7248 Susan Peak San Angelo TX 76904 3252492995
 Address of Inspection Company City State Zip Telephone No.

1D. Steven Wilha 1E. ☒ Certified Applicator ☐ Technician (check one)
 Name of Inspector (Please Print) Inspection Date

2. Halle Beeler 1F. 10-13-2021
 Name of Person Purchasing Inspection Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐

3. N/A
 Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☒ Purchaser of Service ☐ Seller ☐ Agent ☐ Buyer ☐
 (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

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. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. Single Family Residence
 List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:
 Foundation: Slab ☒ Pier & Beam ☐ Pier Type: Basement ☐ Other: Other: ceramic
 Siding: Wood ☐ Fiber Cement Board ☐ Brick ☐ Stone ☐ Stucco ☐ Other: ceramic
 Roof: Composition ☒ Wood Shingle ☐ Metal ☐ Tile ☐ Other: Other: ceramic

6A. This company has treated or is treating the structure for the following wood destroying insects:
 If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐
 If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

6B. N/A N/A N/A
 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: N/A
 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. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:
 7A. Steven Wilha 0639831PTW
 Inspector (Technician or Certified Applicator Name and License Number)

Others Present:
 7B. Thomas Bloodworth 0857995
 Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:
 8A. Electric Breaker Box ☐ 8B. Date Posted: 10-13-2021
 Water Heater Closet ☐
 Beneath the Kitchen Sink ☒

9A. Were any areas of the property obstructed or inaccessible? Yes ☐ No ☒
 (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

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 ☒ Craw Space ☐
 Soil Grade Too High ☐ Heavy Foliage ☐ Eaves ☒ Weepholes ☐
 Other ☐ Specify: Built in Cabinets/Shelves, Flooring

10A. Conditions conducive to wood destroying insect infestation: Yes ☒ No ☐
 (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

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: Conducive by Design

2307 W Harris San Angelo 76901

Inspected Address City Zip Code

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

11A Subterranean Termites	Active Infestation	Previous Infestation	Previous Treatment
11B Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
11C Formosan Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11D Carpenter Ants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
11E Other Wood Destroying Insects	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Specify:

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

Drill marks on porch

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

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 ☒

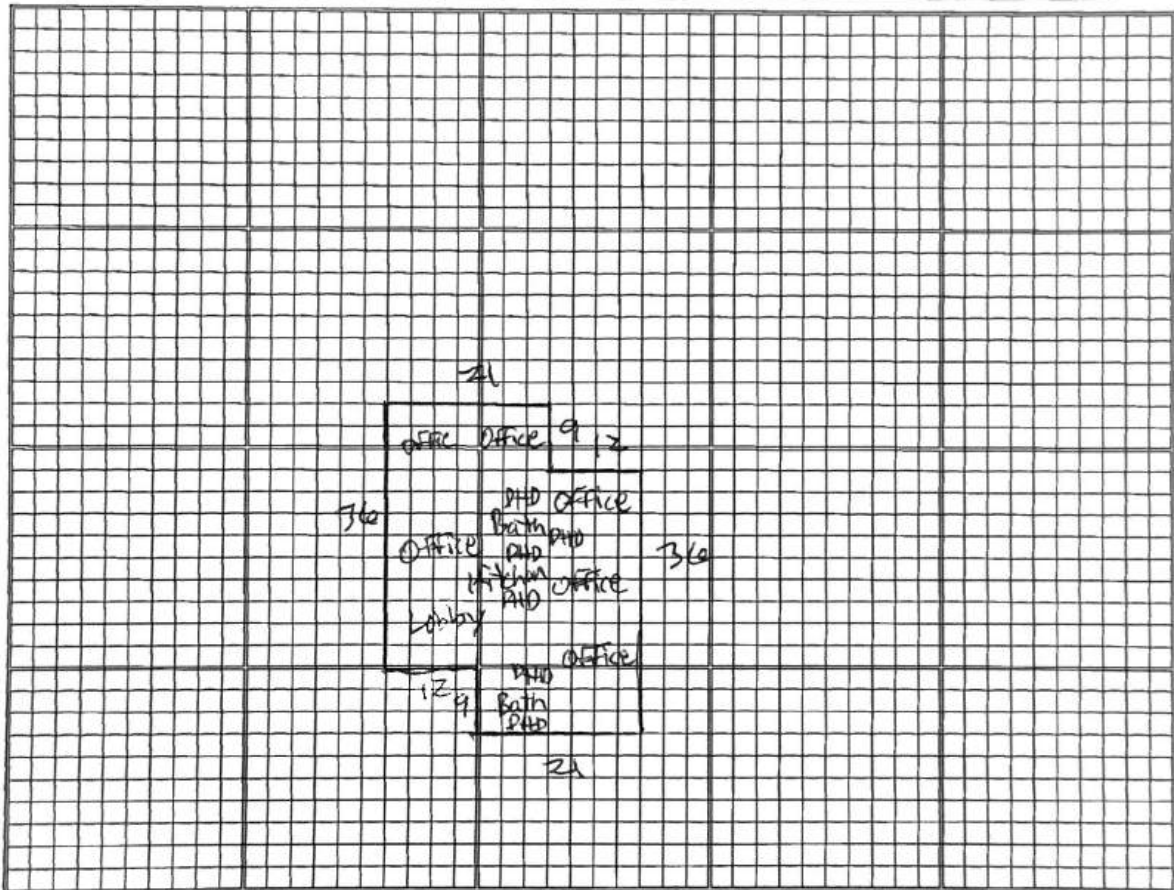
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☒

Specify reason: NA



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 PHD-Possible Hidden Damage



Additional Comments PHD-Possible Hidden Damage, See Page 1 Section B of this report

  2307 W Harris San Angelo
Inspected Address City

76901
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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 _____