WEICHERT OFFER INSTRUCTIONS

CONTACT WEICHERT AS SOON AS AN OFFER IS RECEIVED

PLEASE NOTE THE FOLLOWING REQUIREMENTS:

- **Seller – Weichert Workforce Mobility Inc -** The transferee's name cannot appear on the contract anywhere. Weichert Workforce Mobility Inc is to be listed as seller (we will sign contract)
- **Title Company –** must read Weichert's assigned title company.
  - Please contact Weichert, if title company is unknown
- **Survey –** buyer will need to purchase new survey.
  - Weichert is unable to sign Affidavits regarding any current surveys on file.
- **Special Provisions – must include the following:**
  - "See the attached Weichert Addendum, Weichert and Seller Disclosure Statements, and SRED which hereby become part of this contract
- **Termination Clause/Option Period - must be stricken**.
  - Weichert cannot accept option period funds, however the Weichert Addendum gives an "Inspection Period"
- **Closing Date**- must be 60 days or less
- **Lease Back**- any lease agreement for the transferee to lease back from buyer must be a separate agreement and not referenced anywhere in the contract

THE FOLLOWING DOCUMENTS & PROCEDURES ARE REQUIRED TO COMPLETE ANY OFFER

- **Contract**
- **Pre-Approval Letter OR Proof of Funds** (whichever applies)
  - Lender letter must state that the buyer's credit, income, and assets have been verified.
- **Copy of Earnest Money Check**
  - Payable to the listing broker or the Weichert assigned title/escrow company
- **Local NoRep Disclosure -** Stamped with "No Representation" by Weichert- Buyer to sign
- * **Weichert Addendum to Purchase Agreement** – only for non-Texas properties - Buyer to sign
- * **TAR Addendum and Special Provisions** – used only for Texas Properties- used in place of the Weichert Addendum to Purchase Agreement- Buyer to sign
- * **Weichert NoRep Disclosure -** Marked with "No Representation" by Weichert – Buyer to sign

➢ Check with your relocation dept if you do not have the documents with * in front

- **SRED –** see below for further instructions on the SRED document

- **SRED !! Buyer to initial SRED where indicated, to confirm RECEIPT of below:**

1. **Weichert Seller Disclosure -** Completed by Transferee – signed by Weichert as Buyer
2. **State/Local Disclosure -** Completed by Transferee – signed by Weichert as Buyer
3. **Radon Plan**
4. **Inspections (if applicable)**
5. **Repair photos and/or receipts (if applicable)**

++ **The documents listed on the SRED DO NOT have to be returned; send only the SRED in place of those documents.** ++

- **CONTINGENT SALE (if applicable) -** the below documentation will be needed
  (please note, we can only work with an offer that is contingent upon CLOSE, not upon sale)
  - Buyer's Contract of Sale
  - Buyer's Buyer Mortgage Pre-Approval Letter

All of the above documents must be in the possession of Weichert before execution of the contract.
Please scan and email the entire package back at once, if at all possible.

Fidelity Inspection & Consulting Services, Inc.
Doylestown Commerce Center
2003 South Easton Road, Suite 208
Doylestown, PA 18901
800-323-4677 www.frsonline.com

Radon Safeguard Program (RSP) – ELITE / Purchaser Letter
24934 Crescent Trace, San Antonio TX 78258
Certificate # 3063936

This letter will provide a brief overview of our Radon Safeguard Program™ (RSP). As a prepaid benefit offered by **Weichert Workforce Mobility**, Fidelity Inspection & Consulting Services, Inc. (FICS) is providing this RSP to the ultimate Purchaser(s) of the above referenced property. This program covers or supplements remediation costs incurred in the event the property is tested for and discovered to have an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA). The chart below illustrates the coverage our RSP Elite offers:

RSP ELITE	
1 Year Coverage	Begins at date of closing
Testing Paid by	Purchaser(s) or FICS (when FICS provides testing kit)
Test Type	State certified, NRSB or AARST listed inspector or Test kit, provided by FICS and placed by Purchaser(s)
Test Type	Purchaser(s) Choice or Long term Test (91+ days preferred)
Coverage Period[1]	Test and Request for Mitigation within 12 months of closing date
Test Results Provided by	Purchaser(s) or Independent Lab (on FICS provided testing kit)
Testing device sent to Purchaser	Upon request
Mitigation Limits[2]	$10,000

It is not necessary for the Purchaser(s) to complete a short term radon test on this property at the time of inspection. A long term test of 91+ days is recommended and the Purchaser(s) must find a state certified, NRSB or AARST listed inspector to complete this test or request from FICS a long term testing device be sent to them after closing . If during the coverage period valid test results reveal an elevated radon level and Purchaser(s) has submitted a claim for mitigation, FICS will select an independent radon mitigation company to install a mitigation system and conduct post installation testing until a radon level below a 4.0pCi/L is achieved. Once this result has been achieved, FICS's liability under this program shall terminate. **The total cost of mitigation is not to exceed $10,000[2]. Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.**

_____ / _____
Purchaser Initials
Acknowledged

At FICS' discretion the following mitigation limitations may apply:

1. Property must have a concrete foundation/floor with no open-dirt areas;
2. No on-going moisture/water intrusion into the basement; and
3. Any suspect or confirmed asbestos must be abated by the homeowner with proper clearance before installation of the radon mitigation system.

Purchaser(s) has 12 months from the date of closing to conduct testing and submit a request for mitigation. Purchaser(s) must present valid test results and a closing confirmation to document the closing date in order for request to be processed. If you have any questions regarding this information, please call FICS at 215.347.2984 and ask to speak with an RSP coordinator.

[1] This program is intended to provide one radon test during the 12 months following closing and does not provide multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS's liability under this program shall terminate.
[2] Any costs associated with the mitigation that are aesthetic in nature, including compliance with HOA regulations, and are not directly related to the actual mitigation system itself will not be covered by this program. Requests for modifications to the proposed mitigation system will be considered at the discretion of FICS in consult with the Purchaser(s).

Fidelity Inspection & Consulting Services, Inc.
Doylestown Commerce Center
2003 South Easton Road, Suite 208
Doylestown, PA 18901
800-323-4677 www.frsonline.com

FICS Radon Safeguard Program ™ Purchaser Obligations
24934 Crescent Trace, San Antonio TX 78258 **Certificate # 3063936**

The Fidelity Inspection & Consulting Services, Inc. (FICS) Radon Safeguard Program ™ provides the Purchaser(s) a program that will cover or supplement mitigation costs in the event the above referenced property is tested for, and discovered to have, an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA), hereinafter referred to as "an Elevated Radon Level".

Our program's coverage period is effective 12 months **from the day you close on your home**.

In the event testing shows an Elevated Radon Level, a claim must be made directly to FICS within twelve months from your closing date. To start the claim process, please call the FICS mitigation line at 215.347.2984. Specific program limitations apply and are outlined in the Purchaser Letter you may obtain through the Real Estate Broker for the property. Purchaser(s) bears all responsibility to request mitigation services **within the coverage** period should post-purchase testing indicate an elevated level of radon in the home.

Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.

_____ / _____
Purchaser Initials
Acknowledged

In order to verify the effective date on the Radon Safeguard Program ™, the Purchaser(s) will be asked to submit this document along with any required test results to FICS for mitigation of elevated levels of radon in the home. FICS may also request Purchaser(s) to provide additional evidence of Purchaser(s) closing date.

This program is intended to provide one radon test during the 12 months **following** date of closing. This program does not provide for multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS's liability under this program shall terminate.

Legal Notice / Responsibilities -
The Purchaser(s) understand(s) the rights and responsibilities described herein and hereby acknowledge that FICS has no control over the level of radon gas in the home located at the above property address. Further, the Purchaser(s) hereby release FICS and any other parties involved in the property transaction from: 1) any and all liabilities for the possible existence of radon in the property; 2) for personal property damage or personal injury, diminished value of real estate; incidental, consequential, special or exemplary damages from radon exposure (whether direct or indirect); and, 3) for Purchaser's failure to test for radon levels at the above referenced property within the 12 month coverage period as indicated above. Purchaser(s) understand this program has coverage limits applicable to the cost of mitigation. In the event of the presence of an Elevated Radon Level and that FICS cannot warrant or guarantee that radon is or will not be present in the property. This program provides coverage to the current Purchaser(s) only and is not transferable or assignable to any subsequent owners of the property.

This document must be signed and dated by the Purchaser(s) as provided below. By virtue of your signature below, you affirm your understanding of the Radon Safeguard Program coverage and limitations as described in the Purchaser Letter provided to you.

_____
Purchaser Signature Signature Date

_____
Purchaser Signature Signature Date

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

Weichert "NO REPRESENTATION" DISCLOSURE STATEMENT

This Disclosure Statement by Weichert Workforce Mobility Inc. (Weichert), concerns the real property and fixtures (the "Property") located at the following address: **24934 Crescent Trace, Texas, San Antonio 78258.**

1. Weichert has purchased or is in the process of purchasing the property pursuant to a Service Agreement with the employers of the Property's record title owner, Angela RizalAdrian Rizal ("Weichert Seller"). Weichert, as its option, may deliver title either by deed directly from said "Weichert Seller" or by deed executed by Weichert. Weichert Seller is the Grantor on the deed to be conveyed to Weichert or the Buyer, but Weichert has never occupied the Property in any event.

2. As a condition of Weichert's purchase of the property from Weichert Seller, Weichert obtained the attached Seller Disclosure Statement with its appended reports (if any) from Weichert Seller. **PLEASE NOTE**: since Weichert has never occupied the property and cannot verify whether all the information provided in the attached "Weichert Seller Disclosure Statement" is accurate or complete. Weichert can only provide Buyer with this "Weichert No-Representation Disclosure Statement" (together with any appended reports, concerning the condition of the property. This "Weichert No Representation Disclosure Statement" is not a statement or representation made by Weichert with respect to the Property, and therefore Weichert makes no warranties or representation with respect to the Property or with respect to the completeness or accuracy of the "Weichert Seller Disclosure Statement" (and any appended reports. Weichert is therefore providing both **(1)** The "Weichert Seller Disclosure Statement" with (any appended reports; and **(2)** The "Weichert No Representation Disclosure Statement (with any appended reports) to a prospective Buyer for whatever informational purposes their documents (with any appended reports) may or may not have. Neither of these two (2) documents (with any appended reports) shall be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective Buyer regarding the Property, and neither of these two (2) documents (with any appended reports) is a substitute for any independent inspection of the property by a prospective Buyer.

3. Where Weichert may supply a prospective Buyer with specific information and/or reports, such information and/or reports, are specifically referenced herein at Paragraph 20, entitled "REPORTS, INFORMATION, AND DISCLAIMERS".

Statement and Representation of Weichert Seller starts on the next page.

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

THE STATEMENT AND REPRESENTATION OF Weichert'S SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by persona observation or otherwise during your occupancy and/or by any former owner(s).

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following:
CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE

	NO REPRESENTATION		NO REPRESENTATION
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Air Conditioning - Central	X	Ceiling	X
Air Conditioning - Other (Type_____)	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X

	NO REPRESENTATION
1(b) Does the property have one (1) or more fireplaces:	X
1(c) Does the property have any of the following stoves: ☐ Wood burning ☐ Coal ☐ Pellet	X
1(d) Do all systems conform to applicable, municipal by-laws and/or fire or safety regulations:	X
1(e) Are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s):	X
1(f) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces:	X
1(g) Are you aware of any present or past problem(s) with a wood, coal, and/or oil stove or furnace flue(s):	X
1(h) Are all appliances included in the sale in working order:	X
1(i) Type(s) of siding on the exterior walls:	X
1(j) Year the home was built:	X

2. HEATING / HOT WATER / WINTERIZATION

	NO REPRESENTATION
2(a) Type(s) of heating system(s):	X
2(b) Type(s) of hot-water system(s):	X
2(c) Are all rooms heated by the system(s) identified in 2(a):	X
2(d) Are you aware of any heating/hot water system inspection(s) completed in the past:	X
2(e) Age of the heating system:	X
2(f) Date the heating system last serviced:	X
2(g) System Ownership:	X
Propane/gas tank(s) for furnace:	X
Propane/gas tank(s) for kitchen stove:	X
Hot water heater(s):	X
Hot water tank(s):	X
Furnace burner:	X
Security System:	X
Other(define):	X

3. ELECTRICAL SYSTEMS

	NO REPRESENTATION
3(a) Are you aware of any electrical additions, changes, or repairs made to this property:	X
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained:	X
3(c) Are you aware of any electrical system inspection(s) completed in the past:	X
3(d) Type of electrical wiring:	X
13(3) Amperage:	X

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

4. INSULATION / ASBESTOS	NO REPRESENTATION
4(a) Are you aware if the property is insulated:	X
4(b) Type of insulation:	X
4(c) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:	X
4(d) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done:	X
4(e) Are you aware if asbestos-containing insulation and/or materials is present:	X
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:	X

5. MOISTURE	NO REPRESENTATION
5(a) Are you aware of any present or past water problems and/or damp conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	X
5(b) Is there a sump pump in the home:	X
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:	X

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	NO REPRESENTATION
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property:	X
6(b) Are you aware of any present or past Indoor Air Quality (IAQ) problem(s) in this property:	X
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property:	X
6(d) Are you aware of any present or past elevated Radon Gas in this property:	X
6(e) Is there a radon mitigation system installed in the property:	X
6(f) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property:	X

7. ADDITIONS / RENOVATIONS	NO REPRESENTATION
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners:	X
7(b) Are you aware if all required permits and/or government approvals were obtained:	X
7(c) Have you made any structural additions, changes, and/or repairs to this property:	X

8. LAND / FOUNDATION	NO REPRESENTATION
8(a) Are you aware if this property is located in a flood zone:	X
8(b) Are you aware if this property ever had a drainage or flooding problem:	X
8(c) Are you aware if this property is located on an earthquake fault:	X
8(d) Are you aware if the property is located on filled or expansive soil:	X
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property:	X
8(f) Are you aware of any defects or problems relating to the foundation:	X
8(g) Foundation Type:	X
8(h) Are you aware of any structural problems relating to this property:	X
8(i) Are you aware of any present or past underground fuel tank(s) on this property:	X
8(j) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s):	X

9. ROOF	NO REPRESENTATION
9(a) Are you aware of any present or past leaks in the roof:	X
9(b) Are you aware of any present or past problems with the roof, other than leaks:	X
9(c) Roof type:	X
9(d) Roof style:	X
9(e) Are you aware of any repairs made to the roof:	X
9(f) Are you aware if the roof was ever replaced:	X
9(g) Are you aware of any roof inspection(s) ever completed on this home:	X
9(h) Year the roof was installed:	X

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

10. EXTERIOR CLADDING	NO REPRESENTATION
10(a) Is any part of your exterior cladding made of Stucco (any type):	X
10(b) Do you know what type of Stucco is on the home, if applicable:	X
10(c) Are you aware of any Stucco repairs made to the property:	X
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property:	X
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it:	X
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood:	X
10(g) Are you aware if any part of the exterior cladding is made of Manufactured Stone Veneer (MSV):	X
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem:	X
10(i) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem:	X

11. SEWAGE / DISPOSAL SYSTEM	NO REPRESENTATION
11(a) Is the property connected to a public system:	X
11(b) Are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property:	X
11(c) Is there a septic tank or cesspool system serving this property:	X
11(d) Is this property part of a community disposal system:	X
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood:	X
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property:	X

12. DRAINAGE / WATER SUPPLY	NO REPRESENTATION
12(a) Are you aware if this property ever had a drainage and/or flooding problem:	X
12(b) Is this property connected to a public water supply:	X
12(c) Is this property serviced by a well:	X
12(d) Is there a well agreement registered on title:	X
12(e) Are you aware of any problem that existed with a well:	X
12(f) Are you aware of any tests completed for the well water, water quality, and/or water flow or pressure:	X

13. POOL / SPA / HOT TUB / JACUZZI	NO REPRESENTATION
13(a) Is there a swimming pool on this property and if "Yes", define what type: ☐ Above-ground ☐ In-ground	X
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc.:	X
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool:	X
13(d) Does the fencing height and construction meet local requirements:	X
13(e) Is there one of more of the following on the property: ☐ Hot Tub ☐ Spa ☐ Jacuzzi	X
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.:	X
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi	X

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

14. BOUNDARIES / PROPERTY / TITLE / ZONING	NO REPRESENTATION
14(a) Are you aware if any survey of this property was ever completed:	X
14(b) **CANADA ONLY - Quebec**: Do you have the Certificate of Location; if "Yes", what is the certification date:	X
14(c) **CANADA ONLY - Alberta**: Do you have the Real Property Report; if "Yes", what is the report date:	X
14(d) Are you aware if the boundaries of this property are marked in any way:	X
14(e) Does your property have a retaining wall or walls and/or fencing:	X
14(f) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property:	X
14(g) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X
14(h) Is the property located on a private road:	X
14(i) Are you aware if there is any written documentation regarding maintenance of the private road:	X
14(j) Is the property serviced by a shared driveway:	X
14(k) Are you aware if there is any written documentation regarding maintenance of the shared driveway:	X

15. NEIGHBORHOOD	NO REPRESENTATION
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property:	X
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property:	X
15(c) Are you aware of any other neighborhood conditions or environmental problems that might affect this property:	X

16. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	NO REPRESENTATION
16(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property:	X
16(b) Are you aware of any existing or threatened legal action affecting this property:	X
16(c) Are you aware of any bonds or assessments for betterments that apply to this property:	X

17. INSURANCE	NO REPRESENTATION
17(a) Have you ever filed an insurance claim on this property:	X
17(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property:	X
17(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums:	X
17(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property:	X

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA)			NO REPRESENTATION
18(a) Is this property subject to the rules or regulations of any Homeowner's/Property Owner's Association:			X
18(b) Identify the property type: ☐ Regular Condo with Covenants & Restrictions (ownership with "air rights" to interior of unit ☐ Freehold Condo with Covenants & Restrictions (ownership of unit, plot of land, and/or grounds) ☐ Planned Unit Development with Covenants & Restrictions			X
18(c) Provide contact information for the HOA, POA, or Property Management Company (as applicable):			X
18(d) Are you aware of any present or past problems for any common area(s):			X
18(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months:			X
18(f) Identify who is responsible for maintenance and repairs of the following:			
Interior of Unit:	☐ Individual Property Owner	☐ HOA / POA	X
Plot of Land:	☐ Individual Property Owner	☐ HOA / POA	X
Unit Sidewalk(s):	☐ Individual Property Owner	☐ HOA / POA	X

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) (cont'd)			NO REPRESENTATION
Exterior of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Roof of Building(s):	☐ Individual Property Owner	☐ HOA / POA	X
Parking Areas:	☐ Individual Property Owner	☐ HOA / POA	X
Roads:	☐ Individual Property Owner	☐ HOA / POA	X
Grounds:	☐ Individual Property Owner	☐ HOA / POA	X
Common Sidewalks:	☐ Individual Property Owner	☐ HOA / POA	X
Unit Decking:	☐ Individual Property Owner	☐ HOA / POA	X
18(g) HOA/POA fees:			X
18(h) Is the complex/development FHA approved:			X
18(i)Total # of units in the project: _____ Total # of rented units:_____			X
18(k) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex:			X
18(l) Do association documents contain a Right of First Refusal on sales:			X
18(m) To the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA/POA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).			X

19. MOBILE HOME	NO REPRESENTATION
19(a) Is the residence a mobile home	X
19(b) Is the home on a permanent foundation:	X
19(c) Do you own the land:	X
19(d) **CANADA ONLY:** Is the home insurable by CMHC:	X

20. MISCELLANEOUS	NO REPRESENTATION
20(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years:	X
20(b) Has the property been inspected by any exterminator in the last five (5) years:	X
20(c) Do you have copies of any inspections:	X
20(d) Have you had, or do you now have, any animals (pets) in this property:	X
20(e) Does the municipality provide trash pick-up to this property:	X
20(f) Is there a local trash dump or transfer station available to owners of this property:	X
20(g) Has this property ever been used as a grow home:	X
20(g) Does anyone have a right of first refusal to purchase this property:	X

21. FIXTURES	NO REPRESENTATION
21(a) Fixtures currently on the property and will not be removed:	X
21(b) Fixtures that will be removed	X

22. CHATTELS	NO REPRESENTATION
22(a) Chattels currently at the property that will remain:	X
22(b)Chattels that will be removed:	X

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

23. REPORTS

A. REPORTS

Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach): **NO REPRESENTATION**

☐ Survey	☐ General Home Inspection	☐ Septic Tank Inspection	☐ Well Inspection
☐ Soil Report	☐ Termite/Pest Inspection/Bond	☐ Structural/Engineering Report	☐ Pool Inspection
☐ Stucco ID/Inspection	☐ Manuf. Stone Veneer Inspect.	☐ Moisture Test(s)	☐ Chimney Inspection
☐ Roof Inspection	☐ Asbestos Test(s)/Abatement	☐ Radon Test(s)	☐ Lead-Based Paint Test(s)
☐ Private Road Agreement	☐ Shared Driveway	☐ Shared Well Agreement	☐ Insurance Claim(s) Documents
☐ Building Permit(s)	☐ Builder's Home Warranty	☐ Other (Describe)	☐ NONE

Other (Describe): **NO REPRESENTATION**

B. INFORMATION:

The following additional information ("Additional Information") and/or reports have come to Weichert's attention and are provided herein to Buyer for informational purposes only as set forth more fully in sub-paragraph 20.C. hereof (describe below):

If applicable, refer to any/all disclosure documentation as identified on and provided with the Seller Real Estate Disclosure (SRED).

If applicable, refer to any disclosure documentation included with the Seller Real Estate Disclosure (SRED)

C. DISCLAIMER:

1. Because Weichert has never occupied the Property, Weichert makes no warranties or representations with respect to any positive or negative statements or omissions with respect to the condition of the Property contained in the reports and/or additional information identified in Paragraph 20.A. or 20.B. hereof or in the attached "Weichert Seller Disclosure" and its appended report(s). Such reports, additional information, and the attached "Weichert Seller Disclosure" and its appended report(s) were obtained by Weichert to help Weichert evaluate the Property or were otherwise made known to Weichert. They are provided to Buyer for whatever informational purposes they may or may not have. Buyer should not rely upon any positive or negative statements or omissions contained in such report(s) or additional information or treat such report(s) or additional information as any form of warranty by Weichert or Weichert Seller as to the condition of the Property. It is recommended that Buyer should obtain independent professional advice and/or inspections of the Property.

2. In the event that any repair(s) of the Property are negotiated between Weichert and Buyer to be performed by Weichert (whether such repairs relate to defects disclosed in any of the reports, disclosures, or additional information identified in Paragraph 20.A. or 20.B. hereof, or in the attached "Weichert No Representation Disclosure Statement" and its appended report(s) or otherwise, it is understood that the performance of such repairs shall NOT be a representations or warranty as to the conditions of the property prior to or upon the completion of such repair(s), or that such defect(s) has/have been cured, irrespective of any oral or written statements made by Weichertor a Weichert representative indicating, or tending to indicate, that the defect(s) has/have been "repaired', "fixed", "cured", or otherwise completed in a workmanlike manner. The performance of such repair(s), and any statements relating to the efficacy or duration or effectiveness thereof in curing any defect(s) shall NOT be deemed to be any sort of warranty from Weichert regarding the Property, and is NOT to be deemed a substitute for an independent re-inspection of the Property by a prospective Buyer subsequent to the performance of such repair(s). In the event that third party warranties are obtained as part or result of the repair(s), such warranties are NOT warranties made by Weichert as to the condition of the Property, and the prospective buyer must look to the third-party warranties for any enforcement thereof.

24. DISCLOSURE OF LEAD-BASED PAINT (US ONLY)

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

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

Weichert's Disclosure (Weichert to Initial _____)	**Yes/No**	
(a) Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at the following address, other than what may have been disclosed by Weichert Seller	No	
24934 Crescent Trace, Texas, San Antonio 78258		
b) Are there any records or reports relating to the above available to Weichert, other than what may have been disclosed by Weichert Seller?	No	
If "Yes", please provide and list by name:		
Buyer's Acknowledgement (Buyer(s) to Initial _____) - Check **Yes** or **No** to both questions (a) and (b) below		
(a) Buyer has received copies of all information listed above.	❑ Yes	❑ No
(b) Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".	❑ Yes	❑ No
Check (c) or (d) below – using the box to the right of the line		
(c) Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards	❑ Received	
(d) Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.	❑ Waived	
Agent's Acknowledgement (Agent to Initial _____) - Check **Yes** or **No** to question (a).		
(a) Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance	❑ Yes	❑ No

Weichert No Representation Disclosure Statement

Property ID: M-C-00332384-1

Certification of Accuracy

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. WeichertSeller understands that Weichert and prospective buyer (Buyer) may rely on this information. WeichertSeller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Weichert _____ By: _____ Date: _____
Weichert Representative Signature Print Name

For Weichert Workforce Mobility Inc. (Weichert) as Agent for its subsidiaries and affiliates.

I/We acknowledge receipt of a copy of this Weichert No Representation Disclosure Statement.

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Buyer: _____ By: _____ Date: _____
Buyer Signature Print Name

Broker for Weichert: _____ By: _____ Date: _____
Licensee or Broker Signature Print Name

Broker for Buyer: _____ By: _____ Date: _____
Licensee or Broker Signature Print Name

Weichert Seller Disclosure

Property ID: M-C-00332384-1

PROPERTY'S RECORD TITLE OWNER (Weichert SELLER) DISCLOSURE STATEMENT
This Seller Disclosure by the property's record title owner(s) ("Weichert Seller") Angela TPP Rizal, concerns the real property and fixtures (the "Property") located at the following address: 24934 Crescent Trace, San Antonio Texas 78258 United States.

This statement is a disclosure of the conditions of the property. All representations made herein by Weichert Seller shall remain the responsibility of Weichert Seller; Weichert Seller understands that Weichert Workforce Mobility Inc. (Weichert) may show this document to buyers for informational purposes only.

INSTRUCTIONS TO THE RECORD TITLE OWNER (Weichert)
As the potential purchaser of the Property from Weichert Seller, Weichert requires the following information contained in this document. Please know that your failure to make accurate and complete disclosures will be a breach of any agreement you may sign with Weichert, regardless of any use of these disclosures by prospective buyers. **Based on the questions and your answers, provide details further in the space provided.**

TO ANY PROSPECTIVE BUYER FROM WEICHERT
As a relocation benefit to the Record Title Owner, who is the Signatory on the deed to be granted to the prospective buyer. Weichert either has acquired title to the property, will acquire title to the property, holds Title in Trust or with a designated nominee, or is the purchaser named in contract of sale with respect to the property signed by or on behalf of the property's record owner(s) and under which Seller can acquire title. As part of such purchase or trustee relationship, Weichert obtained this Seller Disclosure Statement from such prior owner. This document is a statement of Weichert Seller opinion concerning the condition of the Property, and not a statement or representation of Weichert with respect to the Property. Weichert has never occupied the Property and cannot verify whether all the information provided in this Weichert Seller Disclosure Statement is accurate and therefore makes no warranties or representations with respect to the Property of this Weichert Seller Disclosure Statement. Weichert provides such Weichert Seller Disclosure Statement to prospective buyers for whatever informational purpose(s) it may or may not have, and such document shall **NOT** be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective buyer regarding the Property and is **NOT** a substitute for a thorough inspection of the Property by a prospective buyer.

Seller starts on the next page.

Weichert Seller Disclosure

Property ID: M-C-00332384-1

THE STATEMENT AND REPRESENTATION OF Weichert SELLER AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: The term "ever" when used herein refers to problems of which you became aware by personal observation or otherwise during your occupancy and/or by any former owner(s). ***If unknown to you, please comment below each section.***

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES

1(a) Are you aware of any present or past problems affecting one or more of the following - check "N/A" for any time(s) that are not applicable

	YES	NO	N/A		YES	NO	N/A
Electrical wiring		✓		Exterior Walls, including any siding/other covering		✓	
Air Conditioning - Central		✓		Ceiling		✓	
Air Conditioning – Other		✓		Windows	✓		
Plumbing		✓		Doors		✓	
Floors		✓		Driveways		✓	
Well			✓	Fences		✓	
Sprinkler System			✓	Patios	✓		
Smoke Detector		✓		Interior Lighting/Fixtures		✓	
Interior Walls		✓		Exterior Lighting/Fixtures		✓	

If "YES" to any of the above, provide details (attach additional page(s) if necessary):

some windows are hard to open and for stay open. some wood rot on deck patio.

If "UNKNOWN" to any of the above, provide details:

HOUSE SYSTEMS AND PROPERTY STRUCTURES QUESTIONS - (continued)		YES	NO	N/A
1(b) Does the property have one (1) or more fireplaces				
If "YES", indicate when the flue(s) were last cleaned: unknown		✓		
1(c) Does the property have any of the following stoves:	**Wood Burning**		✓	
	Coal		✓	
	Pellet		✓	
1(d) If "YES" to 1(c), do all systems conform to applicable, municipal by-laws an/or fire or safety regulations:				✓

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES – (continued)

HOUSE SYSTEMS AND PROPERTY STRUCTURES - (continued)	Wood Burning	Coal	Pellet
1(e) If "NO" to1(d), identify any non-conforming system: N/A			
	YES	**NO**	**N/A**
1(f) If "YES" to 1(b), are you aware of any present or past problem(s) with the chimney(s), firebox(es), damper(s), and/or flue(s):	✓		
If "YES", provide details:			
water leak around chimney area. remedied in April 2026 before listing.			
If "UNKNOWN" to any of the above, provide details:			
N/A			
HOUSE SYSTEMS AND PROPERTY STRUCTURES (continued)	**YES**	**NO**	**N/A**
1(g) Does the property have any flue(s) for wood, coal, and/or oil stoves or furnaces:	✓		
If "YES", indicate when the flue(s) were last cleaned:			
unknown			
1(h) If "YES" to 1(d), are you aware of any present or past problem(s) with the wood, coal, and/or oil stove or furnace flue(s):			
If "YES", provide details:			
unknown			
1(i) Are all appliances included in the sale in working order:	✓		
If "NO", provide details:			
1(j) Type(s) of siding on the exterior walls:			
3 side brick and one side cement fiber			
1(k) Year the home was built:			
1996			

2. HEATING / HOT WATER / WINTERIZATION

HEATING / HOT WATER / WINTERIZATION QUESTIONS	Oil	Gas	Electric	Wood	Other
2(a) Type(s) of heating system(s)			✓		
If "Other", provide details:					
2(b) Type(s) of hot-water system(s)			✓		
If "Other", provide details:					

HEATING / HOT WATER / WINTERIZATION QUESTIONS - (continued)	YES	NO	N/A
2(c) Are all rooms heated by the system(s) identified in 2(a):	✓		
If "NO", provide details:			
2(d) Are you aware of any heating/hot water system inspection(s) completed in the past:	✓		
2(e) If "YES" to 2(d), do you have copies of any completed inspection(s):	✓		

2. HEATING / HOT WATER / WINTERIZATION – (continued)

HEATING / HOT WATER / WINTERIZATION QUESTIONS - (continued)	
2(f) Age of the heating system(s):	
2016	
2(g) Date the heating system last serviced:	
April 2026	

2(h) System Ownership:

SYSTEM:	OWNED	RENTED	NAME OF RENTAL COMPANY	N/A
Propane/gas tank(s) for furnace:				✓
Propane/gas tank(s) for kitchen stove:				✓
Hot water heater(s):	✓			
Hot water tank(s):	✓			
Furnace burner:				✓
Security System:	✓			
Other(define):				✓
Other(define):				✓

REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.

3. ELECTRICAL SYSTEMS

ELECTRICAL SYSTEMS QUESTIONS	YES	NO	N/A
3(a) Are you aware of any electrical additions, changes, or repairs made to this property: *If "YES", provide details:*		✓	
3(b) If "YES" to 3(a), are you aware if all required permits and/or government approvals were obtained: *If "NO", provide details:*			✓
3(c) If "YES" to 3(a), did you do any of the work yourself: *If "YES, provide details:*			✓
3(d) If "YES" to 3(a), was any of the work done by a licensed contractor: *If "YES", provide details:*			✓
3(e) Are you aware of any electrical system inspection(s) completed in the past:	✓		
3(f) If "YES" to 3(e), do you have copies of any completed electrical system inspection(s):	✓		

3. ELECTRICAL SYSTEMS (continued)

ELECTRICAL SYSTEMS QUESTIONS – (continued)	Copper	Aluminum	Knob & Tube	Other
3(g) Type of Electrical Wiring:		✓		
OTHER:				
ELECTRICAL SYSTEMS QUESTIONS	**60 amps**	**100 amps**	**125 amps**	**200 amps**
3(h) Amperage:				✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.				

4. INSULATION / ASBESTOS

INSULATION / ASBESTOS QUESTIONS	YES	NO	N/A
4(a) Are you aware if the property is insulated	✓		
If "YES", please identify the type(s) of insulation or check the "Unknown" box to the right:			
fiberglass insulation			
If "NO", provide details:			
N/A			
4(b) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property:		✓	
If "YES", provide details:			
4(c) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done:		✓	
4(d) If "YES" to 4(c), do you have copies of any test results for UFFI/formaldehyde:			✓
4(e) Are you aware if asbestos-containing insulation and/or materials is present:		✓	
If "YES", provide details:			
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home		✓	
4(g) If "YES" to 4(f), do you have copies of any asbestos test results on the home:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

5. MOISTURE

MOISTURE QUESTIONS	YES	NO	N/A
5(a) Are you aware of any present or past water problems and/or damp conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	✓		
5(b) If "YES" to Question 5(a), are you aware if the problem(s) have been corrected? *If "YES", define how the problem(s) was/were corrected or if "NO", provide details:* water leak around chimney area, remedied in April 2026 before listing	✓		
5(c) Is there a sump pump in the home:		✓	
5(d) If "YES" to 5(c) are there now or were then any problems with the sump pump? *If "YES", provide details:*			✓
5(e) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:		✓	
5(f) If "YES" to 5(e), do you have copies of any moisture test(s) results:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS

INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS QUESTIONS	YES	NO	N/A
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property: *If "YES" to either/both, provide details:*		✓	
6(b) Are you aware of any present or past Indoor Air Quality (IAQ) problem(s) in this property: *If "YES", provide details:*		✓	
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property:		✓	
6(d) If "YES" to 6(c), do you have copies of any IAQ tests done:			✓
6(e) Are you aware of any present or past elevated Radon Gas in this property *If "YES", provide details:*		✓	
6(f) Is there a radon mitigation system installed in the property:		✓	
6(g) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property:		✓	
6(h) If "YES" to 6(g), do you have copies of any of the tests done:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

7. ADDITIONS / RENOVATIONS

ADDITIONS / RENOVATIONS QUESTIONS	YES	NO	N/A
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners:			
If "YES", provide details:		✓	
7(b) If "YES" to 7(a), are you aware if all required permits and/or government approvals were obtained:			
If "NO", provide details:			✓
7(c) If "YES" to 7(a) Are you aware if any work was done by a licensed contractor:			
If "YES", provide details:			✓
7(d) Have you made any structural additions, changes, and/or repairs to this property:			
If "YES", provide details:		✓	
7(e) If "YES" to 7(d), are you aware if all required permits and/or government approvals were obtained:			
If "NO", provide details:			✓
7(f) If "YES" to 7(d) were structural additions, changes, and/or repairs completed by a licensed contractor:			
If "YES", provide details:			✓
7(g) If "YES" to 7(d), did you do any of the work yourself:			
If "YES", provide details:			✓
7(h) If "YES" to 7(a) or 7(d) do you have copies of the required permits for the completed work:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

8. LAND / FOUNDATION

LAND / FOUNDATION QUESTIONS	YES	NO	N/A
8(a) Are you aware if this property is located in a flood zone:		✓	
8(b) Are you aware if this property ever had a drainage or flooding problem:		✓	
If "YES", provide details:			
8(c) Are you aware if this property is located on an earthquake fault:		✓	
8(d) Are you aware if the property is located on filled or expansive soil:		✓	
If "YES", provide details:			

8. LAND / FOUNDATION – (continued)

LAND / FOUNDATION QUESTIONS	YES	NO	N/A
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property:		✓	
If "YES", provide details:			
8(f) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems in the immediate neighborhood: If "YES", provide details:		✓	
8(g) Are you aware of any defects or problems relating to the foundation:		✓	
If **"YES"**, provide details:			

LAND / FOUNDATION QUESTIONS – (continued)	Concrete	Wood	Slab	Other
8(h) Foundation Type	✓		✓	
Other (identify):				

LAND / FOUNDATION QUESTIONS – (continued)	YES	NO	N/A
8(i) Are you aware of any structural problems relating to this property:		✓	
If "YES", provide details:			
8(j) Are you aware of any present or past underground fuel tank(s) on this property:		✓	
If "YES", provide details and include the fuel type(s) of the underground tank(s):			
8(k) If "YES" to 8(g), are you aware of any present or past problem(s) with any underground fuel tank(s), including but not limited to leaking:			✓
8(l) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s):		✓	
8(m) If "YES" to 8(i), do you have copies of any inspections/tests completed on this property:			✓

REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.

9. ROOF

ROOF QUESTIONS	YES	NO	N/A
9(a) Are you aware of any present or past leaks in the roof:			
If "YES", provide details:	✓		
Water leak around chimney area, remedied in April 2026 before Listing			
9(b) Are you aware of any present or past problems with the roof, other than leaks:			
If "YES", provide details:	✓		
Few missing shingles, remedied in April 2026 before listing			

ROOF QUESTIONS – (continued)	Wood (pine/cedar)	Asphalt	Clay	Other
9(c) Roof type:				
Other (describe):		✓		

ROOF QUESTIONS – (continued)	Pitched	Flat	Other
9(d) Roof style:			
Other (describe):	✓		

ROOF QUESTIONS – (continued)	YES	NO	N/A
9(e) Are you aware of any repairs made to the roof:			
If "YES", provide details:	✓		
Few missing shingles, remedied in April 2026 before Listing			
9(f) Are you aware if the roof was ever replaced:			
If "YES", provide details:	✓		
fully replaced in August 2018			
9(g) Are you aware of any roof inspection(s) ever completed on the home:	✓		
9(h) If "YES" to 9(e), do you have copies of any inspection(s) done for this home:	✓		
9(i) Year the roof was installed:			
August 2018			

REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.

10. EXTERIOR CLADDING

EXTERIOR CLADDING QUESTIONS	YES	NO	N/A
10(a) Is any part of your exterior cladding made of Stucco (any type):			
If "YES", to the best of your knowledge, please identify where the Stucco is:		✓	
10(b) If "YES" to question (10a), do you know what type of Stucco is on the home:			
If "YES", provide details:			✓

10. EXTERIOR CLADDING – (continued)

EXTERIOR CLADDING QUESTIONS – (continued)	YES	NO	N/A
10(c) Are you aware of any Stucco repairs made to the property:		✓	
If "YES", provide details:			
10(d) Are you aware if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) was ever present on the property:		✓	
If "YES", provide details:			
10(e) If Synthetic Stucco is present on this property, are you aware of any repairs ever made to it:		✓	
If "YES", provide details:			
10(f) Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood:		✓	
If "YES", provide details:			
10(g) Are you aware if any part of the exterior cladding is made of Manufactured Stone Veneer (MSV):		✓	
If "YES", to the best of your knowledge, identify where the Manufactured Stone Veneer is located:			
10(h) Are you aware of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem:		✓	
10(i) If "YES" to 10(h), do you have copies of any completed test(s):			✓
10(j) Are you aware of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem:		✓	
10(k) If "YES" to 10(j), do you have copies of any test(s) done:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

11. SEWAGE / DISPOSAL SYSTEM

SEWAGE / DISPOSAL SYSTEM QUESTIONS	YES	NO	N/A
11(a) Is the property connected to a public system:	✓		
11(b) If "YES" to 11(a), are you aware of any sewage backup, drainage, and/or leakage problem(s) that ever existed on this property:		✓	
If "YES", provide details:			
11(c) Is there a septic tank or cesspool system serving this property:		✓	
If "YES", when was it last serviced and where it is located on the property:			
11(d) Is your property part of a community disposal system:		✓	
If "YES", provide details:			
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood:			✓
If "YES", provide details:			
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property:			✓
11(g) If "YES" to 11(f), do you have copies of any test(s) done:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

12. DRAINAGE / WATER SUPPLY

DRAINAGE / WATER SUPPLY QUESTIONS	YES	NO	N/A
12(a) Are you aware if this property ever had a drainage and/or flooding problem:		✓	
If "YES", provide details:			
12(b) Is this property connected to a public water supply:	✓		
12(c) Is this property serviced by a well:		✓	
If the well is shared, please provide details:			
12(d) If YES to 12(c) and the well is shared, is there a well agreement registered on title:			✓
12(e) If "YES" to 12(c), are you aware of any problem that ever existed with the well:			✓
If "YES", provide details:			

12. DRAINAGE / WATER SUPPLY – (continued)

DRAINAGE / WATER SUPPLY QUESTIONS – (continued)	YES	NO	N/A
12(f) Are you aware of any tests completed for the well water, water quality, and/or water flow or pressure:	✓		
12(g) If "YES" to 12(f), do you have copies of any tests:	✓		
Please REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to **Weichert**.			

13. POOL / SPA / HOT TUB / JACUZZI

POOL / SPA / HOT TUB / JACUZZI QUESTIONS	YES	NO	N/A
13(a) Is there a swimming pool on this property		✓	
If "YES", define what type: — Above-ground: ; In-ground:			
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc.:			✓
If "YES", provide details:			
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool:			✓
13(d) If "YES" to 13(c), does the fencing height and construction meet local requirements:			✓
13(e) Is there one or more of the following on the property:		✓	
If "YES", define what type: — Hot Tub: ; Spa: ; Jacuzzi:			
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc.:			✓
If "YES", provide details:			
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi:			✓
13(h) If "YES" to 13(g), do you have copies of any tests done:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to **Weichert**.			

14. BOUNDARIES / PROPERTY / TITLE / ZONING

BOUNDARIES / PROPERTY / TITLE / ZONING QUESTIONS	YES	NO	N/A
14(a) Are you aware if any survey of this property was ever completed: ***If "YES", when was it was completed:*** Feb 2004	✓		
14(b) CANADA ONLY - Quebec: Do you have the Certificate of Location; ***If "YES", what is the certification date:***			✓
14(c) CANADA ONLY - Alberta: Do you have the Real Property Report? ***If "YES", what is the report date:***			✓
14(d) Are you aware if the boundaries of this property are marked in any way: ***If "YES", provide details:*** Fence	✓		
14(e) Does your property have a retaining wall or walls and/or fencing: ***If "YES", provide details:*** Cedar wood fence	✓		
14(f) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property: ***If "YES", provide details:***		✓	
14(g) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use) ***If "YES", provide details:***		✓	
14(h) Is the property located on a private road: ***If "YES", how many other properties exist on the private road:*** ***If "YES", who is responsible to maintain the private road:***			✓ ✓
14(i) Are you aware if there is any written documentation regarding maintenance of the private road: ***If "No", describe how the maintenance of the private road is managed:***			✓
14(h) If "YES" to 14(g), do you have a copy of the written agreement:			✓

14. BOUNDARIES / PROPERTY / TITLE / ZONING – (continued)

BOUNDARIES / PROPERTY / TITLE / ZONING QUESTIONS – (continued)	YES	NO	N/A
14(i) Is the property serviced by a shared driveway:			
If "YES", how many other properties share the driveway:		✓	
If "YES", who is responsible to maintain the shared driveway:		✓	
14(j) Are you aware if there is any written documentation regarding maintenance of the shared driveway:		✓	
14(k) If "YES" to 14(j), do you have a copy of the written agreement:			✓
REFER TO SECTION 23 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

15. NEIGHBORHOOD

NEIGHBORHOOD QUESTIONS	YES	NO	N/A
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property:		✓	
If "YES", provide details:			
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property:	✓		
If "YES", provide details:			
cell tower within 2miles			
15(c) If "YES" to 15(b), are they visible from this property:		✓	
15(d) Are you aware of any other neighborhood conditions or environmental problems that might affect this property:		✓	
If "YES", provide details:			

16. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS

VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS QUESTIONS	YES	NO	N/A
16(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property		✓	
If "YES", provide details:			
16(b) Are you aware of any existing or threatened legal action affecting this property:		✓	
If "YES", provide details:			
16(c) Are you aware of any bonds or assessments for betterments that apply to this property:		✓	
If "YES", provide details:			

17. INSURANCE

INSURANCE QUESTIONS	YES	NO	N/A
17(a) Have you ever filed an insurance claim on this property:		✓	
If "YES", provide details and confirm if claim(s) is/are open or closed:			
17(b) Are you aware of non-availability for any flood insurance (private or government-backed) for this property:		✓	
If "YES", provide details:			
17(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums:		✓	
If "YES", provide details:			
17(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property:		✓	
If "YES", provide details:			

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS	YES	NO	N/A
18(a) Is this property subject to rules or regulations of a Homeowner's Association (HOA) or Property Owner's Association (POA):	✓		
18(b) Identify the property type:			
Regular Condo with Covenants & Restrictions (ownership with "air rights" to interior of unit		✓	
Freehold Condo with Covenants & Restrictions (ownership of unit, plot of land, and/or grounds)		✓	
Planned Unit Development with Covenants & Restrictions	✓		

18(c) Provide contact information for the HOA, POA, or Property Management Company (as applicable):

Development:	**Name:**	
HOA / ~~POA~~:	**Name:**	**Contact Name:**
	Crescent Oaks Hoa	Lisa Tuley
	Contact Phone:	**Contact Email:**
		ourcrescentoakshoa@gmail.com
~~Managing Agent~~: POA	**Company Name:**	**Contact Name:**
	Stone Oak POA	Tracy Liu
	Contact Phone:	**Contact Email:**
	210-858-8508	tliu@StoneOakPOA.com

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)	YES	NO	N/A
18(d) Are you aware of any present or past problems for any common area(s):		✓	
If "YES", provide details:			
18(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months:		✓	
If "YES", provide details:			

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) – (continued)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)

18(f) Identify who is responsible for maintenance and repairs of the following:

AREA:	INDIVIDUAL PROPERTY OWNER	HOA / POA	OTHER
Interior of Unit:	✓		
Plot of Land:	✓		
Unit Sidewalk(s):	✓		
Exterior of Building(s):	✓		
Roof of Building(s):	✓		
Parking Areas:	✓		
Roads:			✓
Grounds:	✓		
Common Sidewalks:			✓
Unit Decking:	✓		

18(g) HOA/POA fees (select one):

Monthly		$		/month
Annually		$	191	/annually
Other		$		

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)	YES	NO	N/A
18(h) Is the complex/development FHA approved	✓		
Is the FHA application pending			✓
Is the FHA application status unknown			✓

18(i)Total # of units in the project:		Total # of rented units:		Check if # of rented units unknown	

18(j) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex: NO

If "YES", provide details:

18. HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) – (continued)

HOMEOWNER'S ASSOCIATION (HOA)/PROPERTY OWNER'S ASSOCIATION (POA) QUESTIONS – (continued)	YES	NO	N/A
18(k) Do association documents contain a Right of First Refusal on sales: *If "YES", attach copies of the language from the HOA/POA documents*		✓	
18(l) Does the home/unit come with a garage:	✓		
18(m) Does the home/unit come with a locker:		✓	
18(n) To the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA/POA *(to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).*	✓		

19. MOBILE HOME

MOBILE HOME QUESTIONS	YES	NO	N/A
19(a) Is the residence a mobile home		✓	
19(b) Is the home on a permanent foundation: *If "No", provide details:*			✓
19(c) Do you own the land:			✓
19(d) CANADA ONLY: Is the home insurable by CMHC:			✓

20. MISCELLANEOUS

MISCELLANEOUS QUESTIONS	YES	NO	N/A
20(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years:		✓	
20(b) Has the property been inspected by any exterminator in the last five (5) years:		✓	
20(c) If YES to 20(a) or 20(b), do you have copies of any reports/ and/or inspections:			✓
20(d) Have you had, or do you now have, any animals (pets) in this property:		✓	
20(e) Does the municipality provide trash pick-up to this property:	✓		
20(f) Is there a local trash dump or transfer station available to owners of this property:		✓	
20(g) Has this property ever been used as a grow home:		✓	
20(h) Does anyone have a right of first refusal to purchase this property: *If "YES", provide details:*		✓	

21. FIXTURES

FIXTURES QUESTIONS

The following fixtures are currently on the property and I/we acknowledge and agree that they will not be removed (mark the appropriate box). I/we understand that the appraisers will include these items when appraising my property:

ITEM	YES	NO	N/A	ITEM	YES	NO	N/A
Electric light fixtures	✓			Drapery tracks and curtain rods	✓		
Heat pump	✓			Attached floor coverings / broadloom where laid	✓		
Central air conditioner system	✓			Central vacuum system		✓	
Intercom system		✓		Underground sprinkler system		✓	
Storm windows and screens		✓		Automatic garage door openers & controls: #	✓		
Sump pump		✓		Security System	✓		
Ceiling Fans	✓			Wood / Coal / Pellet stove		✓	
Fireplace insert		✓		TV antenna / tower / rotor		✓	
Fireplace doors		✓		Hot Tub		✓	
Woodburning fireplace	✓			Humidifier system		✓	
Gas fireplace		✓		Dehumidifier system		✓	

	Range	Oven	Vent Hood	Exhaust Fan	Microwave	Dishwasher	Gas Grill	Garbage Disposal/Garburator	Other
Kitchen built-ins:	✓	✓		✓	✓	✓		✓	

If "Other" – specify:	N/A
The following fixtures will be removed (list):	None

22. CHATTELS

CHATTELS QUESTIONS

The following chattels will remain in the property:

ITEMS	YES	NO	N/A	ITEMS	YES	NO	N/A
Stove	✓			Washer			✓
Refrigerator			✓	Dryer			✓
Freezer			✓	Washer/Dryer (single unit)			✓
Microwave (not built-in)	✓			Water softener	✓		
Portable dishwasher			✓	Window air conditioner(s): #			✓
Area carpets			✓	Above ground swimming pool			✓
Storage shed			✓	Pool equipment			✓
Swing set			✓	Hot tub equipment			✓

Drapes (list rooms):

Guest bedroom #1, Guest bedroom #2

Blinds (list rooms):

Dining, Living, M Bedroom, M bathroom, Guest bedroom #3

Other (itemize):

23. REPORTS

REPORTS QUESTIONS			
Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach):			
Survey ✓	**General Home Inspection** ✓	**Septic Tank Inspection**	**Pool Inspection**
Soil Report	**Termite/Pest Inspection/Bond**	**Structural/Engineering Report**	**Chimney Inspection**
Stucco ID/Inspection	**Manuf. Stone Veneer Inspect.**	**Moisture Test(s)**	**Lead-Based Paint Test(s)**
Roof Inspection	**Asbestos Test(s)/Abatement**	**Radon Test(s)**	**Insurance Claim(s) Documents**
Private Road Agreement	**Shared Driveway**	**Shared Well Agreement**	**NONE**
Building Permit(s)	**Builder's Home Warranty**	**Well Inspection**	
Other (Describe):			

DISCLOSURE OF LEAD-BASED PAINT (US ONLY)

PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).

Lead Warning Statement

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

Seller's Disclosure (Seller to Initial):	AIR AR		
Check "YES" or "No" to question (a) below:		**YES**	**NO**
(a) **Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at the following address:**			✓
If "YES", provide details:			
N/A			
Buyer's Acknowledgement *(Buyer to Initial)*			
Check "YES" or "No" to both questions (a) and (b) below:		**YES**	**NO**
(a) **Buyer has received copies of all information listed above.**			
(b) **Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".**			
Check (c) or (d) below – using the box to the right of the line		**RECEIVED**	
		YES	**NO**
(c) **Buyer has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.**			
(d) **Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.**			
Agent's Acknowledgement *(Agent to Initial):*			
Check YES or No to question (a).		**YES**	**NO**
(a) **Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**			

CERTIFICATION OF ACCURACY

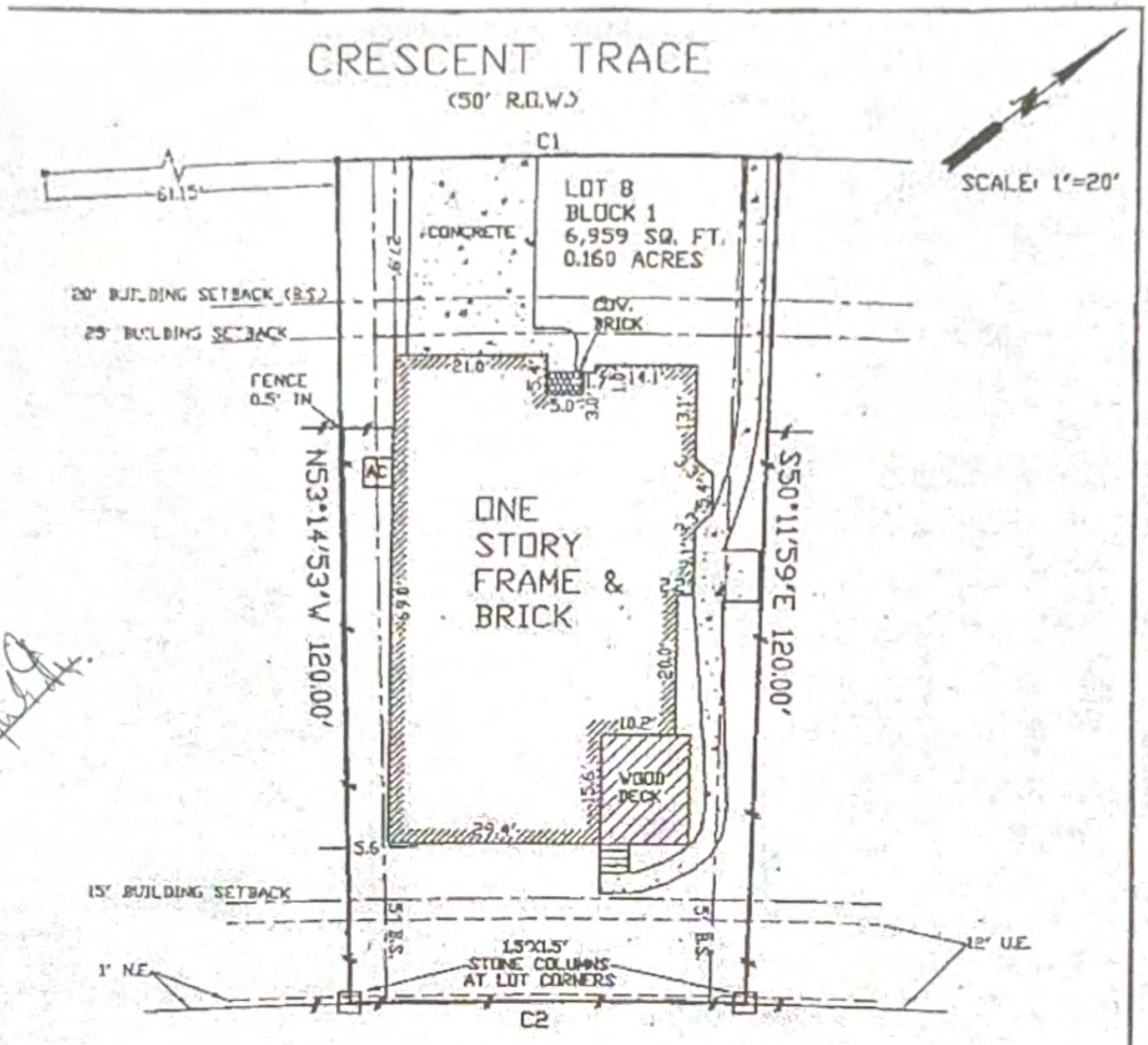
Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. Weichert Seller understands that Weichert and prospective buyer (Buyer) may rely on this information. Weichert Seller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Legal Owner Signature	Legal Owner Name	Date
	ADRIAN IRWAN RIZAL	June 22, 2026
	Angela TPP Rizal	June 22, 2026

WEICHERT SELLER: DO NOT WRITE BELOW THIS LINE

I/We acknowledge receipt and review of a copy of this Seller Disclosure.

Buyer:	Juleen DuBois **Buyer Signature**	**By:**	Juleen DuBois **Print Name**	6/23/26 **Date:**
Buyer:	**Buyer Signature**	**By:**	**Print Name**	**Date:**
Broker for Weichert:	**Licensee or Broker Signature**	**By:**	**Print Name**	**Date:**
Broker for Buyer:	**Licensee or Broker Signature**	**By:**	**Print Name**	**Date:**



LEGEND
● = FND IRON ROD
( ) = RECORD
U.E. = GAS, ELEC., TELE. & CABLE TV ESMT.
N.E. = NON-ACCESS EASEMENT
~f~ = WOOD FENCE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1150.00'	61.18'	61.18'	N 38°16'34" E
C2	1030.00'	54.90'	54.79'	S 38°16'34" W

Note:
This plat is subject to restrictive covenants as recorded in Volume 6103, Page 750 (Pollution Abatement Plan), Volume 3534, Page 1184 (Maintenance Charge), Volume 3998, Page 444, Volume 4361, Page 617, Volume 5093, Page 743, Volume 6340, Page 1486 and Volume 6498, Page 1049, Real Property Records. Bearing Basis, 20' Building Setback line, Easements and Rights-of-Way set per plat. Other Setback lines set per restrictions. OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

Property Description
Lot 8, Block 1, New City Block 17627, CRESCENT OAKS, UNIT 1, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9531, Page 7, Deed and Plat Records of Bexar County, Texas.

I, Will Perrin, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.

Will Perrin
Registered Professional Land Surveyor
Texas Registration No. 5443

Buyer:

Theresa Rizzo
24934 Crescent Trace

Flood Zone Information

As scaled from FEMA'S FLOOD INSURANCE RATE MAP, Community No. 480045, Panel No. 0140 F, Dated 01-04-02, this tract is in Zone X and is not in a special flood hazard zone.

Westar
Alamo
LAND SURVEYORS, INC.
POST OFFICE BOX 1036
HELOTES, TEXAS 78023-1036
210-372-9500 Fax 210-372-9999

STATE OF TEXAS
REGISTERED
WILL PERRIN
5443
PROFESSIONAL
LAND SURVEYOR

G. F. NO. 200401315
DATE: February 25, 2004

JOB & INV. NO. 5697

27 Feb 04.

12/30/2015

Property Inspection Agreement
Wilson Home Inspection

P.O. Box 701284
San Antonio, TX 78270-1284
210-867-8881

Prepared For: Adrian & Pauline Rizal Date: 04/18/2026

Inspection Address: 24934 Crescent Trace, San Antonio Tx., 78258

Property: Occupied ☐ Vacant ☐ Realtor Present ☑ Client/Seller Present ☐ Seller Present
Weather Conditions: ☐ Sunny/Clear ☑ Rainy/**Cloudy** ☑ **Cool**/Cold ☐ Warm/Hot

THIS AGREEMENT LIMITS OUR LIABILITY- PLEASE READ CAREFULLY

This Home Inspection Agreement ("the Agreement") is made effective on the date stated above on this agreement by and between Wilson Home Inspection Services (hereafter "Wilson" "I" "we" "us" and "our") and the client named above on this agreement (hereafter "client" "you" or "your") (collectively "parties") We are an independent owned and operated Home Inspection Service. Engaged in the business of providing home Inspection Services. You desire to have a general home inspection ("the Inspection") performed on a home located at the address stated above on this agreement.

FEE: You agree to pay the fee stated on Page 2 of this agreement for the performance of the Inspection service(s). This amount shall be paid in full prior or at the completion of the Inspection and or at the time of closing for additional fee of $50.00. In the event that the Earnest Money Contract does not close, client authorizes the escrow agent to pay this fee out of the earnest money before it is returned to client. Should you fail to timely pay the agreed upon fee(s); you shall be responsible for paying any and all fees associated with collection. Including but not limited to administration costs attorney's fees, and cost of litigation.

SCOPE OF THE INSPECTION: This Inspection is limited visual examination of certain readily accessible systems and components (designated for Inspection herein) using normal operating controls and opening readily operable access panels. The purpose of the Inspection is to provide you with information about the condition of certain systems and components of the home at the time of the Inspection. The Inspection will be performed in accordance with the Standards of Practice of the Texas Association of Real Estate Inspectors (the TAREI Standards) (a copy of which is available from us upon request and should be reviewed by you prior to accepting our services). The TAREI Standards are hereby incorporated by reference in their entirety and are hereby made a part of the Agreement.

All terms used herein and not otherwise defined shall have the meaning set forth in TAREI Standards. The inspector is a generalist and is not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action including (but not limited to) consulting with a specialized expert(s), you must do so at your expense or otherwise assume all risks associated with failure to do so. This Inspection is not technically exhaustive. The fee charged for this Inspection is substantially less than that of a technically exhaustive inspection.

A written inspection report (Report) will be provided describing the following systems and components structural components (Including foundation and framing), exterior, roof system, plumbing system, electrical system, heating system, installed central and through wall air conditioning systems, interiors, insulation & ventilation, and fireplaces & solid fuel burning appliances. The Report will Identify the following; (a) which systems and components designated for inspection herein are in the professional opinion of the inspector significantly deficient or near the end of their service lives, (b) why the inspector deems the system or component to be significantly deficient or near the end of its service life, (c) whether further evaluation, correction or monitoring is needed, and (d) whether any system or component described herein was not inspected and why it was not inspected. We reserve the right to modify the Report for a period of time that shall not exceed forty-eight (48) hours after the Report has been first delivered to you. Nothing in this Agreement is intended to limit the Inspector from reporting observations and conditions in addition to those identified herein or excluding systems and components from the Inspection if agreed to in writing and signed by the parties. Should we, as a courtesy, exceed any particular requirement set forth herein in one area, we shall not be obligated to exceed the requirements in other areas.

EXCLUSIONS: A system or components is not readily accessible if Inspection requires moving personal property, dismantling, destructive measures, or any action that will. In the opinion of the Inspector, likely involve risk to persons or property. Anything not readily observable because it is concealed or inaccessible due in observation including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are not required to specifically exclude in the TAREI Standards unless otherwise agreed to in writing signed by the parties. We are not required to inspect anything identified in the TAREI Standards as limitations or exclusions specific to the systems and components inspected. The list of the following specific exclusions is not an exhaustive list; see TAREI Standards for additional exclusions and limitations. We are NOT required to determine the following remaining life of any system or component or the causes of any condition or deficiency, methods and costs of correction, suitability of the property for a specialized use market value or marketability advisability of purchase of the property the presence of pests such as wood damaging organisms (including termites) rodents of insect, rot/decay, fungus, decorative items, underground items, breached thermal pane seals, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances enter hazardous areas or perform engineering architectural plumbing or any other job function requiring an occupational license or certification in your jurisdiction (unless the Inspector holds a valid license or certification and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment) outbuildings (other than garage or carport), sprinkler systems, private and community waste disposal systems telephones, cable television, intercoms, security systems, low voltage lighting systems, and timing systems, well systems, window units air conditioning systems and heating systems or cooling systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceilings, or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine non-compliance with manufacturer's specifications or applicable regulatory requirement, including (but not limited to) building code compliance.

Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of rain. It is thus impossible to observe water/moisture, leaks, seepage and drainage problems unless the inspection is conducted during or immediately after a rain sufficient to reveal such problems.

This inspection does not include, among other things, the following services: mold/mildew test, carbon monoxide test, radon gas test, lead-based paint test, water analysis, on-site waste disposal system inspection, and basic energy assessment, wood destroying insects (or organisms) inspection, asbestos test, engineering services, or invasive testing of EIFS---Exterior Insulation & Finishing Systems (also known as artificial or synthetic stucco) to determine the existence of moisture and damage related thereto.

The following items even if present in the subject property are not inspected unless a specific notation is made on this report stating its condition.

Alarm systems	Environmental Hazards/Mold	Landscaping Lighting	Sump Pumps
Antenna	Fences	Laundry Equipment	Water Filters
Automatic Oven Cleaners	Fire Sprinklers	Microwave Oven Leaking	Water Wells
Buried/Concealed Plumbing	H W Re-Circulating Pumps	Refrigeration Equipment	Water Softener
Humidity Equipment	Septic Systems	Clock Timers	Ice Makers
Sidewalks	Driveways	Intercom/Radio Equipment	Smoke Alarms
Lights on Photo Cell/Timers	Solar Equipment		

Notice of Claims- You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission of Wilson Home Inspection in connection with the Inspection shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things; re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.

Arbitration-Any dispute concerning the interpretation of this Agreement or arising from the Inspection Report (unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

Limitations Period—Any legal action arising from this Agreement or from the Inspection and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the Inspection. Failure to bring such an action within this time period shall be complete bar to any such action and a full and complete waiver of any rights, or claims based thereon. This time limitation period may be shorter than provided by state law.

Limits of Liability—Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time of this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, if we fail to perform the Inspection as provided herein or are careless or negligent in the performance of the Inspection and/or preparing the Report, our liability for nay and all claims related thereto is limited to the fee paid for the inspection (unless contrary to state law), and you release us from any and all additional liability. There will be no recovery for consequential damages. You understand that an inspection without this limitation of liability would be more technically **exhaustive, likely require specialist(s) and would cost substantially more than the fee paid for this limited visual inspection.**

Other Provisions

Confidentiality—You understand that the inspection is being performed (and the Report is being prepared) for your sole confidential and exclusive benefit and use. The Report, or any portion thereof; is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to Indemnity, defend, and hold us harmless for any claims or actions based on the Inspection or the report brought by the third party.

Severability and Entire Agreement—The parties agree that should an Arbitrator or Court determine that any provision(s) in this Agreement is void, voidable, or unenforceable, the remaining portions shall remain in full force and effect. This Agreement (in its entirety); and any attached executed Addendum contains the entire agreement between the parties, and there are no other representations, warranties, or commitments, except as are specifically set forth herein. This Agreement supersedes any and all representations or discussion whether oral or written, if any; among the parties relative to the subject matter of this Agreement. This Agreement may be modified, altered or amended only if agreed to in writing and signed by the parties.

THE INSPECTION, INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AND INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

By signing below you acknowledge that you have read, understand and agree to the terms and condition of this agreement, including (but not limited to) the limitation of liability, arbitration clause and limitations period, and agree to pay the fee listed below.

INSPECTED THIS Saturday DAY OF April 2026, AT :

San Antonio, TX 78258 COUNTY Bexar

INSPECTION FEE: $450.00 PAID BY: Venmo

ACCEPTED AND AGREED TO:

By: Curtis D. Wilson Client: Client

Curtis D. Wilson
Inspector License # 3847

Wilson Home Inspection

P.O. Box 701284
San Antonio, TX 78270-1284

Phone 210-867-8881
wilsonhomeinspection@gmail.com

TREC 3847

INVOICE

SOLD TO:

Adrian & Pauline Rizal
24934 Crescent Trace, San Antonio Tx., 78258
San Antonio, TX 78258

INVOICE NUMBER	20260418-02
INVOICE DATE	04/18/2026
LOCATION	24934 Crescent Trace, San Antonio Tx., 78258
REALTOR	

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	$450.00	$450.00
4/18/2026	($450.00)	($450.00)
	SUBTOTAL	$450.00
	TAX	$0.00
	TOTAL	$450.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

Wilson Home Inspection
P.O. Box 701284
San Antonio, TX 78270-1284

Phone: 210-867-8881
Fax:
Email:
wilsonhomeinspection@gmail.com

TREC PROPERTY INSPECTION REPORT FORM

Adrian & Pauline Rizal *Name of Client*	04/18/2026 *Date of Inspection*
24934 Crescent Trace, San Antonio Tx., 78258, San Antonio, TX 78258 *Address of Inspected Property*	
Curtis Wilson *Name of Inspector*	3847 *TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

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

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

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

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

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

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

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

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

This inspection IS NOT:
- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;

- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	☐ Buyer	☐ Buyers Agent	☐ Listing Agent	☑ Occupant/Seller
Building Status:	☐ Vacant	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☐ Fair	☑ Cloudy	☐ Rain	Outside Temp: 60 degrees
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring	☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Concrete Floors Covered by Carpet, Tile or Wood	☑ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted	☐ Siding Over Older Existing Siding
☑ Behind/Under Furniture and/or Stored Items	☐ Crawl Space is limited - Viewed From Accessible Areas

See Next Page-

Additional Information Continued:

Additional comments/repairs:

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

☑ Termite Treatments disclosed/observed. Subterranean termite treatment observed/disclosed around foundation. (Treatment tag is observed at the kitchen sink lower cabinet wall and drill holes at the exterior wall/walkway expansion joint. Consult with seller for treatment history/records and transferable warranties in effect prior to closing.)



☑ Rodent Control Treatments are present/observed. (Consult with seller for treatment history/records and transferable warranties in effect prior to closing.)



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





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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Performance of Foundation:

The Foundation is Supporting the Structure at This Time, however Signs of Previous or Ongoing Structural Movement is observed.

Signs of Structural Movement:

☑ Visible Cracks in Interior Walls or Ceilings

☑ Visible Cracks in Exterior Grade Beams and or Mortar Capping



Conditions Conducive to Foundation Settlement:

☑ Soil Erosion/Compaction

☑ Improper gutter downspout termination

☑ Trees and Vegetation within 10 feet of Foundation.

Slab Surface and or Interior Obstructions:

☑ All floors covered by flooring (i.e.-Carpet, Wood, Linoleum & tile) except garage floor.

☑ Areas behind/under furniture and personal items.

☑ Stored items within the garage area.

IN THE EVENT THAT STRUCTURAL MOVEMENT IS NOTED IN THIS REPORT, CLIENT IS ADVISED TO CONSULT WITH A PROFESSIONAL ENGINEER WHO CAN ISOLATE THE CAUSES AND DETERMINE IF ANY REPAIRS ARE NECESSARY.

The purpose of this report is to help point out any significant dissemble defects of the structure present at the time of inspection. It is not the intention of this report to make definite suggestions about foundation repairs or corrective action to be taken. Changes in soil moisture beneath this structure can cause damage to the superstructure. No statements are implied nor should be inferred that such damage can not occur. No type of warranty or guarantee should be construed on the or the future foundation performance. This report does not include settlement cracks of garage floors, porches, patios, sidewalks, or driveways.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

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☑	☐	☐	☑

B. Grading and Drainage

Comments:






The front and left side grading is functioning the day of the inspection, however

1. Soil erosion/Compaction/Uneven Grading is observed at front right and right sides of the structure. **(Soil and proper grading repairs recommended!)**






2. Soil erosion/Compaction/Uneven Grading is observed at back left side of th structure and walkway. **(Soil and proper grading repairs recommended!)**






3. Roof run off erosion was observed at the right sides of the structure.




(Roof run off erosion contributes to excessive moisture around the foundation/Roof gutters should be considered to help promote proper drainage away from the structure and to control roof run off soil erosion.)

4. Removed/missing lower gutter downspout turn-out/elbow pipes are observed.






5. The front and back side roof gutter down spouts improperly terminate at the base/side of the foundation. (Said termination is considered to be a excessive moisture conducive condition/Splash block and or down spout termination extensions are recommended)






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C. Roof Covering Materials

Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Aerial Camera Platform & Roof Surface
Comments:



The roof surfaces/covering is functioning the day of the inspection.

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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation:6-10 inches (Blown)

Approximate Average Thickness of Vertical Insulation: 4-6 inches (Bat)

Comments:



The visible roof structure and attic area are functioning, however

1. The attic is not provided with full attic flooring in front of/around the water heater equipment and access to the lower central air service flooring area.
2. Loose/Unsecured 2x6 standing/support boards are present/observed in front of the central air access and water heater equipment. (Recognized trip/fall thru ceiling hazard!)



See Next Page-

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Roof Structure & Attic Continued:

3. Loose/displaced and or removed/missing interior wall insulation is observed.



4. Loose/displaced and or removed/missing blown ceiling insulation is observed.



5. The blown ceiling insulation is foot traffic worn/compressed throughout the attic space. Said areas no longer meet required attic insulation "R" value requirements. (Insulation repair are recommended)



6. Water stained roof/chimney structure framing is present/observed around the perimeter of the chimney structure. (Previous/Ongoing counter flashing leaks)



7. Condensation drip stains are present/observed at the attic plywood flooring.



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

Comments:



The exterior walls are functioning the day of the inspection, however

1. A cracked brick is present/observed at the front side brick window sill/sill corner. (Sealant maintenance/repairs are recommended)



2. Caulking sealant gaps/missing caulking sealant is observed at the left side dining room bay window sills/sill corners. (Sealant application/maintenance is recommended)



3. Caulking sealant gaps/missing caulking sealant is observed at the left living room window sills/sill corners. (Sealant application/maintenance is recommended)



See Next Page-

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Walls (Exterior) Continued:

4. High soil/grading in contact with the front left side of the structure is conducive for wood destroying and or general insect infestation. (Landscaping repairs recommended!)





Note: A limited interior wall surface inspection was performed due to the sellers/tenant's furniture, storage and or other personal belongings. A final walk thru-inspection should be considered after said obstructions are removed .

The interior walls are functioning the day of the inspection, however

1. Drywall damage/unfinished drywall repairs are present/observed at/surrounding the right side garage exterior fresh air vents.






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I	NI	NP	D

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

The ceilings/ceiling surfaces are functioning the day of the inspection, however

1. Tape and float joint cracks are present/observed at the garage ceiling surface. (Previous/ongoing structural settlement)



2. Note: Visible garage ceiling patch repairs are present/observed.



Note: A limited floor/floor surface inspection was performed due to the sellers/tenants furniture, storage and or personal belongings. (Further evaluation/inspection should be considered at final walk thru prior to closing.)

The visible floors/floor surfaces are functioning the day of the inspection, however

1. Note: The garage concrete floor surface is automobile stained. (Surface cleaning prior to occupancy is recommended)



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G. Doors (Interior and Exterior)

Comments:

The exterior doors are functioning, however

1. The interior garage entry door auto closing/door return hardware (Spring loaded door hinges) are not functioning/not set. (Recognized fire-stop and carbon monoxide hazard)



The interior doors are functioning, however

1. Removed/missing/not installed doorstop hardware is observed at several/all passage and or closet doors throughout the structure. (Lack of door stop hardware is conducive for dry wall or door skin impact damage)



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

I	NI	NP	D

☑ ☐ ☐ ☑ **H. Windows**

Comments:

The windows are in need of repairs:

1. Visible and or Noticeable double pane thermal window seal failure was at all three right side bedroom windows. Failure of seals has resulted in fog, haze and or moisture buildup between the two panes of glass.



Note: A limited thermal window seal inspection was performed due to soiled/dirty window glass. (Window cleaning and re-inspection for further leaks is recommended)
Note: This company cannot determine and or predict the presence of future thermal window seal failures. Due to the age of said windows ongoing and or future seal failure should be anticipated.

2. One of the front dining room windows is damaged/loose at the lower corner track guides. (Window falls out of window frame.)



3. Disconnected/Loose ballast springs observed at all of the windows throughout the structure. (Window are difficult to open and will not stay open)



See Next Page-

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

I	NI	NP	D

Windows Continued:



4. Removed/Missing window screens are observed at all three front side window openings and left and right side window openings.



☑ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

Comments:

Exterior:



The back wood entry stairs/stairway is functioning the day of the inspection.

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Comments:

Chimney Type(s): ☐ Masonry ☑ Metal Prefabricated



The fireplace and chimney structure are functioning the day of the inspection.

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

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:




The front entry concrete porch is functioning.






The wood deck is functioning, however

1. Wood rot is present/observed at the left front deck corner board and guard rail support post.



2. A loose/warped rim joist is observed.



3. Wood rot is present/observed at the lower ends of the guard rail spindles.






4. Loose/pulled loose upper guard railings are observed.




5. Note: Deck is older and approaching the end of it's life span. (Future repairs/replacement should be anticipated.)

Consult a licensed deck contractor for further evaluation, recommendations and or repairs/repair cost.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

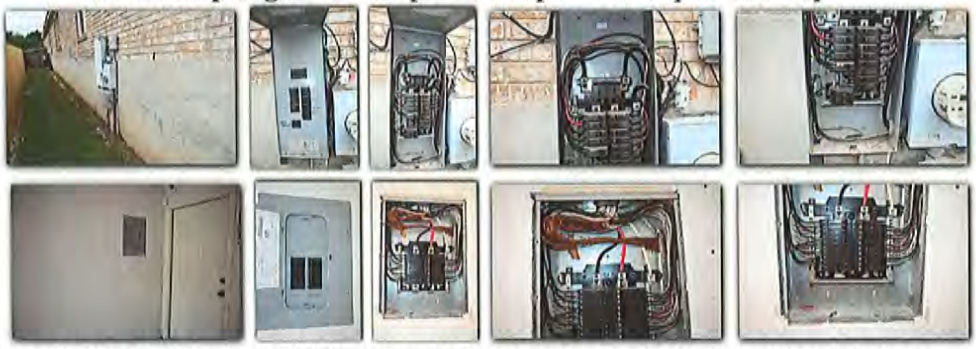
☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Visible Wiring Types: Main: ☐ Copper ☑ Aluminum

Feeders: ☐ Copper ☑ Aluminum

Service amperage: ☐ 60 amp ☐ 70 amp ☐ 100 amp ☑ 200 amp



The main panel and sub-panel boxes are functioning the day of the inspection, however

1. The main house grounding wire/main house grounding rod connection is not visible/accessible for inspection. Said grounding is buried beneath ground/grading. (Excavating grounding wire/rod connection is recommended to verify said grounding connection.)



2. The central air exterior condensing unit circuit breakers are oversized/amperage as per the manufactures spec. plate. (60 amp central air condensing unit breaker present/Said exterior condensing unit is rated at 50 max. amperage.)





3. The interior circuits are not provided with ARC Fault protection as per 2008 N.E.C electrical codes. An arc fault circuit breaker or interrupter (arc fault circuit breakers) is a circuit breaker designed to stop fires by sensing non-functional electrical arcs and disconnect power before the arc starts a fire. (Updating is recommended)

A licensed electrician should be consulted for further evaluation recommendations and or remedies/repairs.

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

I	NI	NP	D

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

Type of Wiring: Copper

Comments:

Note: A limited/Restricted interior wall outlets inspection was performed due to the sellers/tenants furniture, storage and or other personal belongings.

The visible circuit wiring and branch circuit devices (switches/outlets/light fixtures) are functioning however

1. A Reverse polarity/hot-neutral reverse wired circuit outlet is present/detected within the front dining room. (Red tagged for identification)
2. A loose front entry hallway circuit outlet is present/observed. (Red tagged for identification)
3. Ground fault circuit protection was not observed at the two kitchen counter top wall outlets at the right side of the refrigerator./Red tagged for identification. (Recognized safety hazard/Installation recommended)
4. Note: The kitchen dishwasher circuit outlet, garbage disposal circuit outlet and laundry room washing machine outlet are not ground fault protected as per existing electrical codes.






5. Note: The front side exterior light fixtures are light sensor controlled and do not respond to entry wall switch controls.




6. Note: A wasp nest is present/observed within the front left exterior wall sconce light fixture.




7. The laundry room light fixture cover is removed/missing.




8. The two master bathroom light fixture covers are removed/missing.




Consult a licensed electrician for further evaluation, recommendations and or repairs/repair cost prior to closing.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: Central
Energy Sources: Heat Pump
Comments:





The heat pump is functioning the day of the inspection, however
1. Lower than normal heat output is observed/detected when testing normal heating mode.
2. The exterior condensing unit emits a loud/high pitch noise when testing heating/heat pump system.
3. No emergency heating setting is present/observed at the newer NEST thermostat equipment.

Consult a licensed heat and air company for further evaluation, servicing and or repairs/repair cost.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central - Air Conditioner
Comments:











(67 degree return air/50 degree register supply/17 degree differential. 15-20 degree differential considered normal as per industry standards)

The central air conditioning is functioning, however
1. The interior evaporator coils are not visible for inspection. Since this company does not disassemble central air equipment, the condition of the evaporator coils is unknown. (Consult seller for recent/annual service records.)
2. The central air exterior condensing unit circuit breakers are oversized/amperage as per the manufactures spec. plate. (60 amp central air condensing unit breaker present/Said exterior condensing unit is rated at 50 max. amperage.)





See Next Page-

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

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Cooling System/Equipment Continued:

3. Evidence of previous and or ongoing primary condensate drain system leaks and or overflow was observed. (Rust present within the secondary overflow leak pan)




4. The primary condensate branch connection drain lines beneath the bathroom sinks are not rated for said use. (Copper Flex line observed is rated for water supply line use and is not rated for central air drain line material. Said copper flex is conducive for drain failure/clogging. Installation of reinforced smooth walled 3/4 inch drain line material is recommended)




Consult a licensed heating and air company for further evaluation, recommendations, servicing and or repairs/repair cost prior to closing.

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

I	NI	NP	D
☑	☐	☐	☑

C. Duct Systems, Chases, and Vents

Comments:

Central Air Duct Type: Fiberboard & Foil Flex

Note: 1. The central air duct inspection is limited to visible accessible ducts and register vents. No interior duct inspection, air flow test and or air quality testing was performed.



The visible ducts and vents are functioning the day of the inspection, however

1. A additional/not in use register supply vent is present/observed within the right side bedroom #3. (No cold or hot air flow detected from said vent when testing the system)



Consult a licensed HVAC duct company for further evaluation, recommendations and or service/cleaning/repairs.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: Front right corner of yard/lot
Location of main water supply valve: Main meter
Static water pressure reading: 75 psi
Type of supply piping material: PEX (Polyethylene)



Comments:

Note: This company does not inspect buried/below slab water supply plumbing systems and or supply plumbing systems hidden/concealed behind finished walls. Consult a licensed plumber for further questions, concerns and or system testing to determine the presence and or lack of hidden defects and or leaks.

The visible water supply and plumbing fixtures are functioning, however

1. The back right exterior faucet bib drip leaks. Said faucet also leaks at the back-flow valve when in use.



2. The front right original exterior faucet bib is not provided with back-flow protection valves as per existing plumbing codes. (Installation is recommended!)



3. The master bathtub cold side faucet handle is loose/loosely secured.



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

I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

Visible Plumbing Type: ☐ Copper ☐ Cast Iron/Steel/Lead ☑ Plastic ☐ Other

Note: This company does not inspect buried/below slab drain pipes and or drain pipes hidden/concealed behind finished walls. Consult a licensed plumber for further questions, concerns and or system testing to determine the presence and or lack of hidden defects and or leaks.

Main drain clean-out location: Left side of structure/foundation

The visible drains and vents are functioning, however

1. The main drain clean-out is improperly buried/covered by landscaping mulch. (Valve is no longer visible/accessible for inspection)




2. The hall bathroom sink/basin drain stop hardware is frozen/stuck open/could not be pulled closed.





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

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Electric
Capacity: 50 gallon
Comments:



The water heater is functioning/heating water at the time of inspection, however

1. Rusting is present/observed at the base of the water heater. (Previous leak corrosion/corrosion damage.)



☐ ☑ ☐ ☐ **D. Other**

Comments:

Not Inspected Plumbing Appliances:

1. Note: This company does not inspect soft water systems. Consult a licensed soft water company for questions, concerns and or inspection.



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

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Note: This company does not remove/disassemble dishwashing equipment and or lower kick panels for inspection. Removal of said equipment and or kick panels is not required by the state adopted industry standards of practice. (Inspection is limited to visual defects and wash cycle testing only! For further investigation/inspection for defects or deficiencies consult a licensed appliance repair technician prior to closing!)





The dishwasher is functioning the day of the inspection. (No visible signs of defects at this time!)

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:




The food waste disposal is functioning at time of inspection.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

Range Hood Type:

☑ Overhead Recirculating ☐ Overhead exterior exhaust ☐ Downdraft exhaust





The overhead range hood/exhaust fan is functioning the day of the inspection.

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

I	NI	NP	D

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

Comments:

Range/Oven Type:

☑ Free standing oven/range combo. ☐ Built-in counter top/cabinet ☐ Both



The range top and oven are functioning the day of the inspection.

☑ ☐ ☐ ☑ **E. Microwave Ovens**

Comments:

Note: This company does not perform microwave leak testing. For further questions/concerns and in leak inspection, consult a licensed microwave repair technician/company.



The microwave oven is functioning the day of the inspection, however

1. The metal cooking rack is removed/missing.



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

I	NI	NP	D

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

Comments:






The laundry room and bathroom exhaust fans/vents are functioning, however

1. The bathroom exhaust vents do not visibly terminate at the outside of the structure. Said vent terminate at the roof eve soffit venting.



2. The hall bathroom and or laundry room exhaust vent is missing exterior terminating vent pipe. (Vent improperly exhaust into the attic)




3. Note: Exterior roof eve soffit vent ports are present/not in use.



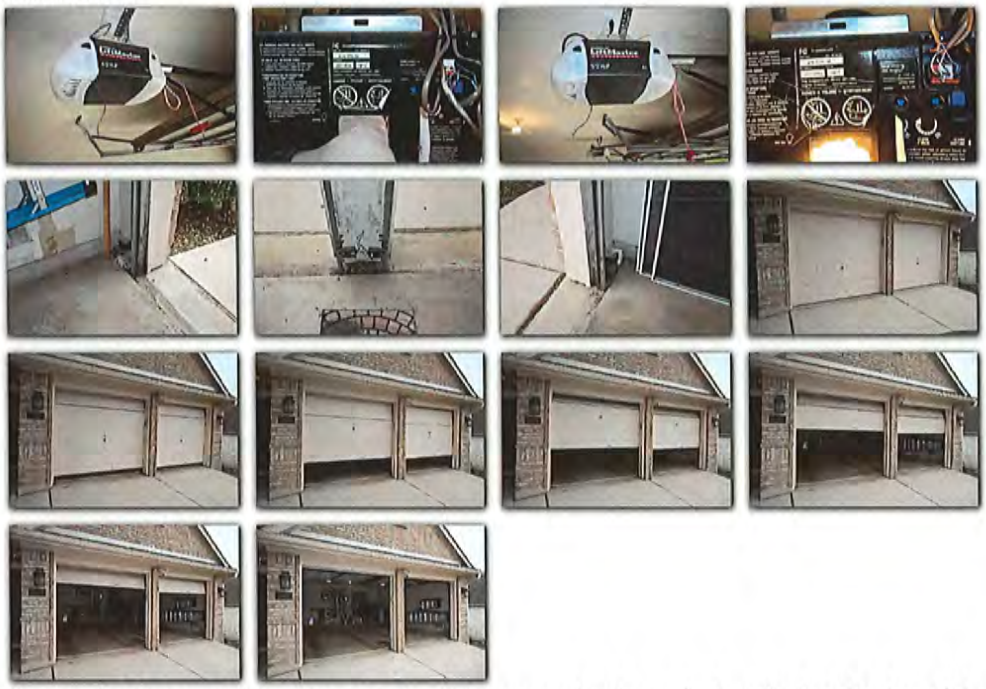



I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:



The overhead garage door opener and safety reverse hardware is functioning the day of the inspection.

☐ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:



The dryer vent is in use/hooked up to dryer equipment at the time of inspection. No inspection for lint buildup could be performed at this time. (Note: Due to the age of the dwelling, dryer vent clean out should be considered)

Consult a licensed dryer vent repair/service company for further questions, concerns and or service/cleaning.

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

I	NI	NP	D

☐ ☑ ☐ ☐ **I. Other**

Comments:

Not Inspected Appliances:

1. Note: This company does not inspect refrigerators. Consult with a licensed appliance company for inspection and reports.



2. Note: This company does not inspect exterior security equipment/cameras.






3. Note: This company does not inspect soft water systems. Consult a licensed soft water company for questions, concerns and or inspection.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Other**

Comments:

1. The left side backyard/back entry gate fence post is wood rot damaged and loose. (Post move when latching/unlatching entry gate)





Thank you for using Wilson Home Inspection to conduct your inspection. It is important that you, and all parties for whom this report was prepared, read the report in its entirety, including and addenda and the Pre Inspection Service Agreement as they are all considered to be part of the report. This cursory inspection report attempts to provide information about the real estate and is a first step towards understanding the general condition of the property. Many components of the home are not visible during the time of inspection and very little historical information is provided in advance of the inspection. There are other comprehensive and exhaustive inspections that will further reduce your risk and they are available from specialists or other companies. Important Notification: If you desire to reduce your risk of buying real estate to a minimum level then it is recommended you exceed this cursory inspection by obtaining comprehensive and exhaustive inspection services prior to closing. This inspection consists of a licensed inspector spending a limited amount of time in and around the house observing only readily accessible and unobstructed areas for significant repair needs or specific hazards.

This cursory and superficial inspection intends to reduce your risk and is not designed to eliminate or assume your risk. Because of this inspections general nature, all repair needs or hazards may not be discovered, be they in accessible or inaccessible areas. Previous or future inspections by us or others may discover additional findings this report did not. Guarantees, warranties or assurances against errors and omissions are not expressed or implied. This inspection service does not have provisions which will pay you for the repair of undiscovered problems. Although code might be referred to this is not a code inspection. Unless commented on as a courtesy, identification of safety concerns not specifically contained in the TREC Standards are not part of this service and are departed from. Almost all findings, especially electrical and mechanical items, have a potential for being unsafe. You are advised to have all issues, regardless of their apparent insignificance, investigated by property trained repair specialist before acquiring the property. Opinions are made based upon what was seen at the time of inspection in readily accessible areas. Furniture, stored items and floor coverings are not removed for inspection purposes.

Although some obstructed areas may be reported, it is not the intention to report all obstructed areas. There are times when an inspector may not recognize a specific condition or make a recommendation which exceeds the scope of the report and such is simply presented to you as an added convenience and such not could be construed as a comprehensive statement. If this report recommends you obtain the services of a repair person or specialist it is your responsibility to research that persons skills and capabilities.

The inspector is not an engineer and this inspection is not an engineering report, and should not be considered one. If any cause for concern is noted in this report, or the customer wants further evaluation, the customer should consider an evaluation by a licensed engineer.

The Texas Real Estate Commission has placed the burden of determining if the foundation is functioning as intended in this report regarding foundation performance. It is our understanding that there are no widely accepted formal standards for the determination of post construction foundation performance. The development of such standards may be impeded by the large number of variables which can affect such a determination. Until the Texas Real Estate Commission publishes formal standards the opinions given on the performance of this foundation are subjective and based on the knowledge and experience of the inspector and may vary from the opinion of other inspectors or the Texas Real Estate Commission. The inspector comments are comprised of the opinion and not fact. Factual determinations are available via specialized engineering studies which you can obtain from other sources. Structural comments are of accessible and unobstructed conditions seen at the time of inspection. The future performance of the foundation is not warranted.

The information provided in this report is solely for our clients use. We will not release a copy of this report without our clients consent.

Wilson Home Inspection wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance and repairs in addition to the items noted in this report. Should you have any questions about the condition of this house, we would be happy to answer these.

Thank you for doing business with Wilson Home Inspection.

Special Provisions – To be attached to the Texas Relocation Addendum

Property ID:

O. SPECIAL PROVISIONS

Scheduled Closing

Time is of the essence for a timely closing date. Therefore, if due to Purchaser's actions, Purchaser does not close on the scheduled closing date, a delay in closing charge of two percent (2%) of the sales price may be charged to the Purchaser(s) per month, pro-rated on a daily basis for each day that the closing is delayed. This clause cannot be waived without the written consent of Weichert.

The Buyer is responsible for the Survey. The Seller will not provide an existing survey and will not sign a survey affidavit.

_____ Date: _____

Buyer

_____ Date: _____

Buyer

By:_____ Date: _____

Weichert Workforce Mobility, Inc.

Closing Office Information

The closing title company/attorney is:

Closing Company Name: **Chicago Title of Texas, LLC**
Address: **15727 Anthem Parkway, Suite 210**
City, State Zip: **San Antonio, Texas 78249**
Contact Name: **Mary Furgason**
Phone: **2107874630**
Email: **furgasonm@ctt.com**

RELOCATION ADDENDUM

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
THIS FORM IS NOT A MANDATORY TEXAS REAL ESTATE COMMISSION FORM.
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ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

24934 Crescent Trace San Antonio, TX 78258

A. ADDENDUM CONTROLS: If any part of this addendum conflicts with a provision in the contract, this addendum will control.

B. RELOCATION TRANSACTION: Seller has or will acquire the Property in a relocation transaction. Seller is not an occupant of the Property. Seller's obligations under the contract are SUBJECT to Seller becoming the contractual owner of the Property. If Seller is not or does not become the contractual owner of the Property on or before the Closing Date, the contract will be null and void.

C. PREQUALIFICATION LETTER: If the contract is subject to Buyer obtaining Buyer Approval as provided in the Third Party Financing Addendum:

☐ (1) Buyer has delivered to Seller a conditional qualification letter on a form or in a format promulgated by the Texas Savings and Loan Department issued by a reputable lender.

☐ (2) Buyer shall be orally pre-qualified, at no cost or obligation to Buyer, for financing similar to the financing described in the Third Party Financing Addendum, by _____ _____ *(lender's name and phone)* which ☐ is ☐ is not Seller's affiliate.

D. CLOSING AGENT: Unless Buyer's lender requires otherwise, the closing of the transaction described in the contract will be conducted by a closing agent of Seller's choice.

E. TITLE COMPANY & COMMITMENT: If Seller pays for the Title Policy, the Title Policy may, at Seller's option, be issued by the Title Company named in the contract or by any title insurance underwriter authorized to underwrite policies in the State of Texas that Seller chooses, provided that Buyer's lender does not object. For the reasons stated in Paragraph B above, Buyer acknowledges and agrees that the Property may be conveyed to Buyer by a person other than Seller. It is not grounds for the Buyer to object under Paragraph 6D of the contract if the Commitment shows title to the Property to be in the name of a person other than Seller.

F. DISCLOSURE:

(1) Buyer acknowledges that:
- (a) Seller has or will acquire the Property as part of a relocation transaction;
- (b) Seller is not an occupant of the Property;
- (c) Seller is or may be a contractual owner of the Property or a representative of the legal title owner;
- (d) Seller has limited actual knowledge of the Property's condition;
- (e) the Property and its contents are not new and, except for any agreed repairs, are being sold **AS IS** in their present condition;
- (f) Seller has delivered to Buyer copies of Seller's Disclosure Documents, which are attached to and made a part of this Addendum;
- (g) Buyer has read and understands the Disclosure Documents;
- (h) the Sales Price and other terms of the contract were negotiated with Buyer's knowledge of the contents of the Disclosure Documents;
- (i) the Sales Price reflects the agreed-upon value of the Property **AS IS**, inclusive of all disclosures; and

Weichert Realtors The Murray Group, 25216B Grogans Park Dr. The Woodlands TX 77380 Phone: 8326306740 Fax: 8329342292 Mock 4
Connie Peirce
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(j) neither the Seller nor Seller's agent has made any expressed or implied warranties or representations as to the Property's condition, except as given to Buyer in writing.

(2) Buyer shall acknowledge receipt of the Disclosure Documents by initialing each document and signing the Disclosure Statement.

(3) Buyer agrees that Buyer is not relying on the accuracy of the statements in the Disclosure Documents. Buyer may investigate the subject matter in the Disclosure Documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Paragraph G.

(4) At closing Buyer shall execute a Disclosure Acknowledgement that confirms that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the contract constitutes Buyer's acceptance of the Property and Buyer's satisfaction or waiver of all investigations of matters in the Disclosure Documents.

G. REPAIRS:

(1) Not later than 10 days after the Effective Date, Buyer may deliver to Seller: (i) a copy of all inspection reports; and (ii) a written list of any repairs to the Property that Buyer or Buyer's lender requires. Failure to deliver the inspection reports and the list of repairs within the time required will be deemed to be a waiver of Buyer's right to inspect and designate repairs.

(2) If Buyer timely delivers the information under G(1) and the cost to repair the items in the list of repairs does not exceed $ TBD for treatment and repairs from wood-destroying insects and $ TBD for all other repairs, Seller shall, not later than 5 days before closing notify Buyer in writing that Seller shall:
(a) repair the items in the list of repairs; or
(b) give Buyer a credit for the items to be repaired in an amount that equals or exceeds estimates that Seller obtains from reputable contractors to complete the repairs.

(3) If the cost to repair exceeds the amounts stated under G(2), Seller shall, not later than 5 days before closing, notify Buyer in writing that Seller shall:
(a) repair all of the items in the list of repairs;
(b) give Buyer a credit for all of the items designated on the list of repairs in an amount that equals or exceeds estimates that Seller obtains from reputable contractors to complete the repairs; or
(c) terminate this contract and the earnest money will be refunded to Buyer.

(4) Seller is not liable for the quality of any repairs. Buyer shall look only to the contractor that performs a repair for the satisfaction of any claims that Buyer may have regarding repairs.

(5) If a credit is given under G(2) or G(3):
(a) Buyer releases Seller of any obligation regarding repairs;
(b) the amount of the credit must be shown on the TILA-RESPA Closing Disclosure form; and
(c) the credit will be applied to Buyer's Expenses at closing and if Buyer's lender objects to the credit, the credit will be applied to the Sales Price with proportional adjustments in Paragraphs 3A and 3B of the contract.

H. CLOSING: The closing of the transaction described in the contract and the acceptance of the deed to the Property by Buyer constitutes Buyer's acknowledgement that the condition of the Property and fixtures, equipment, appliances, and other tangible personal property on the Property are acceptable to Buyer. Seller shall have no further responsibility or obligation concerning the Property after closing. By closing, Buyer waives all rights Buyer may have against the Seller concerning the condition of the Property. This provision survives closing.

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I. POSSESSION: Notwithstanding which box is checked under Paragraph 10 of the contract, Seller shall deliver possession of the Property upon closing and funding. Buyer may not occupy the Property before closing and funding.

J. FINALITY OF PRORATIONS: Notwithstanding Paragraph 13 of the contract, the parties will not adjust prorations after closing. Prorations made at closing in accordance with Paragraph 13 are final and are not adjustable except to correct errors in calculations made at closing.

K. NO MEDIATION: Notwithstanding Paragraph 16 of the contract, any dispute involving Seller related to this contract will not be submitted to mediation.

L. NO OPTION: The Buyer's right to a Termination Option under Paragraph 5 of the contract does not apply and any reference to such right or obligation is struck for all purposes.

M. ACCEPTANCE OF OFFER: Buyer understands that Seller may have orally accepted an offer from Buyer to purchase the Property. Buyer gives Seller's broker permission to deposit the earnest money. Seller shall forward the executed contract to the Escrow Agent as soon as possible. However, both parties understand and agree that no binding and enforceable agreement exists between Seller and Buyer unless the contract is fully executed by Seller and notice of final acceptance is given to the Buyer or Buyer's broker.

N. FAXES: Facsimile transmittals of signed documents are legally binding on the parties. At Seller's request, any documents transmitted by facsimile will be substantiated by original signatures as soon as reasonably practicable. The parties may not assert the use of facsimile transmittals as a defense to any dispute involving the contract of the Property and each party forever waives any such defense.

O. SPECIAL PROVISIONS: *(Inquire with the listing agent if the relocation company requires company-specific provisions.)*

P. CONSULT AN ATTORNEY. The Texas Real Estate Commission prohibits real estate license holders from giving legal advice. READ THIS ADDENDUM CAREFULLY. If you do not understand the effect of this addendum, consult your attorney BEFORE signing.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date

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TEXAS REALTORS
SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **24934 Crescent Trce, San Antonio, Texas 78258**

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

Seller ☐is ☑is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?☑ **1 month** (approximate date) or ☐never occupied the Property

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

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

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

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☑electric ☐gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☑electric ☐gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☑electric ☐gas ☐other:
Fireplace & Chimney	✓			☑wood ☐gas logs ☐mock ☐other:
Carport		✓		☐attached ☐not attached
Garage	✓			☑attached ☐not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls		✓		☐owned ☐leased from
Security System	✓			☑owned ☐leased from

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Item	Y	N	U	Additional Information
Solar Panels		✓		□owned □leased from
Water Heater	✓			☑electric □gas □other: number of units: 1
Water Softener	✓			☑owned □leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		□automatic □manual areas covered:
Septic / On-Site Sewer Facility		✓		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☑city □well □MUD □co-op □unknown □other: _____

Was the Property built before 1978? □yes ☑no □unknown

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

Roof Type: asphalt Age: 8 (approximate)

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

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

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

Item	Y	N
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows	✓	
Other Structural Components		✓

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

(Windows) Some windows are hard to open and/or stay open

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	✓	
Asbestos Components		✓
Diseased Trees: □ oak wilt □		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Paint Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs or Replacement		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot	✓	
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Termite or WDI damage needing repair		✓
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Subsurface Structure or Pits		✓

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Previous Other Structural Repairs		✓	Underground Storage Tanks**		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓	Aboveground Storage Tanks**		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓	Conservation Easements***		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Aluminum Wiring) Electrical wiring has aluminum
(Wood Rot) some wood rot on deck patio

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))	**Y**	**N**
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.		✓
You (Seller) have been unable to insure the Property for any reason.		✓

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

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(Q1) homeowners insurance by State Farm

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☐yes ☑no If yes, explain:

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐yes ☑no If yes, explain:

Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

☐ ☑ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

☐ ☑ Previous flooding due to a natural flood event.

☐ ☑ Previous water penetration into a structure on the Property due to a natural flood.

☐ ☑ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).

☐ ☑ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

☐ ☑ Located ☐ wholly ☐ partly in a floodway.

☐ ☑ Located ☐ wholly ☐ partly in a flood pool.

☐ ☑ Located ☐ wholly ☐ partly in a reservoir.

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

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

For purposes of this notice:

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

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

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

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

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

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

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐yes ☑no If yes, explain (attach additional sheets as necessary):

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
☐	☑	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
☐	☑	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
☐	☑	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
☐	☑	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
☐	☑	Any condition on the Property which materially affects the health or safety of an individual.
☐	☑	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
☐	☑	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
☐	☑	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
☐	☑	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary):

☑ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: Stone Oak POA
Manager's name: Tracy Liu Phone: 210-858-8508
Fees or assessments are: $ $116 per Year and are: ☑mandatory ☐voluntary
Any unpaid fees or assessments for the Property? ☐yes ($) ☑no
If the Property is in more than one association, provide information about the other associations or attach information to this notice:
(Home Owner Association) Crescent Oaks HOA fee- $75/year
Stone Oak POA fee- $116/year
(More than one Association) Crescent Oaks HOA fee- $75/year

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

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☑yes ☐no If yes, attach copies of any such reports and indicate the number of reports attached: 2

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☑ Homestead	☐ Senior Citizen	☐ Disabled
☐ Wildlife Management	☐ Agricultural	☐ Disabled Veteran
☐ Other:		☐ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐unknown ☐no ☑yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Sellers to provide inaccurate information or to omit any material information.

Adrian Irwan Rizal 2026-06-24
Signature of Seller Date

Angela TPP Rizal 2026-06-24
Signature of Seller Date

Printed Name: Adrian Irwan Rizal

Printed Name: Angela TPP Rizal

ADDITIONAL NOTICES TO BUYER:

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

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

(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	CPS Energy	phone #:	
Sewer:	City of San Antonio	phone #:	
Water:	SAWS	phone #:	
Cable:		phone #:	
Trash:	SAWS	phone #:	
Natural Gas:		phone #:	
Phone Company:		phone #:	
Propane:		phone #:	
Internet:	Google Fiber	phone #:	
Security System:	Ring	phone #:	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Juleen DuBois 6/25/26
Signature of Buyer Date

Signature of Buyer Date

Printed Name: Juleen DuBois

Printed Name:

Prepared with Sellers Shield

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 24934 Crescent Trce, San Antonio, TX 78258

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

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

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

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

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

Seller is a relocation company, has never occupied the property and makes no warranties.

Item	Y	N	U	Additional Information
Central A/C				❑ electric ❑ gas number of units:
Evaporative Coolers				number of units:
Wall/Window AC Units				number of units:
Attic Fan(s)				if yes, describe:
Central Heat				❑ electric ❑ gas number of units:
Other Heat				if yes describe:
Oven				number of ovens: ❑ electric ❑ gas ❑ other:
Fireplace & Chimney				❑ wood ❑ gas logs ❑ mock ❑ other:
Carport				❑ attached ❑ not attached
Garage				❑ attached ❑ not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				❑ owned ❑ leased from:
Security System				❑ owned ❑ leased from:

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Item	Y	N	U	Additional Information
Solar Panels				❑ owned ❑ leased from:
Water Heater				❑ electric ❑ gas ❑ other: number of units:
Water Softener				❑ owned ❑ leased from:
Other Leased Item(s)				if yes, describe:
Underground Lawn Sprinkler				❑ automatic ❑ manual areas covered:
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ❑ city ❑ well ❑ MUD ❑ co-op ❑ unknown ❑ other: _____

Was the Property built before 1978? ❑ yes ❑ no ❑ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards.)

Roof Type: _____ Age: _____(approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ❑ yes ❑ no ❑ unknown

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

_____

_____

_____

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

Item	Y	N
Basement		
Ceilings		
Doors		
Driveways		
Electrical Systems		
Exterior Walls		

Item	Y	N
Floors		
Foundation / Slab(s)		
Interior Walls		
Lighting Fixtures		
Plumbing Systems		
Roof		

Item	Y	N
Sidewalks		
Walls / Fences		
Windows		
Other Structural Components		

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

_____

_____

_____

Section 3. Are you (Seller) av s? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Seller is a relocation company, has never occupied the property and makes no warranties.

Condition	Y	N
Aluminum Wiring		
Asbestos Components		
Diseased Trees: ☐ oak wilt ☐ other:		
Endangered Species/Habitat on Property		
Fault Lines		
Hazardous or Toxic Waste		
Improper Drainage		
Intermittent or Weather Springs		
Landfill		
Lead-Based Paint or Lead-Based Paint Hazards		
Encroachments onto the Property		
Improvements encroaching on others' property		
Located in Historic District		

Condition	Y	N
Radon Gas		
Settling		
Soil Movement		
Unplatted Easements		
Unrecorded Easements		
Urea-formaldehyde Insulation		
Water Damage Not Due to a Flood Event		
Wetlands on Property		
Wood Rot		
Active infestation of termites or other wood destroying insects (WDI)		
Previous treatment for termites or WDI		
Previous termite or WDI damage repaired		
Termite or WDI damage needing repair		

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Condition	Y	N
Historic Property Designation		
Previous Foundation Repairs		
Previous Roof Repairs or Replacement		
Previous Other Structural Repairs		
Previous Use of Premises for Manufacture of Methamphetamine		
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		

Condition	Y	N
Previous Fires		
Single Blockable Main Drain in Pool/Hot Tub/Spa*		
Subsurface Structure or Pits		
Underground Storage Tanks**		
Aboveground Storage Tanks**		
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		
Conservation Easements***		

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): ___

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Seller is a relocation company, has never occupied the property and makes no warranties.

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.		
The Property is presently covered by flood insurance.*		
The Property is presently covered by windstorm insurance.		
You (Seller) have been unable to insure the Property for any reason.		

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

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ❑ yes ❑ no If yes, explain:

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ❑ yes ❑ no If yes, explain:

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Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

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

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

Seller is a relocation company, has never occupied the property and makes no warranties.

If Buyer is concerned abou** **nation About Flood Hazards (TXR 1414).

For purposes of this notice:

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

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

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

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

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

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

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ❑ yes ❑ no If yes, explain (attach additional sheets as necessary): _____

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Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
❑	❑	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
❑	❑	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
❑	❑	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to, divorce, foreclosure, heirship, bankruptcy, and taxes.)
❑	❑	Any death on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property.
❑	❑	Any condition on the Property which materially affects the health or safety of an individual.
❑	❑	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
❑	❑	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
❑	❑	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
❑	❑	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): ___

Seller is a relocation company, has never occupied the property and makes no warranties.

❑	❑	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: _____ Manager's name: _____ Phone: _____ Fees or assessments are: $_____ per _____ and are: ❑ mandatory ❑ voluntary Any unpaid fees or assessments for the Property? ❑ yes ($_____) ❑ no If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____
❑	❑	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? ❑ yes ❑ no If yes, describe: _____

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Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ❑ yes ❑ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

❑ Homestead ❑ Senior Citizen ❑ Disabled
❑ Wildlife Management ❑ Agricultural ❑ Disabled Veteran
❑ Other: _____ ❑ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ❑ unknown ❑ no ❑ yes If no or unknown, explain. (Attach additional sheets if necessary): _____

Seller is a relocation company, has never occupied the property and makes no warranties.

**Chapter 766 of the Health and Sa ellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Sellers to provide inaccurate information or to omit any material information.

Juleen DuBois 6/26/26
Signature of Seller Date

Signature of Seller Date

Printed Name: Adrian Irwan Rizal

Printed Name: Angela TPP Rizal

ADDITIONAL NOTICES TO BUYER:

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

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

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(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric: _____ phone #: _____

Sewer: _____ phone #: _____

Water: _____ _____

Cable: _____ _____

Trash: _____ _____

Seller is a relocation company, has never occupied the property and makes no warranties.

Natural Gas: _____ phone #: _____

Phone Company: _____ phone #: _____

Propane: _____ phone #: _____

Internet: _____ phone #: _____

Security System: _____ phone #: _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

_____ _____

Signature of Buyer Date Signature of Buyer Date

Printed Name: _____ Printed Name: _____

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Property ID: M-C-00332384-1	Property Address: 24934 Crescent Trace San Antonio, Texas 78258 Bexar County

	NAME OF REPORT	# of PAGES IN REPORT	DATE OF REPORT	PREPARED BY	BUYER'S INITIALS
DISCLOSURE DOCUMENTS: Buyer(s) acknowledge that Weichert Workforce Mobility Inc. ("Weichert") has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. The Buyer(s) must acknowledge receipt of these disclosure documents by initialing to the right of each item listed and signing the signature section.					
1	Weichert Seller Disclosure	23	6/23/26	Homeowner	Buyer(s) Initials /
2	State/Province/Local Disclosure(s)	6	6/25/26	Homeowner	Buyer(s) Initials /
3	Radon Safeguard Program (only if applicable)	2	6/23/26	Weichert	Buyer(s) Initials /
4					Buyer(s) Initials /
5					Buyer(s) Initials /
6					Buyer(s) Initials /
7					Buyer(s) Initials /
INSPECTION REPORTS and/or RECEIPT/INVOICES: Inspection reports, receipts, and/or paid invoices ordered but not yet received reflect PENDING under the # of Pages in Report column. Reports will be provided to you upon receipt along with an updated SRED version. **Only complete if applicable.** Buyer(s) must acknowledge receipt of the disclosure documents by initialing to the right of each line item listed. And sign in the signature section. Buyer(s) should initial all lines with an inspection noted, **including those that are "PENDING"**.					
8	Survey	1	2/25/04	Westar Alamo	Buyer(s) Initials /
9	Previous Home Inspection	32	4/18/26	Wilson Home Inspection	Buyer(s) Initials /
10					Buyer(s) Initials /
11					Buyer(s) Initials /
12					Buyer(s) Initials /
13					Buyer(s) Initials /
14					Buyer(s) Initials /
15					Buyer(s) Initials /

16					Buyer(s) Initials /
17					Buyer(s) Initials /
18					Buyer(s) Initials /
MISCELLANEOUS INFORMATION: The Buyer(s) must acknowledge receipt of these documents by initialing to the right of each item listed and signing the signature section					
19					Buyer(s) Initials /
20					Buyer(s) Initials /
21					Buyer(s) Initials /
22					Buyer(s) Initials /
23					Buyer(s) Initials /
24					Buyer(s) Initials /

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Weichert has never occupied the property or independently verified the contents of these documents and is not responsible for their accuracy.

Buyer(s) acknowledge and agree that: (i) the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; (ii) Buyer to take the property subject to the disclosures; and that, (iii) Weichert shall have no responsibility or liability therefor.

Buyer(s) may wish to obtain professional advice and or inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/inspections/claimed defects. Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

Buyer:_____Date: _____

Buyer:_____Date: _____