



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2026

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 13402 Turnesa Terrace, San Antonio, TX 78221

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)			☒	Intercom System		☒		Spa		☒	
Exhaust Fans	☒			Microwave	☒			Trash Compactor		☒	
Fences	☒			Outdoor Grill		☒		TV Antenna		☒	
Fire Detection Equip.			☒	Patio/Decking	☒			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		☒					

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☐ gas number of units: <u>1</u>
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: <u>1</u>
Other Heat		☒		if yes describe:
Oven	☒			number of ovens: <u>1</u> ☒ electric ☐ gas ☐ other:
Fireplace & Chimney		☒		☐ wood ☐ gas logs ☐ mock ☐ other:
Carport		☒		☐ attached ☐ not attached
Garage	☒			☒ attached ☐ not attached
Garage Door Openers	☒			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls		☒		☐ owned ☐ leased from:
Security System		☒		☐ owned ☐ leased from:

(TXR-1406) 06-15-26

Initialed by: Buyer: _____, _____ and Seller: RV _____

Page 1 of 7

Concerning the Property at _____

13402 Turnesa Terrace, San Antonio, TX 78221

Item	Y	N	U	Additional Information
Solar Panels	☒	☐	☐	☒ owned ☐ leased from:
Water Heater	☒	☐	☐	☒ electric ☐ gas ☐ other: number of units: <u>1</u>
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: Composition roof Age: 3 years (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement	☐	☒	Floors	☐	☒	Sidewalks	☐	☒
Ceilings	☐	☒	Foundation / Slab(s)	☐	☒	Walls / Fences	☐	☒
Doors	☐	☒	Interior Walls	☐	☒	Windows	☐	☒
Driveways	☐	☒	Lighting Fixtures	☐	☒	Other Structural Components	☐	☒
Electrical Systems	☐	☒	Plumbing Systems	☐	☒		☐	☐
Exterior Walls	☐	☒	Roof	☐	☒		☐	☐

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring	☐	☒	Radon Gas	☐	☒
Asbestos Components	☐	☒	Settling	☐	☒
Diseased Trees: ☐ oak wilt ☐ other:	☐	☒	Soil Movement	☐	☒
Endangered Species/Habitat on Property	☐	☒	Unplatted Easements	☐	☒
Fault Lines	☐	☒	Unrecorded Easements	☐	☒
Hazardous or Toxic Waste	☐	☒	Urea-formaldehyde Insulation	☐	☒
Improper Drainage	☐	☒	Water Damage Not Due to a Flood Event	☐	☒
Intermittent or Weather Springs	☐	☒	Wetlands on Property	☐	☒
Landfill	☐	☒	Wood Rot	☐	☒
Lead-Based Paint or Lead-Based Paint Hazards	☐	☒	Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Encroachments onto the Property	☐	☒	Previous treatment for termites or WDI	☐	☒
Improvements encroaching on others' property	☐	☒	Previous termite or WDI damage repaired	☐	☒
Located in Historic District	☐	☒	Termite or WDI damage needing repair	☐	☒

(TXR-1406) 06-15-26

Initialed by: Buyer: _____ and Seller: RV 1

Page 2 of 7

Concerning the Property at _____

13402 Turnesa Terrace, San Antonio, TX 78221

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): _____

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): Home
owners insurance with Progressive.

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): _____

Concerning the Property at _____

13402 Turnesa Terrace, San Antonio, TX 78221**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: _____
 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: _____

Concerning the Property at _____

13402 Turnesa Terrace, San Antonio, TX 78221

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: 1

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.

Romeo Valverde 1 10/30/2026
Signature of Seller Date

Signature of Seller Date

Printed Name: Romeo Valverde

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Concerning the Property at 13402 Turnesa Terrace, San Antonio, TX 78221

- (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: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
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: _____



BLACK BEXAR SERVICES PLLC

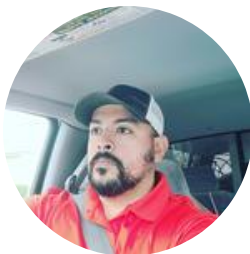
2106495632

BlackBexarServices@gmail.com



TREC REI 7-6

13402 Turnesa Ter
San Antonio, TX 78221



Inspector

Daniel Flores
Inspector #24027
2106495632

blackbexarservices@gmail.com



Agent

Jennifer Martinez
IH10 Realty
2106853852

jennifer.c.rodriquez0604@gmail.com



PROPERTY INSPECTION REPORT FORM

Romeo Valverde <i>Name of Client</i>	10/21/2026 9:30 am <i>Date of Inspection</i>
13402 Turnesa Ter, San Antonio, TX 78221 <i>Address of Inspected Property</i>	
Daniel Flores <i>Name of Inspector</i>	Inspector #24027 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: Furnished, Occupied

Style: House, Traditional

Temperature (approximate): 79 Fahrenheit (F)

Type of Building: Attached, Single Family

Weather Conditions: Clear, Sunny, 8am - 11am

Home Occupied/ Furnished/ Staged:

The home was Occupied/ Furnished/ Staged. Furnishings and items in the home may conceal deficiencies and or may not allow access to a whole system.

The home inspector does not move, lift or climb onto furnishings/items in order to inspect a system and/or a component of said system.

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

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

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation : Slab on Grade

Foundation is Performing as Intended:

The foundation was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

NOTE:

If any concerns exist about the current or future foundation performance, the inspector recommends that a foundation specialist/structural engineer be consulted prior to closing.

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

The grading and drainage system and components were inspected according to today's Texas standards of practice.

1: Soil Shrinkage

🔴Recommendation

The soil around the foundation perimeter wall was found to be pulling away from the foundation wall (shrinkage). If left unattended, this situation could worsen causing the foundation to move, shift, and settle oddly.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ C. Roof Covering Materials

Type of Roof Coverings : Asphalt, Roof Shingle -

NOTE:

Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for failure problems, a roofing specialist should be consulted. The inspection does not determine the insurability of the roof. You are strongly

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

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

encouraged to have your insurance company and a roof covering specialist physically inspect the roof prior to closing to fully evaluate the condition and insurability of the roof. Roof covering materials are inspected according to current Texas real estate commission Texas Standards of practice.

NOTE:

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, when velocity and direction and other environmental factors. The entire underside of the roof sheathing is not visible or accessible and cannot be inspected for indications of leaks.



Roof Inspection Method : Walked Roof

Comments:

The roof coverings were inspected according to today's Texas standards of practice.

NOTE:

Roof coverings should be closely monitored over time for wear and whether damage. If the buyer has any remaining concerns about the roof covering materials, the inspector recommends that a roof covering specialist be consulted.

Note:

Life expectancy of the roof covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company and a roofing expert physically inspect the roof if any concerns arise. Roof covering materials are inspected according to current Texas real estate commission Texas standards of practice.

Note:

The inspection of the roof does not preclude the possibility of leakage or water damage. Leakage or water damage can occur at any time and may depend on rain intensity, wind velocity and direction and other

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

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

environmental factors. The entire underside of the roof sheathing is not visible or accessible and can not be expected for indications of leaks.

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Attic -

The visible area of the roof structure and attic were inspected according to today's Texas standards of practice.



Approximate Average Depth of Insulation: 11 Loose Fill Cellulose

Performing as intended. :

The visible areas of the roof structure and attic were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

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

Comments:

The interior & exterior walls were inspected according to today's Texas standards of practice and were performing as intended at the time of the inspection.

Exterior Wall Material : Cement Panel (Hardie)

1: Cracks - Minor

👉Recommendation

Minor cracking was observed in wall structure. Recommend monitoring & repair accordingly.

Recommendation: Recommended DIY Project

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

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



2: Damaged Drywall

🔴 Recommendation

Damaged drywall was observed in the home. Damaged drywall should be repaired to prevent further deterioration.

Recommendation: Contact a handyman or DIY project

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

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



3: Siding - Sealant

➡ Recommendation

The siding needs sealant on butt-joints. This will help prevent water damage and deterioration.

Recommendation: Contact a qualified professional.



Throughout exterior wall

☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments:

The ceilings and floors were inspected according to today's Texas standards of practice.

Note:

Freshly painted or repaired ceilings or floors may conceal defects that would otherwise be observed. Ceiling and/or floors should be monitored over time for defects that may be concealed at the time of inspection.

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

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

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Performing as Intended :

All doors were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

1: Damaged/ Deteriorated Door Trim

🔴 Recommendation

Damaged and or deteriorated door trim was observed. Monitor and repair accordingly.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Windows**

Windows:

The windows were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

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

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**

Comments:

The porches, poured concrete, sidewalks, and patios were inspected according to today's Texas standards of practice and were performing as intended at the time of the inspection.

1: Differential Movement in Flatwork

🔴 Recommendation

Differential movement of the flat work such as driveways, walkways, & patio was observed. Differential movement in flatwork may be an indication of movement, settlement or other defects and should be repaired

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

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

as **needed**. Monitor and repair accordingly.

Recommendation: Contact a qualified professional.



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

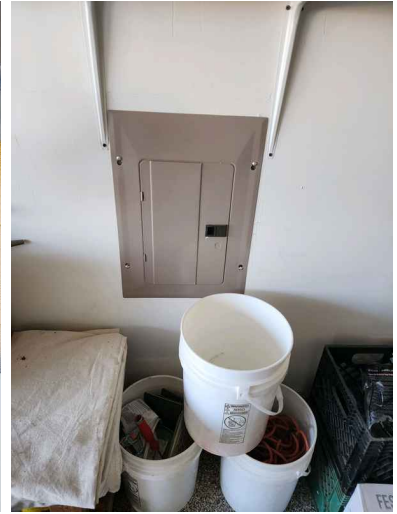
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

The main electrical service entrance and service panel was inspected according to today's Texas standards of practice and was performing as intended at the time of the inspection.



☒ ☐ ☐ ☐ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

The electrical system branch circuits and connected devices were inspected according to today's Texas standards of practice.

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

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

NOTE:

Electrical components concealed behind finished surfaces or under insulation are not expected. The inspection does not include remote control devices, alarm systems common low voltage wiring, and ancillary wiring or intercoms.

NOTE:

It is recommended to replace smoke and fire alarm batteries with each change of ownership and once annually for reasons of safety. Replacement of smoke and fire alarms older than 10 years is recommended.

☐ ☐ ☐ ☐ C. Other

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: Heat Pump -

The heating equipment was inspected according to today's Texas standards of practice.



Energy Sources: Electric

Comments:

The heating equipment was inspected according to today's Texas standards of practice.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Electric, Central Air Conditioner -

The cooling equipment was inspected according to today's Texas standards of practice and or local code and was performing as intended.

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

I	NI	NP	D

**Comments:**

The cooling equipment was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

Differential Temp: 16

1: Missing Locking Caps

➡ **Recommendation**

The locking caps are missing or have not been installed of HVAC coolant ports.

As of 2009, any & all HVAC systems are required to have locking caps on all units in residential or commercial property. Residents are subject to significant fines. Only a licensed HVAC company may install or remove.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Report Identification: 13402 Turnesa Ter, San Antonio, TX 78221 - 10/21/2026

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

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

Comments:

The visible duct systems, and vents were inspected according to today's Texas standards of practice and were performing as intended at the time of inspection.

☐ ☐ ☐ ☐ **D. Other**

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: Exterior



Location of Main Water Supply Valve : Next to Meter, Pressure Regulator - Located next to Meter



Static Water Pressure Reading: 50

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

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



Type of Supply Piping Material: PEX

Comments:

The visible water supply system plumbing was inspected according to today's Texas standards of practice.

Note:

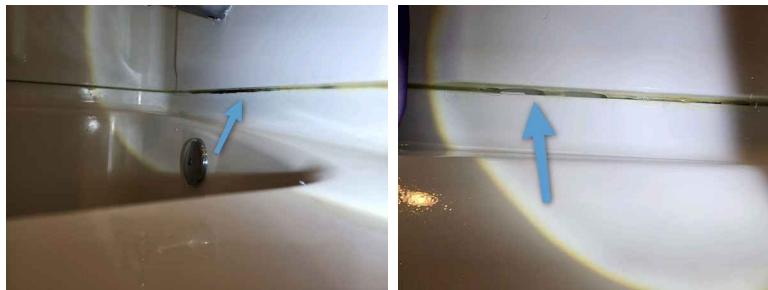
Portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected.

1: Tub/Shower Surround needs Sealant

Maintenance Item

Where the tub/shower surround meet, this will need additional sealant. Possible water intrusion that can lead to damage.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC

Comments:

The drains, waste and vents were inspected according to today's Texas standards of practice.

1: Roof Penetration Boot Deficient

Recommendation

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

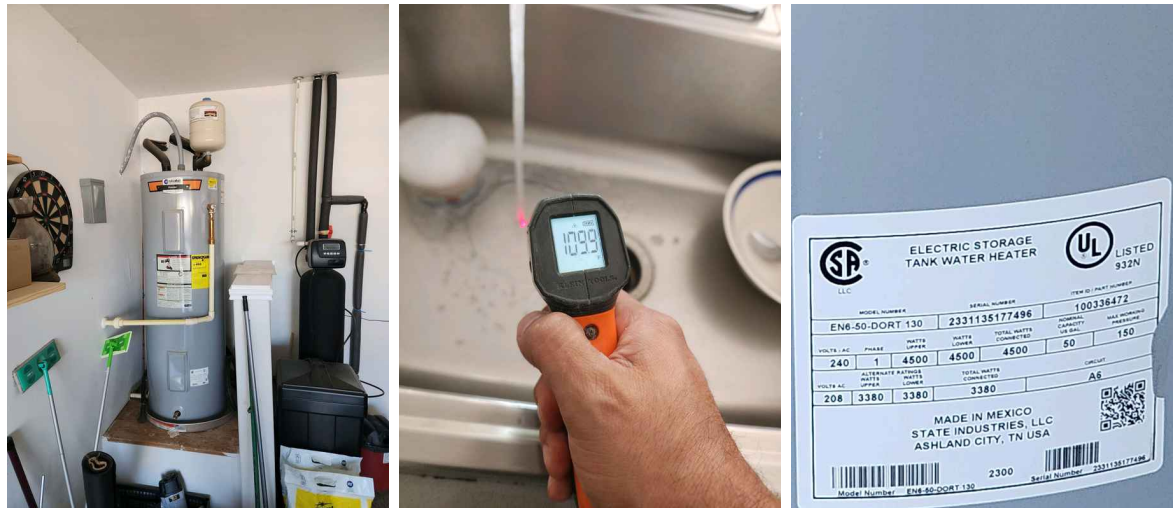
I	NI	NP	D
---	----	----	---

A roof penetration plumbing boot was found to be deficient. The boot is concaved and will allow water to collect. This will then cause the boot to deteriorate quicker and allow for possible water intrusion.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources: Electric



Capacity: 50 Gallons

Comments:

The water heating equipment was inspected according to today's Texas standards of practice.

1: Annual Maintenance Flush Needed

[Maintenance Item](#)

Water heaters should be flushed annually or during change of ownership to prevent sediment buildup and maintain efficiency.

This popping noise means there's sediment (mineral deposits) at the bottom of the water heater tank. Water under the sediment is steaming and bubbling up, pushing the sediment around and causing the popping noise.

Recommend a qualified plumber service and flush.

Recommendation: Contact a qualified plumbing contractor.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Report Identification: 13402 Turnesa Ter, San Antonio, TX 78221 - 10/21/2026

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

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

☐
☐
☒
☐
F. Gas Distribution Systems and Gas Appliances

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

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

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

The dishwasher was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

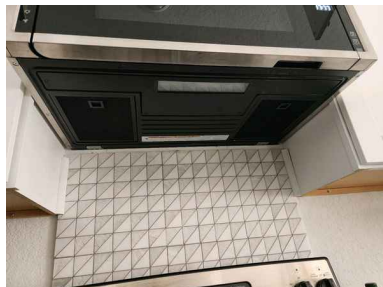
The food waste disposer was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.



☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

The range hood/exhaust was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.



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

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



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

Comments:

The range/cooktop was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.



☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The microwave was inspected according to today's Texas standards of practice And Was performing as intended at the Time of inspection.



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

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



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

Comments:

The mechanical exhaust and bathroom heaters were inspected according to today's Texas standards of practice and were performing as intended

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

The garage door operator was inspected according to today's Texas standards of practice and was performing as intended at the time of inspection.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

The dryer exhaust sys. was inspected according to today's Texas standards of practice.

Note:

The national fire protection association recommends that all dryer vent ducts be made from straight metal dryer ducts rather than plastic or flexible metal for improved safety.

1: Regular Maintenance

[Maintenance Item](#)

The dryer vent system should be cleaned annually and/or when a real estate transaction is conducted.

Recommendation: Contact a qualified chimney sweep.