



SELLER'S DISCLOSURE NOTICE

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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 **4707 Reyes St #2, Austin, Texas 78721**

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

Seller ☒ Is ☐ Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? ☐ _____ (approximate date) ☐ Never occupied the Property.

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

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			☒ 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: 1 number of remotes: 1
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System		✓		☐ owned ☐ leased from

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: Lawn
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: TPO, Standing seam metal Age: 1 (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		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓

Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs	✓	
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

(Previous Roof Repairs) Builder addressed minor drainage concern on small portion of roof.

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

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

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

Y N

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

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

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

For purposes of this notice:

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

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

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

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

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

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

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

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

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time
- ☒ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: 4707 Reyes Street Condominiums
Manager's Name: Texan Registered Agent LLC Phone: 512-318-2199
Fees or assessments are: \$ 0 per Year ☒ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ Yes (\$) ☒ No
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.



- ☒ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☒ no If yes, describe

- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Q2) "4707 Reyes Street Condominiums" has no annual dues but an annual registration fee of \$35, which is shared with Unit 1.
(Q3) Driveway

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☒ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
03-07-2025	Warranty	Constructiva Realty Inspections	43
07-21-2026	Inspection Report	Freeborn Inspections	25

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

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:



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

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain:

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

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

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

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

Jason Marks 2026-02-03
Signature of Seller Date

Randi Marks 2026-02-03
Signature of Seller Date

Printed Name: Jason Marks

Printed Name: Randi Marks

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: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Sewer: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Water: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Cable: _____	Phone #: _____
Trash: <u>City of Austin</u>	Phone #: <u>(512) 494-9400</u>
Natural Gas: <u>Texas Gas</u>	Phone #: <u>(800) 700-2443</u>
Phone Company: _____	Phone #: _____
Propane: _____	Phone #: _____
Internet: <u>Google Fiber</u>	Phone #: <u>(866) 777-7550</u>

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 _____

Printed Name: _____

Signature of Buyer _____ Date _____

Printed Name: _____



ADDENDUM TO SELLERS DISCLOSURE NOTICE - IMPROVEMENTS

CONCERNING THE PROPERTY LOCATED AT 4707 Reyes St #2, Austin, Texas 78721

The following is a list of improvements completed by the Seller:

Window coverings, light fixtures, sliding glass shower/tub door, video doorbell, built-in banquet, built-in shelf/expandable standing desk.

Jason Marks 2026-02-03
Seller Date

Buyer Date

Randi Marks 2026-02-03
Seller Date

Buyer Date



Prepared with Sellers Shield

ADDENDUM TO SELLERS DISCLOSURE NOTICE – EXCLUSIONS

CONCERNING THE PROPERTY LOCATED AT 4707 Reyes St #2, Austin, Texas 78721

The following items DO NOT convey with the sale of the property:

Washer/Dryer, Wall Art, Furniture, Rugs, Housewares

Jason Marks 2026-02-03
Seller Date

Buyer Date

Randi Marks 2026-02-03
Seller Date

Buyer Date



Prepared with Sellers Shield



TREC REI 7-6

4707 Reyes St 2
Austin, TX 78721

Inspector

Chad Snapp

TREC#21200

512-578-6685

chad@freeborninspections.com

Agent

Sylvia Unda

512-412-0268

sylvia.unda@compass.com



PROPERTY INSPECTION REPORT FORM

Diana Dalli

Name of Client

4707 Reyes St 2, Austin, TX 78721

Address of Inspected Property

Chad Snapp

Name of Inspector

Name of Sponsor (if applicable)

07/21/2026 10:30 am

Date of Inspection

TREC#21200

TREC License #

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 (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: No additional parties

Occupancy: Vacant

Style: Multi-level

Type of Building: Single Family

Orientation:

For the purpose of this inspection. To find your left and right sides of the property / structure. Stand on the sidewalk / street and face the house. The front is the front and the rear is the rear.

Weather Conditions: Clear

Temperature (approximate): 84 Fahrenheit (F)

Pictures In This Report :

Pictures in this report are examples of deficiencies or items being reported. Any and all items related to the picture or pictures should be evaluated for the same deficiencies.

Please Note :

This was neither a pass or fail type of an inspection. Information provided herein is in keeping with the Texas Real Estate Commission standards of practice and its purpose to provide you with information to use in making your purchase decision. If you do not read the entire document you may miss important details that may influence decision making processes.

The standards of practice adopted by the state of Texas for real estate inspections, defines a deficiency as an issue that, it is in the inspectors opinion, adversely and materially affect the performance of a system or component; or constitutes a hazard to life, limb or property as specified by the standards of practice. Some items may be commented on that are not technically correct but are not material. This provides you with information about the house that may serve to help you understand its construction and management's maintenance.

The responsibility to decide whether further analysis, repair, update or replacement of any system or component, based upon the inspectors reasonable opinion and/or designation of "Deficient" is up to the person whom the report was prepared for.

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.

Mold/Mildew investigations are NOT included with this report:

Mold/Mildew investigations are NOT included with this report; it is not in the scope of work for this inspection at the present time. A licensed Mold Inspector in the State Of Texas should be contacted for any possible signs of mold or organic growth. Any reference of water intrusion is recommended that a professional investigation be obtained.

INACCESSIBLE OR OBSTRUCTED AREAS: Sub Flooring Attic Space is Limited - Viewed from Accessible Areas, Floors Covered Plumbing Areas - Only Visible Plumbing Inspected, Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding, Behind/Under Furniture and/or Stored Items, Attic space - limited viewing, can not inspect what is covered by building materials - Not all areas were completely accessible during the inspection process. The inspector is NOT required to climb over obstacles, move furnishings or stored items.

Report Note::

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from a licensed contractor or qualified service professionals.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Foundation opinion Conditions:: Structural movement and/or settling noted; however, the foundation appears to be adequately supporting the structure at the time of the inspection.

Foundation Types:: Slab On Grade

Comments::

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 Professional Engineer in the state of Texas who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

There were no deficiencies found at the time of the inspection.:

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments: :

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.:

1: Down Spouts and rain gutters - materials and debris found inside of the rain gutters.

There were materials and debris found inside of the rain gutters. This can block the flow of the water draining in the gutters, or block the drain. Gutters should be free and clear of debris and materials.



2: Grading - first 10 feet of grading should have 6 inches fall

Some of the grading around the foundation did not appear to have enough slope or have a visual swell to drain water away from the foundation. The first 10 feet around the structure, the grading should have 6 inches fall, or a swell, or a drainage plan. I would recommend to monitor the area during or after a rain to make sure the drainage that is present will work as intended, draining the water away from the foundation toward the area drainage plan. Any area around the structure where the grade does not slope 6 inches per 10 feet from the structure is to be considered an area of improper drainage. Improper drainage can have negative effects on the performance of the foundation.

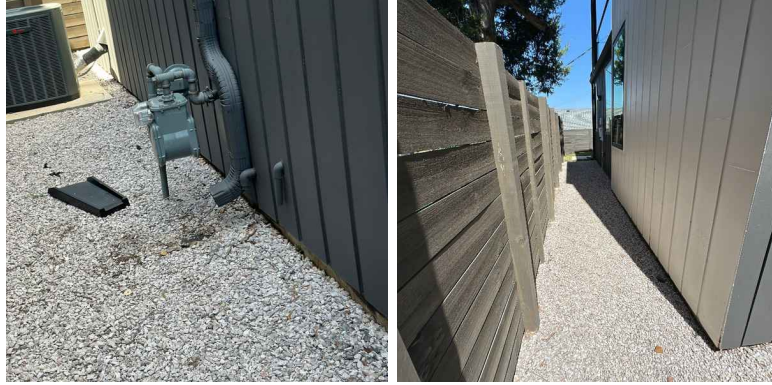
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

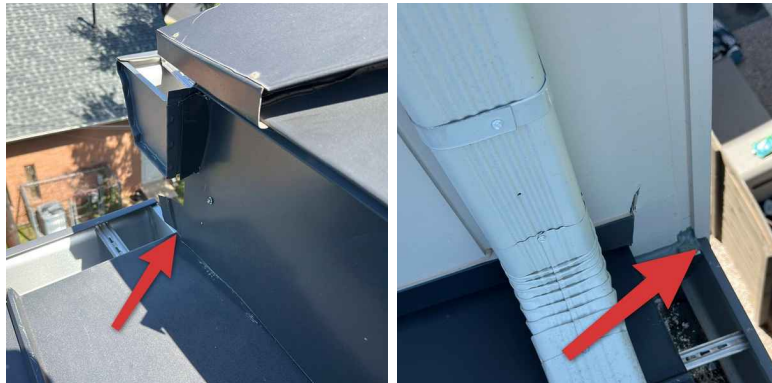
Type Of Roof Covering: : Membrane\Modified Bitumen Membrane, Metal\Galvanised Steel

Viewed From:: Roof Level

Comments::

1: Flashing - diverter missing-Repaired, See Photo

Missing one or more diverter flashing(s). Diverter flashings should be installed where roof slope ends into a vertical wall. The diverter flashing is angled to force and kick out the water away from the wall. The diverter will prevent water from draining onto the vertical wall. Water draining onto a vertical wall over time can cause damage to the wall to include the weather resistant barrier and the framing.



2: Flashing - missing headwall flashing-Repaired, See Photo

Headwall flashing is located where the roof to wall intersection is located directly in front of a wall. At this location there was one more areas that was missing headwall flashing. This can allow moisture to intrude into the structure. This location is required to have flashing.

I=Inspected

NI=Not Inspected

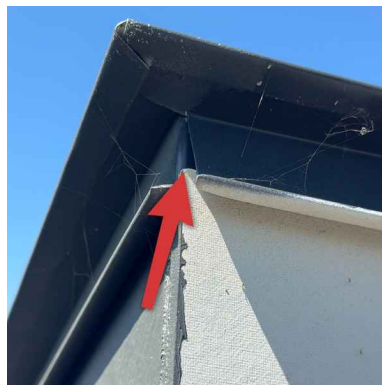
NP=Not Present

D=Deficient

I	NI	NP	D
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**3: Drip edge flashing - Not overlapping wall-Repaired, See Photo**

The drip edge flashing should lap over the top of the wall. There were areas that were not overlapped. These areas can allow moisture to enter between the roof and the wall.


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

Viewed From:: Entered Attic / Walk Platform

Approximate Average Depth of Insulation: 5-7 Foamed Attic / depth unknown

Comments:

There were no deficiencies found at the time of the inspection:

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

Comments: :

Type of Exterior Wall Covering: : Siding

Hardie Manual: Reference:

<https://www.jameshardiepros.com/getattachment/9a1017e1-853d-4574-b3e9-7afb1a5a472d/intro-tools-hz5-us-en.pdf>

1: Exposed Foundation - soil height

The soil height around the structure was too close to the exterior wall covering and did not expose the foundation properly. The heights of the exposed foundation can vary depending on the exterior wall covering.

I=Inspected

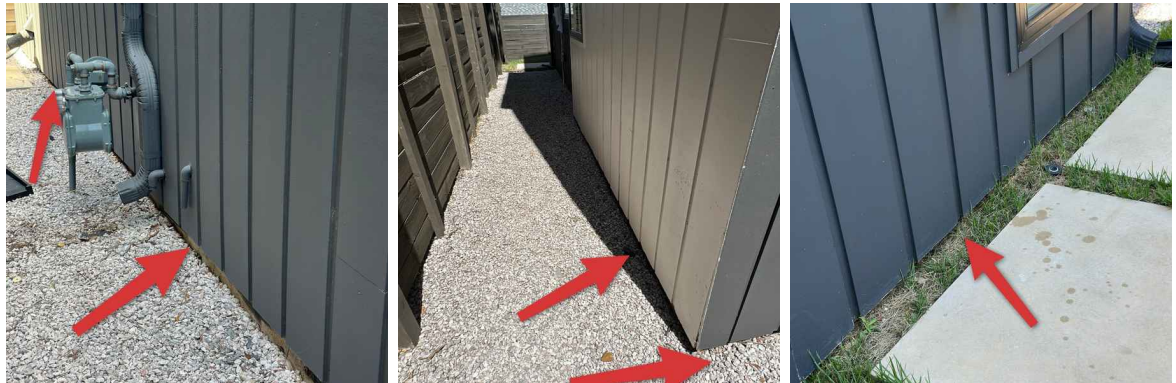
NI=Not Inspected

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I	NI	NP	D

There should be 4 inches of exposed foundation at masonry products and 6 inches exposed foundation at siding and trim.



2: Interior wall - crack / cracks present

There were wallboard cracks present at interior corners and the wall ceiling intersection.



☒ ☐ ☐ ☐ F. Ceilings and Floors

Comments: :

There were no deficiencies found at the time of the inspection.:

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

Comments::

1: Exterior door weatherstripping not tight to door

An exterior door had exposed a light between the weatherstripping and the door jamb. The door should not have any exposed daylight from the weatherstripping to the door.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D



Bedroom door

2: Exterior door jam and door had signs weathered wood

Exterior door jam and door had signs of weathered wood. This can be a sign that the door does not seal properly and is allowing water intrusion.

**3: Garage door - missing fasteners - Spring bracket**

The garage door spring brackets were missing fasteners. The spring is under tension and should be secured to the structure.

**4: Pan flashing - missing**

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I	NI	NP	D

Pan flashings should be installed between the foundation or sub floor and the door frame threshold. This is a code requirement.



Per the builder, these are installed with liquid flashing, they don't install them with sill pans.

☒ ☐ ☐ ☒ **H. Windows**

Comments::

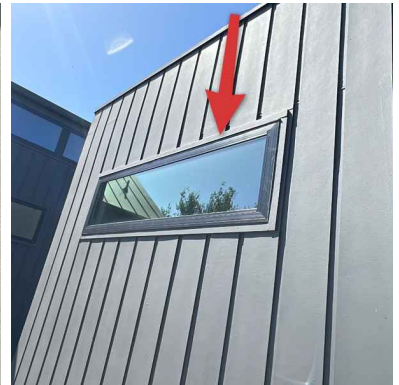
Type of window frames: Vinyl

Hardie siding - reference Manual :

<https://www.jameshardiepros.com/getattachment/9a1017e1-853d-4574-b3e9-7afb1a5a472d/intro-tools-hz5-us-en.pdf>

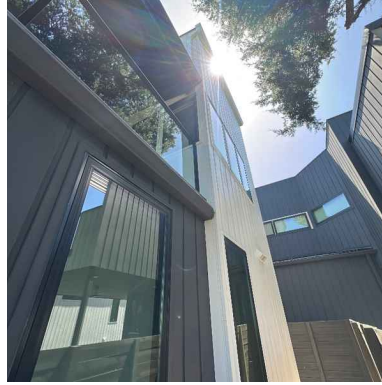
1: Flashing - missing above window frame trim

Missing flashing at exterior walls where there is continuous horizontal wood trim or cement board trim that is installed passed the water table / vapor barrier in areas such as above window frames, door jambs, and garage header trim. Flashing above siding trim should be used to prevent weather damage such as wind driven rain to the trim, siding, window openings, and or door openings on wood products and or cement boards. See siding or trim manufacture specifications. There are No exceptions for under porches or below soffits.



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

I	NI	NP	D
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Top of window trim



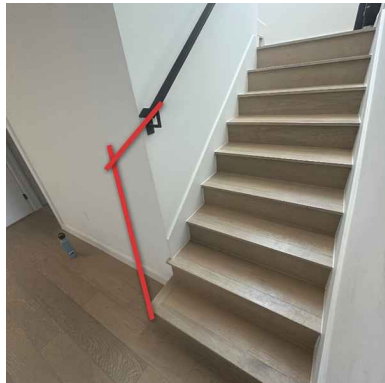
Top of window trim

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

Comments::

1: Handrails - not continuous for the full length of the flight

The handrail was not continuous for the full length of the flight, from a point directly above the top riser to the flight to a point directly above the lowest riser of the flight.



2: Handrails - greater than 38 inches in height

The handrail height was greater than 38 inches in height. Hand rails are measured vertically from the sloped plane adjoining the tread nosing, or the surface of the ramp slope. The height shall be not less than 34 inches and not greater than 38 inches.



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Had to be below 38"

3: Handrails - did not meet the handrail code

The guardrail did not meet the handrail code. Type 1 handrail shall be a minimum of 1 1/4 inches not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches and not greater than 6 1/4 inches with a cross section of dimension of not more than 2 1/4 inches. Edges shall have radius of not less than .01 inch.



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

Comments:

Type Of Fireplace : No Fireplace Present

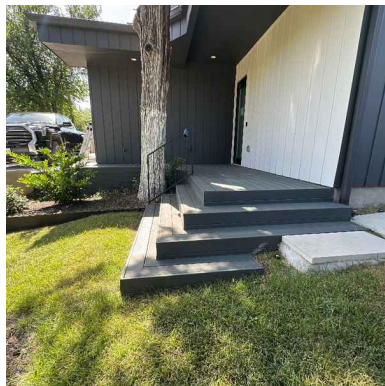
☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments::

There were no deficiencies found at the time of the inspection.:

Deck - deck framing to low to grade - framing not visible:

One or more of the decks framing was to the grade. The visibly to inspect the deck framing was very limited. The deck framing could not be inspected per the standards of practice.



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

I	NI	NP	D
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Deck frame not accessible :
There was skirting around the exterior of the deck that prevented entry to inspect underneath the deck. The deck could not be inspected to the standards of practice. The deck was visually inspected from the exterior looking through the skirting.



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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments: :

Type Of Service : Over Head

Manufacture Of Service Electrical Panel:: Square D

Location Of Service Panel : Left side -

Electric meter and Main disconnect located at neighboring unit 1

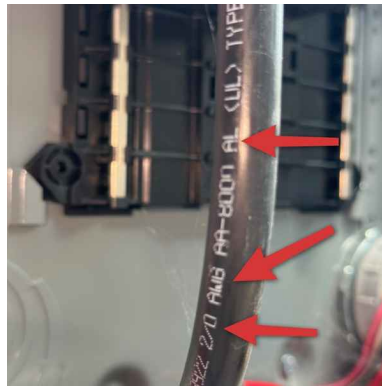
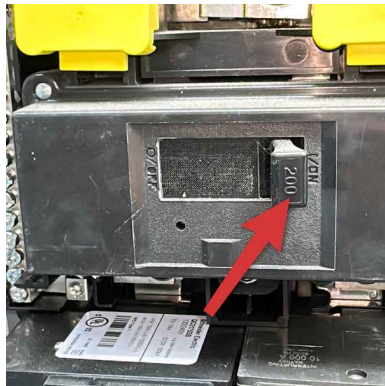
Service panel located at left side behind fence

Manufacture Of Sub Panel Electrical Panel: Square D

Location Of Sub Panel : Garage

1: Service conductors - undersized-See Repair Receipt

The service conductors were undersized from the electric meter to the main service disconnect. I would recommend further evaluation from a licensed electrical contractor in the state of Texas.



At service panel cabinet Should be 150
A like main disconnect

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

Type of Wiring:: Copper

Comments:

Manually test the installed and accessible smoke and carbon monoxide alarm: Yes

Receptacles less than five and a half feet above the floor that are not tamper resistant where visible: Yes

Dryer receptacle 220 V: Power was present at the time of inspection -

Car charger receptacle: No car charger receptacle present.

1: Doorbell chime - did not function

The doorbell did not function. I would recommend further evaluation.

☐ ☒ ☒ ☐ C. Other

Comments:

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I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Central - Zoned, Forced Air Furnace

Energy Sources: Gas

Comments:

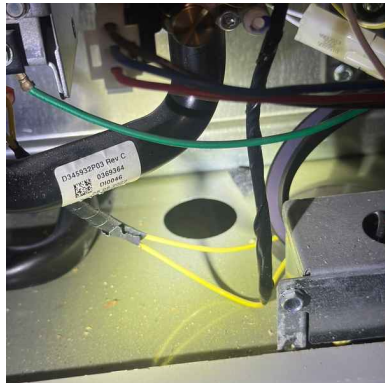
Heat Unit Manufacture: Trane

Date of production:

February 2024

1: Furnace sealed unit - nonventilated attic space - openings in furnace cabinet-See Repair Receipt

The attic space was nonventilated. There was an open flame inside of the furnace. There were many holes, allowing combustion air to escape outside of the furnace cabinet into nonventilated attic. space. This can be considered a hazard. The furnace cabinet should be sealed. I recommend further evaluation from the builders HVAC contractor.



☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Central air conditioning - zoned

Comments:

Condenser Manufacture: Trane -

Date of production: December 2024

Condenser Tonnage: 2 Ton

Refrigerant Types: R454B

Customer maintenance tip. :

Note: I recommend all homeowners to read the air conditioning manuals for routine maintenance guidelines. Cleaning the primary condensation drain and changing air filters are important components to maintain. All maintenance should be found in the manual, or call the manufacture for a copy of the manual. Annual check up inspections are recommended by a licensed HVAC contractor in the state of Texas.

Condensation drain maintenance:

The cleaning port was marked with blue electrical tape. This is where you would insert the funnel and pour the below solution to clean, flush, and maintain the drain.

Clean condensation drain every 2 to 3 months depending on the cooling usage during the warmer months. I recommend using a funnel pour 1 gallon mixed 2/3 warm water 1/3 distilled vinegar.

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Condensor Performace - temperature differential met TREC's standard :

At the time of the inspection, the temperature differential met TREC's standard between 15-22 degrees. Some manufacture may have different standards or specifications. I recommend researching the manufacture specifications for operating specifications.

Supply Air 60° return air 79° temperature differential 19°

Auxiliary drain pan - Signs of previous leaks:

There were signs of previous leaks inside the auxiliary drain pan. I would recommend further evaluation of all air conditioning systems with signs of previous leaks in the auxiliary drain pan, by a licensed HVAC contractor in the state of Texas



1: Condensation Drain - missing P-Trap-See Repair Receipt

The condensation drain was not plumbed to today's building standard. The condensation drain terminates above a sink drain P-trap. When this occurs there should be a P-trap added with a cleaning port to the beginning of the condensation drain at the air handling unit

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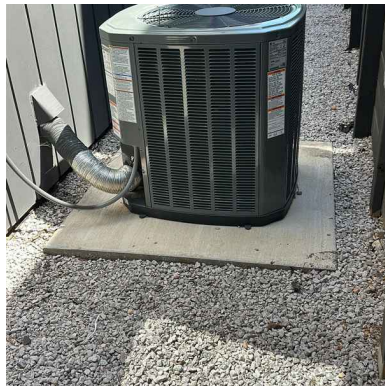
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2: Condenser - lack of clearance above grade

The condensers are required to be installed 3 inches above finish grade. The condenser(s) on site were less than 3 inches above grade.



3: Refrigerant piping cover - open end-See Repair Receipt

The end of the refrigerant piping cover should be sealed.



☒ ☐ ☐ ☒ C. Duct Systems, Chases, and Vents
 Comments:

1: Air leaks supply Plenum to air handler unit-See Repair Receipt

I=Inspected

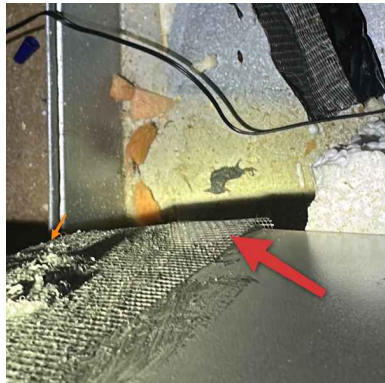
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There were air leaks found at the plenum duct work to the air handler unit. These areas should be sealed to prevent air leaks.



2: Return air-taken from kitchen-Per Builder & HVAC Contractor, Not Necessary. Passed City of Austin Inspection.

Return air should not be taken from the kitchen. This is an prohibited location to pull return air for the air conditioning system. This code can be found in chapter 16 under return air. The code does not disclose a return register location. It stated that return air can not be taken from a kitchen. The return register was close enough to the kitchen that it will draw air from the kitchen. For that reason this is a deficiency.

Code: M1602.2 Return air openings.

Return air openings for heating, ventilation and air-conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.
2. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space.
3. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturer's installation instructions, Manual D or the design of the registered design professional.
4. Return air shall not be taken from a closet, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic

Code Commentary for Return Air:

Item 4 addresses potential sources of air contaminants, and the creation of pressure differentials that can draw combustion products and contaminants from garages, chimneys, vents and appliances. Return air openings might interfere with the ability of exhaust systems and hoods to capture the target contaminants or effluent. Taking return air from an unconditioned attic would also cause significant energy waste. Exception 1 to Item 4 recognizes that return air could be necessary for conditioning a kitchen and contamination of the return air is avoided by the required minimum separation from cooking appliances. Exception 2 to Item 4 recognizes that return from.

Exceptions:

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

I	NI	NP	D
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1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than 10 feet (3048 mm) from the cooking appliances.
2. Dedicated forced-air systems serving only the garage shall not be prohibited from obtaining return air from the garage. 5. For other than dedicated HVAC systems, return a



3: Fresh air intake filter housing cover - not opening-Per HVAC Contractor housing cover is opening.
The cover did not open. This should be accessible to change out filters.



☐ ☒ ☒ ☐ **D. Other**
Comments:

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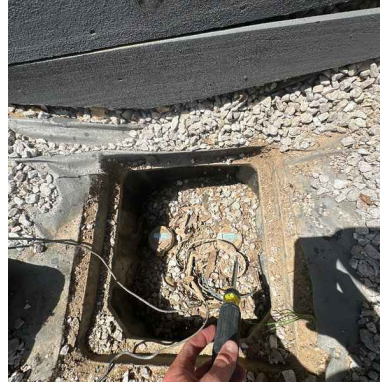
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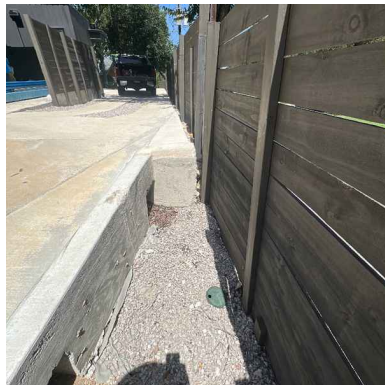
IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Exterior, Front right, Front left side, Condo - water meter not located, Buried, Rear left



Location of Main Water Supply Valve : Buried, Unknown



Static Water Pressure Reading: 62

Type of Supply Piping Material: PEX

Comments:

Previous leaks found - sink drain piping:

There were previous signs of leaks underneath one or more plumbing drain in the cabinet below. The bottom of the cabinet appeared to have moisture damage.



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I	NI	NP	D
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1: Home owner water shut off valve - missing or not located

The homeowner water shut off valve was missing or not located. There should be a homeowner water shut off valve to allow the water to be shut off for servicing and or emergency situations. Having a homeowner water shut off valve is a requirement.

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

Type of Drain Piping Material: PVC

Comments:

Type of sewer : Jurisdiction/city sewage

1: Vents - exposed vents above roof missing uv protection-Repaired, See Photo

The PVC vent that were exposed above the roof we're missing a UV protection. Schedule 40 PVC cannot be exposed to sunlight. Sunlight can damage the PVC overtime.


☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas

Capacity: 0 Tankless

Comments:

Maufacture and date of production:

Navien July 2024

Tank less water heater - Note: Note: Most tank less water heaters require maintenance. The tank less water heater has to be de scaled. See manufacture specifications for maintenance recommendations

There were no deficiencies found at the time of the inspection.:

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

Comments:

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

Location of Gas Meter: Left Side

Type of Gas Distribution Piping Material: Black Iron -
Where visible in structure and at meter.

Comments:

There were no deficiencies found at the time of the inspection.:

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D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

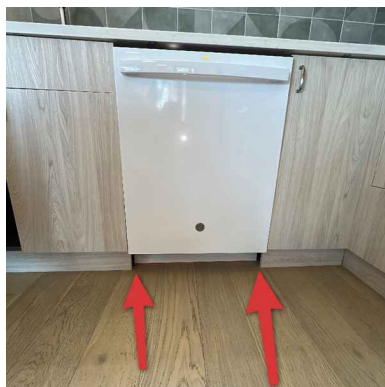
1: Dishwasher drain hose - missing high loop-**Repaired, See Photo**

Dishwasher is missing back flow prevention called a high loop. The loop should be installed above the dishwasher drain line to the sink connection. The drain line should be tied up underneath the sink a minimum of 1 inch above the drain connection point.



2: Dishwasher - movement

The dishwasher had movement. When the door is down and pressure is applied to the door of the dishwasher as the rack had weight. The bottom of the dishwasher moved. The dishwasher should be adjusted to prevent movement.



When the door is opened and weight is added to the opened door, the bottom of the dishwasher moves into the cabinet

3: Shelves squeaked and did not slide open and closed very easily

The middle and top shelves would stick in the middle when opening or closing the shelves.

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NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

There were no deficiencies found at the time of the inspection.:

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

Comments:

There were no deficiencies found at the time of the inspection.:

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

Comments:

Type Of Oven - Cooktop - Range : Gas Range

Oven - tested at 350 degrees :

Interior temperature of oven tested with oven thermometer.

400°

Some ovens interior temperature can be calibrated to the digital control on the panel. I would recommend reading the manufacture user manual for more information. Most ovens can be calibrated at the control panel.

1: Range - missing anti tip device

Missing anti tip device. An anti tip device is a bracket used for the range cleat / foot to prevent the range from tipping over.



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I	NI	NP	D
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2: Oven thermostat accuracy - not within 25° accuracy

The oven thermostat accuracy was not within 25° difference, when the oven was set at 350°. Some ovens can be calibrated to the correct temperature. I would recommend reading the manual to verify if the oven temperature can be corrected to the control temperature.

3: Cooktop gas valve - behind drawer - not accessible

The gas valve has to be accessible within 6 feet of the cooktop. If the drawer is easily removable and completely accessible, the gas valve, then it can be considered accessible.


☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

There were no deficiencies found at the time of the inspection.:

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

Comments:

There were no deficiencies found at the time of the inspection.:

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

1: Garage door opener - the door was noisy when functioning

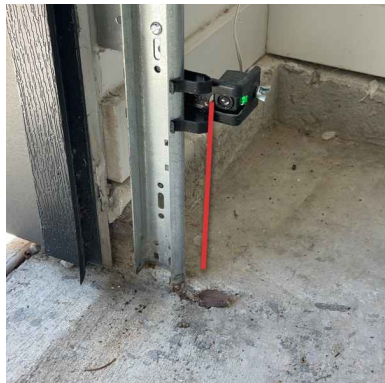
The door was very noisy when opening or closing.

2: Garage door opener- sensors above 6 inches

One or more garage door sensors was installed more than 6 inches above the finish floor. 6 inches is the maximum requirement that the sensors allowed to be above the finish floor.

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

I	NI	NP	D
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8 inches should be 6 or under

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

There were no deficiencies found at the time of the inspection..:

Vega Heating & Air LLC.

512-563-4383 Francisco | 512-985-7051 David

installs@vegaheatingandair.com

TACLA128702E

8/4/26

4707 Reyes St #2

Austin, TX 78721

INSPECTION REPORT REPAIRS



DESCRIPTION & DETAILS:

- **ITEM #4.1:** SEALED OFF FURNACE CABINET OPENINGS.
- **ITEM #4.2.1:** ADDED P TRAP WITH CLEANING PORT AT START OF CONDENSATION DRAIN.
- **ITEM #4.2.3:** SEALED REFRIGERANT PIPING COVER IN INDOOR UNIT.
- **ITEM #4.3.3:** FRESH AIR INTAKE HOUSING INSTALLED PROPERLY TO ALLOW COVER TO OPEN FREELY.







A.E.I. ELECTRIC, LLC

FOR THE FINEST IN QUALITY SERVICE!

7500 Inspiration Dr, Austin Texas 78724

Office 512-945-5592

aei_electric@yahoo.com

July 28th, 2026

Subject: Report

4707 Reyes St #2

Austin, TX 78721

To Whom It May Concern, We went out Tuesday July 28th to change out the main disconnect from a 200 to a 150A per the inspection report notes. It was replaced by a license electrician.

Feel free to call us.

Thank You,

Terry L Herrin

Terry L Herrin

Master Electrician

512-839-2478

TEML 20611

Yadira Benitez ,

Electrical Contractor

512-945-5592

TECL 30234