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TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 60 River Valley Rd Rio Frio, TX 78879

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? __ August 2023 (approximate date) or __ never occupied the Property

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

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

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

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

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

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

Solid Rock Real Estate, PO Box 266 Leakey TX 78873 Phone: 8302753727 Fax: (830) 232-4802
Carrie Chisum

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Manchester,

Concerning the Property at 60 River Valley Rd Rio Frio, TX 78879

Item	Y	N	U	Additional Information
Solar Panels		✓		__ owned __ leased from:
Water Heater	✓			✓ electric __ gas __ other: number of units:
Water Softener		✓		__ owned __ leased from:
Other Leased Items(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: Shingles Age: Less than one year (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes ✓ no __ unknown

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

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

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

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

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

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

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

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

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

Concerning the Property at 60 River Valley Rd Rio Frio, TX 78879

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): _____

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: Hail Damage

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

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Concerning the Property at 60 River Valley Rd Rio Frio, TX 78879

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): _____

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

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

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

_____

_____

_____

_____

_____

_____

_____

__	✓	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 assessment for the Property? __ yes ($ _____) __ no If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____
__	✓	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? __ yes __ no If yes, describe: _____

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

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

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

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

✓ Homestead
__ Wildlife Management
__ Other: _____
__ Senior Citizen
__ Agricultural
__ Disabled
__ Disabled Veteran
__ 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 Seller to provide inaccurate information or to omit any material information.

Kenneth Manchester — Date
Signature of Seller

Printed Name: Kenneth Manchester

Jennifer Manchester — 10/21/2026
Signature of Seller — Date

Printed Name: Jennifer Manchester

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 60 River Valley Rd Rio Frio, TX 78879

(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:	BEC	phone #:	
Sewer:		phone #:	
Water:		phone #:	
Cable:		phone #:	
Trash:	Rio Brewster	phone #:	
Natural Gas:		phone #:	
Phone Company:	Hctc	phone #:	
Propane:		phone #:	
Internet:	Hctc	phone #:	
Security System:		phone #:	

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

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LONE STAR
PROPERTY INSPECTIONS

Property Inspection Report

LOCATED AT:
60 River Valley Rd
Rio Frio, Texas 78879

PREPARED EXCLUSIVELY FOR:
Kenneth Manchester & Charles Page

INSPECTED ON:
Thursday, June 22, 2023

MOBILE HOME
INSPECTOR
INTERNACHI® CERTIFIED

Inspector, philip packer 25081
Lonestar Property Inspections

CERTIFIED PROFESSIONAL INSPECTOR
InterNACHI
CPI



Thursday, June 22, 2023
Kenneth Manchester & Charles Page
60 River Valley Rd
Rio Frio, Texas 78879

Dear Kenneth Manchester & Charles Page,

We have enclosed the report for the property inspection we conducted for you on Thursday, June 22, 2023 at:

60 River Valley Rd
Rio Frio, Texas 78879

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, philip packer
Lonestar Property Inspections

PROPERTY INSPECTION REPORT FORM

Kenneth Manchester & Charles Page	Thursday, June 22, 2023
Name of Client	*Date of Inspection*
60 River Valley Rd Rio Frio, Texas 78879	
Address of Inspected Property	
philip packer 25081	25081
Name of Inspector	*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 on (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 the at 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

Limited Mobile-Home foundation inspection

The house was estimated to be approximately 2 years old.

Mobile home
Over the course of this inspection the temperature was estimated to be between 80 and 100 degrees.

The weather was sunny at the time of our inspection.

Review of the detached structure(s) is not a part of this inspection and report. However a brief walkthrough and examination of separate buildings may be included, depending on inspectors time and availability.

If inspection of detached structures is desired, this will be performed upon arrangement at additional cost.

I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

BASIC INFORMATION

Pier and beam

FOUNDATION

Due to the potential for seepage and moisture related changes in bearing soils, ongoing movement should be anticipated.

This movement manifests itself as cosmetic cracking in the interior and exterior surfaces and as sloping floors and sticking doors. Improvements in exterior drainage conditions are often the most cost effective methods to minimize future movement.

Foundations on Clay-base soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Note: Weather conditions, drainage, leakage and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

SUGGESTED FOUNDATION MAINTENANCE AND 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 most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a structural engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and or stop structural movement.

PIER SUPPORT

Piers are spaced and done in serviceable layout , no further recommend action at this time.







Tow arms and axles removed per standards.





Due to the nature of pier & beam construction and the crawl space, the entire sub floor and it's components have not been completely visually inspected. There are areas that were not visible or could not be seen or were obstructed in some way. Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however the possibility exists that there could be moist, soft or rotted wood on the subfloor or it's components that have not been detected or located. Noted areas with visual observations are of note. Recommend repair and further inspection upon completion of the repairs to ensure the repairs were done properly.

Pier A: Single stack of solid or open cell, 8x8x16 concrete Blocks. Maximum height is 36 inches as measured from the top of the footer to the top of the last concrete block. Concrete blocks are installed with their lengths perpendicular to the main I-Beam. Open cells must be vertical and in alignment.

Permanent concrete piers attached with notched c-clamps with tri-bar to frame with proper spacing found in place.





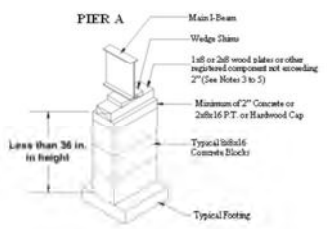

Notes:
1) Perimeter pier may be inset from edge of floor up to 8". The 2x6 brace may be omitted if the front face of a perimeter pier is flush with the perimeter joist and the perimeter pier supports the intersection of an interior joist and perimeter joist.

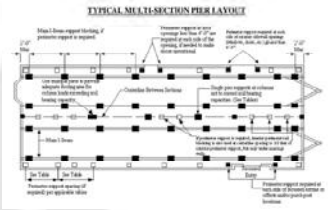
2) Dbl 2x6 are min. #3 Yellow Pine or pressure treated Spruce-Pine, nailed together with min. 16d galvanized nails 2- rows at maximum 8" o.c.

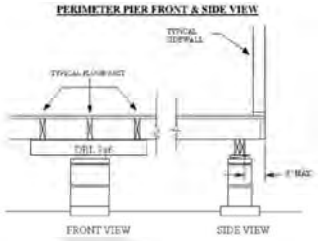
3) 2x6 brace must span at least two (2) but not more than three (3) floor joists.

Note:
Piers and pier spacings: Spacing and location of piers shall be in accordance with The tables listed below:
(1) Spacing shall be as even as practicable avoiding obstacles that are not in control of the installer along each main I-Beam. Pier spacing may exceed tabulated values up to 30% so long as the total pier count remains the same. End piers are to be located within 24" of the end of the main frame.
(2) Piers shall extend at least 6" from the centerline of the I-Beam or be designed to prevent dislodgement due to horizontal movement of less than 4".
(3) Load bearing supports or devices shall be registered with the Department in accordance with 80.26 of Administrative Rules of the Texas Department of Housing and Community Affairs

10 Texas Administrative Code
(4) Sidewall openings greater than 4' shall have perimeter piers located under each side of the opening, i.e. patio doors, recessed porches/entries, bay windows and porch posts. Perimeter piers for openings are not required for endwalls.

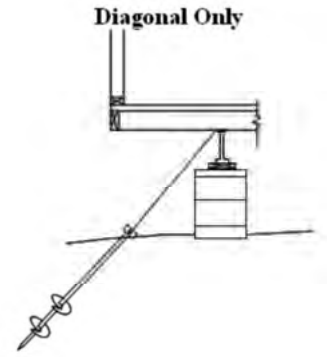


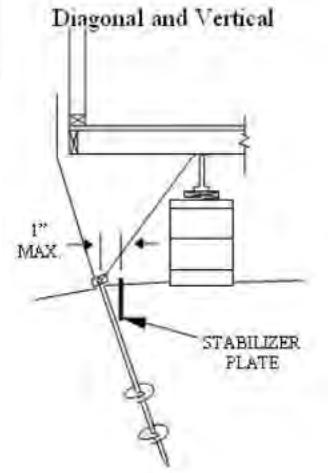


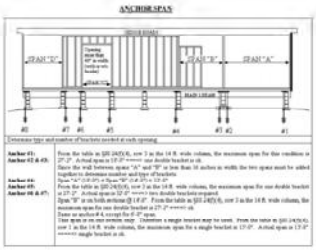


ANCHOR RODS AND STRAPS

Anchoring equipment (anchors, turnbuckles, straps, hookups) should be capable of resisting an allowable working load of at least 3,150 pounds. The equipment must also be capable of withstanding a 50 percent overload, 4,725 pounds.







Generic Standards for Anchoring Systems.(Effective: January 29, 2008)
(a) General Requirements: For units built on or after September 1, 1997, the installer must verify that the unit is designed for the Wind Zone in which it is to be installed and must follow all applicable installation instructions for that Wind Zone as setforth herein.
Note: A Wind Zone I unit, built on or after September 1, 1997, may not be installed in a Wind Zone II area. However, a Wind Zone II unit may be installed in a Wind Zone I area. The counties are defined in the FMHCSS.
(b) Material Specifics:
(1) Strapping shall be Type 1, Finish B, Grade 1 steel strapping, 1.25 inches wide and 0.035" in thickness, certified by a licensed professional engineer or architect as conforming with the American Society for Testing and Materials (ASTM) Standard Specification D3953 91; Standard specification for strapping, flat steel, and seals. Strapping shall be marked at least every 5' with the marking described by the certifying engineer or architect.
(2) Tie materials shall be capable of resisting an allowable working load of 3,150 pds with no more than 2% elongation and shall withstand a 50% overload (4,725 pds total). Ties shall have a resistance to weather deterioration at least equivalent to that provided by coating of zinc on steel of not less than 0.30 ounces per sqft on each side of the surface coated (0.0005" thick), as determined by ASTM Standards Methods of Test for Weight of Coating on Zinc-coated (galvanized) Iron or Steel Articles (ASTM A 90-81). Slit or cut edges of zinc-coated steel strapping are not required to be zinc coated. Ties shall be designed and installed to prevent self disconnection when the ties are slack.
(3) Anchor spacing ONLY applies to units with roof pitch of 20 deg or less. For anything over 20 deg, it must be designed by a professional engineer or architect.





LONESTAR PROPERTY INSPECTIONS

POLYETHYLENE UNDERBELLY

Polyethylene underbelly is a black tarp like substance on the bottom of most manufactured homes since the 80s. This is used for insulation and sealing the bottom side of the mobile home from the crawl space area. Found in serviceable condition

GENERAL COMMENT

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Satisfactory i*nspection was performed on the foundation of the manufactured home described above and below. The foundation is structurally sound, and the home is property attached to a permanent foundation system which is constructed to withstand both supporting loads and wind overturning loads and is acceptable to the building authority having jurisdiction. Therefore, the foundation meets the Veteran's Association's (or Federal Housing Authority) current requirements for foundations for existing construction.*

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

I	NI	NP	D	
☑	☐	☐	☐	**B. Grading and Drainage**

Comments:

GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

Notes: General standards for grading around foundation

Note: Planters and/or areas of high grading can promote water accumulation near the building leading to foundation problems. Regrading and/or drainage system would help surface water flow away from the structure.

Note: Erosion areas around foundation can occur when water collects and pools next to the foundation, causing excessive soil wash. Installing gutters, planting shrubs, ect.. can help with the key to the careful balance between drainage and support for foundation.

NOTE: Any area where the ground does not slope away from the structure 6" per 10' is to be considered and area of improper drainage; and any structural beam made of wood in direct contact with soil is to be considered of note in risk of rotting

LONE STAR
PROPERTY INSPECTIONS

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

60 River Valley Rd.	Rio Frio	78879
Inspected Address	City	Zip Code

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

60 River Valley Rd. | Rio Frio | 78879

Inspected Address | City | Zip Code

1A. Wilson Pest Control Services, LLC (Name of Inspection Company) 1B. 12791 (SPCS Business License Number)

1C. 466 N HWY 83 (Address of Inspection Company) | Leakey (City) | TX (State) | 78873 (Zip) | 830.232.55[illegible] (Telephone No.)

1D. Kerry Ondrovik (Name of Inspector (Please Print)) 1.E. Certified Applicator ■ Technician ☐ (check one)

1F. 6-22-2023 (Inspection Date)

2. Kenneth and Jenifer Manchester (Name of Person Purchasing Inspection) Seller ☐ Agent ☐ Buyer ■ Management Co. ☐ Other ☐

3. _____ (Owner/Seller)

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

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

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

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

6A. This company has treated or is treating the structure for the following wood destroying insects: NONE
If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐
If treating for drywood termites or related insects, the treatment was: Full ☐ Limited ☐

6B. NONE (Date of Treatment by Inspecting Company) | _____ (Common Name of Insect) | _____ (Name of Pesticide, Bait or Other Method)

This company has a contract or warranty in effect for control of the following wood destroying insects:
Yes ☐ No ■ List Insects: _____
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this real estate transaction.

Signatures:
7A. Kerry Ondrovik, TX CA License #: 0866109
Inspector (Technician or Certified Applicator Name and License Number)

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

Notice of Inspection Was Posted At or Near:
8A. Electric Breaker Box ■ Water Heater Closet ☐ Beneath the Kitchen Sink ☐ 8B. Date Posted: 6-22-2023

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

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic	☐	Insulated area of attic	☐	Plumbing Areas	☐	Planter box abutting structure	☐
Deck	☐	Sub Floors	☐	Slab Joints	☐	Crawl Space	☐
Soil Grade Too High	☐	Heavy Foliage	☐	Eaves	☐	Weepholes	☐
Other	☐	Specify:					

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

10B. Conducive Conditions include but are not limited to:

		Wood to Ground Contact (G)	☐	Formboards left in place (I)	☐	Excessive Moisture (J)	☐
Debris under or around structure (K)	☐	Footing too low or soil line too high (L)	☐	Wood Rot (M)	☐	Heavy Foliage (N)	☐
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)			☐
Insufficient ventilation (T)	☐	Other (C) ☐	Specify:				

60 River Valley Rd.	Rio Frio	78879
Inspected Address	City	Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
11A.Subterranean Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11B.Drywood Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11C Formosan Termites	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11D.Carpenter Ants	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■
11E .Other Wood Destroying Insects	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■

Specify:_____

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

NONE

11G.Visible evidence of: NONE has been observed in the following areas:_____

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes ☐ No ■

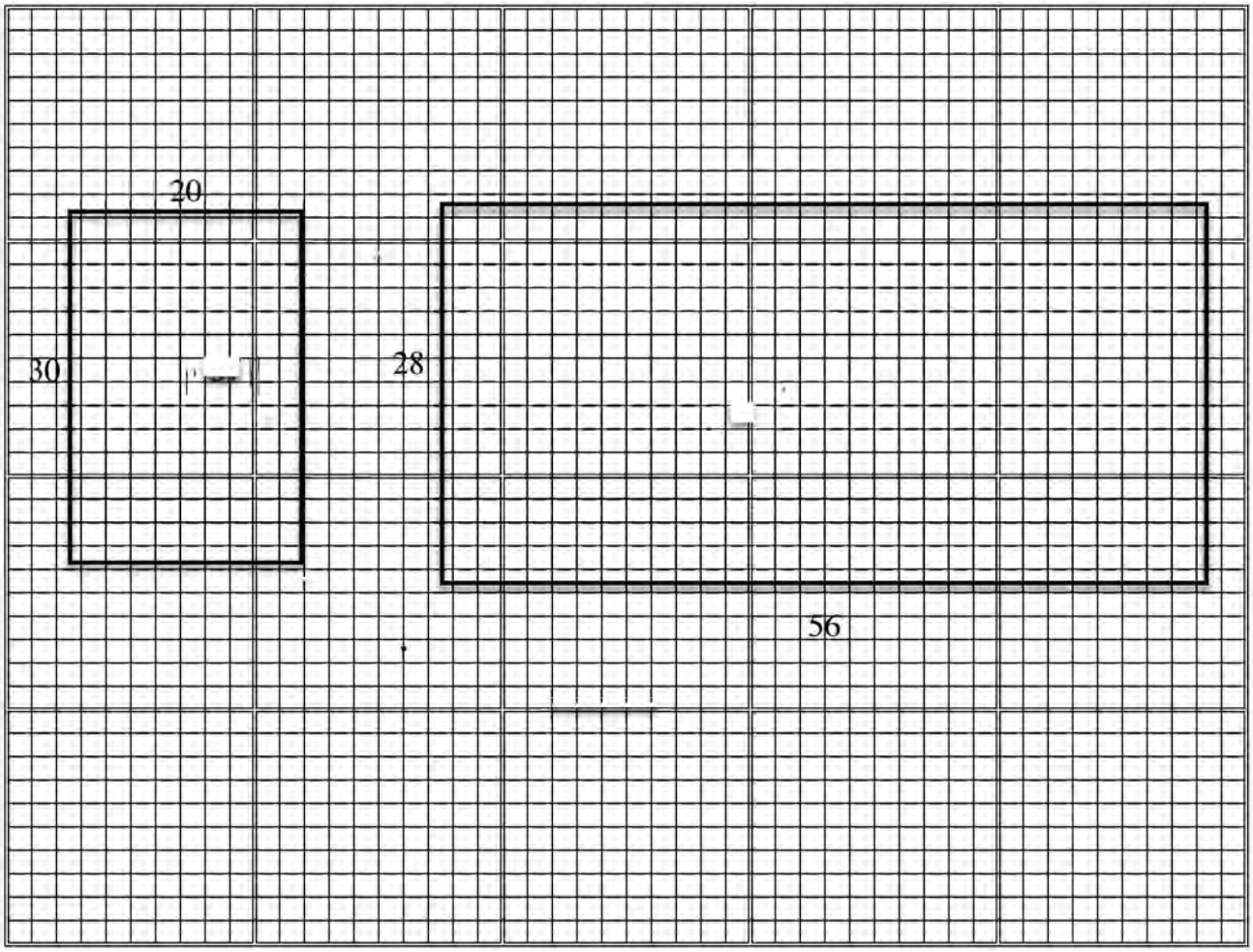
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ■

Specify reason:_____

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) – Specify_____



Additional Comments_____

No signs of previous and/or current wood destroying insects, including termites, found anywhere on a
No conducive condition for wood destroying insects, including termites, found anywhere on and/or su
No further actions required or recomended. Clean Report.

60 River Valley Rd.	Rio Frio	78879
Inspected Address	City	Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages:_____

Signature of Purchaser of Property or their Designee | Date

☐ Customer or Designee Not Present **Buyer's Initials** _____

Lab Report

Upper Guadalupe River Authority

Date: *7/17/2023*

125 Lehmann Dr. Suite 100, Kerrville, TX 78028
(830) 896-5445
TCEQ State Lab ID: 48145

CLIENT: Utopia Water Well Service
PO Box 246
Utopia , TX 78884
chad@utopiadrilling.com;zach@utopiadrilling.com; see coc
Ph: 8307410598

Lab Order: 2307218

Project: Manchester
System ID No: Private

Lab ID: 2307218-001
Sample Site: Well Head
Sampled By: UWWS

Collection Date/Time: 7/11/2023 1:30:00 PM
Source: DRINKING WATER RAW
Sample Type:
Field Cl2 Residual: NA

Analyses	Result	PQL	Qual	Units	DF	Date Analyzed
BACTERIA ANALYSIS		**Method : SM 9223 B (N)**				
E. coli	Not Found	1		P/A	1	7/12/2023 10:53:00 AM
Total coliforms (N)	Not Found	1		P/A	1	7/12/2023 10:53:00 AM
NITRATE AS N		**Method : EPA 300.0 (N)**				
Nitrogen, Nitrate	0.31	0.040	Q	mg/L	1	7/12/2023 4:29:00 PM
NITRITE AS N		**Method : EPA 300.0 (N)**				
Nitrogen, Nitrite	<0.04	0.040	Q	mg/L	1	7/12/2023 4:29:00 PM
SUBCONTRACTED TESTING WAS PERFORMED		**Method : SUBCONTRACTED TESTING**				
Subcontracted tests, see original report	see below	0			1	7/17/2023

Quality Control sample results available upon request.

Suffix : (N) - NELAP Accredited Analysis

Qualifiers: Q - Data qualified: see Case Narrative. All required Quality Control was acceptable unless the result is flagged with a "Q" or otherwise noted in the Case Narrative.

Abbreviations : PQL – Practical Quantitation Limit; DF – Dilution Factor

Upper Guadalupe River Authority

Date: *7/17/2023*

125 Lehmann Dr. Suite 100, Kerrville, TX 78028
(830) 896-5445
TCEQ State Lab ID: 48145

CLIENT:	Utopia Water Well Service PO Box 246 Utopia , TX 78884 chad@utopiadrilling.com;zach@utopiadrilling.com; see coc **Ph:** 8307410598	**Lab Order:**	2307218
Project:	Manchester		
System ID No:	Private		

Signature: Nicole Shepherd

Nicole Shepherd, Lab Manager

Test Methods: Standard Methods for the Examination of Water and Wastewater; EPA Methods for Water and Wastewater; ASTM Int'l Standard Test Methods; Hach Methods

NELAP Accredited by TCEQ
For a list of Fields of Accreditation and current NELAP certificate, visit the Lab Services section of www.ugra.org

Confidentiality Statement: This is a confidential report for use by the addressed customer or authorized agent. This report may not be reproduced except in full.

Compliance Statement: All laboratory analyses performed in connection with the generation of the data set forth in this report were undertaken in accordance with requirements applicable to the laboratory methods used, unless otherwise noted in an attached Case Narrative. Any known problems/ anomalies observed by this laboratory (and if applicable, laboratories subcontracted through this laboratory) that might affect the quality of the data have been identified in the Case Narrative. Results shown relate only to the samples tested. Any known problems associated with the quality of the samples have been identified in the Case Narrative. All required Quality Control associated with the samples was acceptable unless the result is qualified with a "Q" flag or otherwise noted in the Case Narrative. The use of the measured values in this report for regulatory compliance purposes must be evaluated by, and is solely the responsibility of, the customer.

Quality Control sample results available upon request.

Suffix : (N) - NELAP Accredited Analysis

Qualifiers: Q - Data qualified: see Case Narrative. All required Quality Control was acceptable unless the result is flagged with a "Q" or otherwise noted in the Case Narrative.

Abbreviations : PQL – Practical Quantitation Limit; DF – Dilution Factor

Upper Guadalupe River Authority

Date: *17-Jul-23*

CLIENT: Utopia Water Well Service
Project: Manchester
Lab Order: 2307218

CASE NARRATIVE

Analysis of the following test(s) was performed by A and B Environmental Services Houston (NELAP Certificate No. T104704213-23-30 exp 3-31-2024, TCEQ Lab Approval ID TX275): Lead
The original report for the subcontracted testing follows this case narrative.

Nitite: Sample Matrix Spike was outside the acceptable 80-120% range. Sample result may be biased slighty low. Sample still passes the safety range set by the EPA.
Nitate: Sample Matrix Spike was outside the acceptable 80-120% range. Sample result may be biased slighty high.Sample still passes the safety range set by the EPA.

Laboratory Analysis Report

Total Number of Pages: 7

Job ID : 23071151

10100 East Freeway, Suite 100, Houston, TX 77029 tel: 713-453-6060, fax: 713-453-6091, http://www.ablabs.com

Client Project Name :
2307218 / Man Chester60 River Valley

Report To :	Client Name:	UGRA - Upper Guadalupe River Authority	P.O.#.:
	Attn:	Nicole Shepherd	Sample Collected By: U.W.W.S.
	Client Address:	125 Lehmann Dr. Suite 100	Date Collected: 07/11/23
	City, State, Zip:	Kerrville, Texas, 78028	

A&B Labs has analyzed the following samples...

Client Sample ID	Matrix	A&B Sample ID
Well Head	Drinking Water	23071151.01

Released By: Senthilkumar Sevukan
Title: Vice President Operations
Date: 7/17/2023

This Laboratory is NELAP (T104704213-23-31) accredited. Effective: 04/13/2023; Expires: 3/31/2024
Scope: Non-Potable Water, Drinking Water, Air, Solid, Biological Tissue, Hazardous Waste

I am the laboratory manager, or his/her designee, and I am responsible for the release of this data package. This laboratory data package has been reviewed and is complete and technically compliant with the requirements of the methods used, except where noted in the attached exception reports. I affirm, to the best of my knowledge that all problems/anomalies observed by this laboratory (and if applicable, any and all laboratories subcontracted through this laboratory) that might affect the quality of the data, have been identified in the Laboratory Review Checklist, and that no information or data have been knowingly withheld that would affect the quality of the data.

This report cannot be reproduced, except in full, without prior written permission of A&B Labs. Results shown relate only to the items tested. Results apply to the sample as received. Samples are assumed to be in acceptable condition unless otherwise noted. Blank correction is not made unless otherwise noted. Air concentrations reported are based on field sampling information provided by client. Soil samples are reported on a wet weight basis unless otherwise noted. Uncertainty estimates are available on request.

ab-q210-0321

Date Received : 07/13/2023 09:45

LABORATORY TERM AND QUALIFIER DEFINITION REPORT

Job ID : 23071151 Date: 7/17/2023

General Term Definition

Back-Wt	Back Weight	Post-Wt	Post Weight
BRL	Below Reporting Limit	ppm	parts per million
cfu	colony-forming units	Pre-Wt	Previous Weight
Conc.	Concentration	Q	Qualifier
D.F.	Dilution Factor	RegLimit	Regulatory Limit
Front-Wt	Front Weight	RPD	Relative Percent Difference
LCS	Laboratory Check Standard	RptLimit	Reporting Limit
LCSD	Laboratory Check Standard Duplicate	SDL	Sample Detection Limit
MS	Matrix Spike	surr	Surrogate
MSD	Matrix Spike Duplicate	T	Time
MW	Molecular Weight	TNTC	Too numerous to count
J	Estimation. Below calibration range but above MDL	MQL	Minimum Quantitation Limit

Qualifier Definition

LABORATORY TEST RESULTS

Job ID : 23071151

Date 7/17/2023

Client Name: UGRA - Upper Guadalupe River Authority Attn: Nicole Shepherd

Project Name: 2307218 / Man Chester60 River Valley

Client Sample ID: Well Head
Date Collected: 07/11/23
Time Collected: 13:30
Other Information:

Job Sample ID: 23071151.01
Sample Matrix Drinking Water

Test Method	Parameter/Test Description	Result	Units	DF	Rpt Limit	Reg Limit	Q	Date Time	Analyst
EPA 200.8	Metals by ICP-MS								
	Lead	BRL	mg/L	1	0.0005	0.015		07/14/23 20:00	YWZ

ab-q212-0321

QUALITY CONTROL CERTIFICATE

Job ID : 23071151 **Date :** 7/17/2023

Analysis : Metals by ICP-MS **Method :** EPA 200.8 **Reporting Units :** mg/L

QC Batch ID : Qb23071433 **Created Date :** 07/14/23 **Created By :** YWZhang

Samples in This QC Batch : 23071151.01

Digestion : PB23071412 **Prep Method :** EPA 200.8 **Prep Date :** 07/14/23 08:20 **Prep By :** JYou

QC Type: Method Blank

Parameter	CAS #	Result	Units	D.F.	RptLimit		Qual
Lead	7439-92-1T	BRL	mg/L	1	0.0005		

QC Type: LCS and LCSD

Parameter	LCS Spk Added	LCS Result	LCS % Rec	LCSD Spk Added	LCSD Result	LCSD % Rec	RPD	RPD CtrlLimit	%Recovery CtrlLimit	Qual
Lead	0.05	0.0522	104	0.05	0.0509	102	2.5	20	85-115	

QC Type: MS and MSD
QC Sample ID: 23071102.01

Parameter	Sample Result	MS Spk Added	MS Result	MS % Rec	MSD Spk Added	MSD Result	MSD % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Lead	0.0031	0.1	0.1078	105						75-125	

QC Type: MS2 and MSD2
QC Sample ID: 23071102.11

Parameter	Sample Result	MS2 Spk Added	MS2 Result	MS2 % Rec	MSD2 Spk Added	MSD2 Result	MSD2 % Rec	RPD	RPD CtrlLimit	%Rec CtrlLimit	Qual
Lead	0.0012	0.1	0.1036	102						75-125	

A & B Labs — Chain of Custody

The Chain of Custody is a Legal Document — Page 1 of 1

* Job ID:23071151

07/13/2023 UGRA - Upper Guadalupe ANA

REPORT TO:		2. INVOICE TO:		3. PO #
Company:	UGRA - Upper Guadalupe River Authorit	Company:	UGRA	3a. A&B Quote #
Address:	125 Lehmann Dr. Suite 100	Address:	125 Lehmann Dr. Ste100	4. Turnaround Time (Business Days)
	Kerrville, Texas - 78028		Kerrville, TX 78028	☐ 1 Day* ☐ Other
Contact:	Nicole Shepherd	Contact:	Tammy Thompson	☐ 2 Days*
Phone:	(830) 896-5445	Phone:	(830) 896-5445	☒ 3 Days* *Surcharge applies
Fax: ☐		Fax: ☐		☐ 7 Days - Standard
E-mail: ☒	nshepherd@ugrarorg	E-mail: ☐	tthompson@ugra.org	

A&B JOB ID #:

5. Project # 2307218

6. Project Name/Location: Manchester 60 River Valley

7. Reporting Requirement:

☐ TRRP Limits Only ☐ TRRP Rpt. Package ☐ See Attached ☐ Standard Level II ☐ PST ☐ MDL ☐ EDD

8. Sampler's Name & Company (PLEASE PRINT) — Sampler's Signature & Date: U. W. W. S.

LAB USE ONLY	9. Sample ID and Description	10. Sampling: Date	Time 24hr	11. Comp.	11. Grab	12. Matrix: Water	Soil	Sludge	Oil	Drinking Water	Air	Other	13. No. of Containers	14. Containers*	15. Preservatives**	16. PH-Lab Only	17. Analyses/Methods: Lead	18. REMARKS
01A3	Well Head	7-11-23	1330		X					X			1	X				

19. RELINQUISHED BY	DATE	TIME	20. RECEIVED BY	DATE	TIME	21. KNOWN HAZARDS/COMMENTS
Ben Braentigam	7-12-23	1700	Fed Ex	7-12-23	1700	
FED EX	7/13/23	9:45	Megan Cler	7/13/23	9:45	Temperature: 28.0 °C
						Thermometer: IR5
						Initials: ME

Containers: VOA - 40 ml vial; AG - Amber Glass 1 Liter; 4 oz/8 oz - glass wide mouth; P/O - Plastic/Other

**Preservative: C - Cool; H - HCL; N - HNO3; S - H2SO4; OH - NaOH; T - $Na_2S_2O_3$; X - Other

Intact Y or N

METHOD OF SHIPMENT: FedEX

BILL OF LADING/TRACKING # 8176 5361 7937

A&B ... not accept verbal changes. Please FAX written changes to 713-453-6091

Samples will be disposed of after 30 days. A&B reserves the right to return samples

LAB USE ONLY SAMPLING _____ RENTAL _____ P/U _____


ORIGIN ID:EVBA (830) 896-5445
NICOLE SHEPHERD
UPPER GUADALUPE RIVER AUTH
125 LEHMANN DR.
STE 100
KERRVILLE, TX 78028
UNITED STATES US
SHIP DATE: 12JUL23
ACTWGT: 5.60 LB
CAD: 6994060/SSFE2422
DIMS: 8x8x10 IN
BILL RECIPIENT
TO LABORATORY
A & B LABS
10100 EAST (I-10)
STE 100
HOUSTON TX 77029
(713) 453-6060
REF:
DEPT:
FedEx
Express
REL# 3786346
THU - 13 JUL 4:30P
STANDARD OVERNIGHT
TRK# 0215 8176 5361 7937
43 HBYA
77029
TX-US IAH

Sample Condition Checklist

A&B JobID : **23071151**	Date Received : **07/13/2023**	Time Received : **9:45AM**
Client Name : **UGRA - Upper Guadalupe River Authority**		
Temperature : **28.0°C**	Sample pH : **7**	
Thermometer ID : **IR5**	pH Paper ID : **108702**	
Perservative :		

	Check Points	Yes	No	N/A
1.	**Cooler Seal present and signed.**			X
2.	**Sample(s) in a cooler.**		X	
3.	**If yes, ice in cooler.**			X
4.	**Sample(s) received with chain-of-custody.**	X		
5.	**C-O-C signed and dated.**	X		
6.	**Sample(s) received with signed sample custody seal.**		X	
7.	**Sample containers arrived intact. (If No comment)**	X		
8.	**Matrix:** Water ☑ Soil ☐ Liquid ☐ Sludge ☐ Solid ☐ Cassette ☐ Tube ☐ Bulk ☐ Badge ☐ Food ☐ Other ☐			
9.	**Samples were received in appropriate container(s)**	X		
10.	**Sample(s) were received with Proper preservative**		X	
11.	**All samples were tagged or labeled.**	X		
12.	**Sample ID labels match C-O-C ID's.**	X		
13.	**Bottle count on C-O-C matches bottles found.**	X		
14.	**Sample volume is sufficient for analyses requested.**	X		
15.	**Samples were received with in the hold time.**	X		
16.	**VOA vials completely filled.**			X
17.	**Sample accepted.**	X		
18.	**Has client been contacted about sub-out**			X

Comments : Include actions taken to resolve discrepancies/problem:

Sample received in box with no ice. Sample collection time on container shows "2:30". Sample does not meet temp requirements. Split & preserved sample with 1mL of HNO3 on 7/13/2023 at 15:17 <2 pH. LOT# 108372. ~ANS 7/13/23

Received by : ASmith

Check in by/date : ASmith / 07/13/2023

ab-s005-0321

Upper Guadalupe River Authority Chain of Custody

UGRA Customer Information (please fill out completely) **Reports will be emailed unless otherwise specified.**

Company Name Utopia Water well Service	**Email Address 1** zach@utopiadrilling.com
Primary Contact Zach	**Email Address 2** chad@utopiadrilling.com
Alternate Contact Chad	**Phone Number** (830) 966-3456
Mailing Address P.O. Box 246	**Do you need a RUSH (doubles price)?**
City Utopia **State** TX **Zip** 78884	☐ No ☑ Yes

Rcvd by NB 7/13/23

Laboratory Use Only

*Subcontracted To: ATB for Lead

Sample Intact? (Y) N

Ice Present? (Y) N

Temperature: 9.1/9.0 °C

Project/System Name Manchester

Permit/System Number GO River Valley — No Permit (Private)

pH and Dissolved Oxygen measurements should be taken in the field. Measurements taken in a laboratory should be taken within 15 minutes of collection. Since this holding time is nearly impossible to achieve to, please be aware that all pH and DO measurements taken after 15 minutes from collection will be qualified in the reports. Qualified results may not be acceptable for regulatory compliance purposes.

| | | |

Well Information per Utopia Water Well Service as of 06/29/2023

TD of well - 55'

Pump set at - 50'

SWL - 22'

Yield - 10 gpm

Pump is pulling 6 amps which is within range and below service factor amps.

Buyer should independently verify all information contained herein by contacting Utopia Water Well Service (830)966-3456.