



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 **14877 Snowhill Drive, Frisco, Texas 75035**

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
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			✓
Gas Fixtures	✓		
Liquid Propane 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: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2
Other Heat			✓	if yes describe:
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: exterior
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ City ☐ Well ☐ MUD ☐ Co-op ☐ Unknown ☐ Other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

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

Roof Type: Composition Age: 3 (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>



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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) Entire Roof replaced 2022

(Water Damage Not Due to a Flood Event) Minor ceiling damage from tub overflow has been repaired, no insurance claim filed. Minor drywall damage from water leak after hail storm repaired 2022.

*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):



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***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: TurnBridge Manor HOA
- Manager's Name: Vision Communities Management Phone: 972-612-2303
- Fees or assessments are: \$ 700 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) Turnbridge Manor HOA

(Q3) Community Pool

(Q11) Collin County is Part of North Texas Groundwater Conservation District

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
08-21-2021	Home Inspection for purch	343 Home Inspections	44



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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:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> 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.

Brett William Faucett 2025-05-31
Signature of Seller Date

Maribel Faucett 2025-05-31
Signature of Seller Date

Printed Name: Brett William Faucett

Printed Name: Maribel Faucett

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.



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- (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>CoServe</u>	Phone #: <u>(800) 274-4014</u>
Sewer: <u>City of Frisco</u>	Phone #: <u>(972) 292-5575</u>
Water: <u>City of Frisco</u>	Phone #: <u>(972) 292-5575</u>
Cable: <u>None</u>	Phone #: _____
Trash: <u>City of Frisco</u>	Phone #: <u>(972) 292-5575</u>
Natural Gas: <u>Coserve</u>	Phone #: <u>(800) 274-4014</u>
Phone Company: <u>none</u>	Phone #: _____
Propane: <u>N/A</u>	Phone #: _____
Internet: <u>Spectrum</u>	Phone #: <u>(855) 860-9068</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 _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	





PROPERTY INSPECTION REPORT

**This Professional Inspection Report Has Been
Prepared Exclusively For:**

Brett Faucett

**14877 Snowhill Dr
Frisco, TX 75035**



Inspected by: Greg Bontrager
TREC License: #20582

5700 Tennyson Parkway #300 Plano, TX 75024
Cell 972-207-2760 Email greg@343inspections.com

PROPERTY INSPECTION REPORT

343 Home Inspections
555 Republic Dr. Suite 200 Plano, TX 75074
Office # (214)800-2001 Cell # 972-207-2760
www.343inspections.com
Greg@343inspections.com

Prepared For: Brett Faucett
(Name of Client)

Concerning: 14877 Snowhill Dr, Frisco, TX 75035
(Address or Other Identification of Inspected Property)

By: Greg Bontrager, Lic #20582 08/31/2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

This is a personal, private and confidential report prepared exclusively for Brett Faucett by © 343 Home Inspections, PLLC TREC 20582 Ph. # 972-207-2760 and is not to be distributed to anyone without first obtaining written permission from both Brett Faucett and 343 Home Inspections, PLLC

or purchase of the home.

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

Inspection Time In: **1:30 pm** Time Out: **5 pm**

Property was: **Vacant** at the time of Inspection:

(When a property is Occupied during an Inspection various areas and items that are blocked from the Inspectors view)

Building Orientation (For Purpose Of This Report Front Faces): **North**

Weather Conditions during Inspection: **Sunny**

Outside temperature during inspection: **90+ Degrees**

Parties that were present during the inspection: **Buyer**

THIS REPORT IS PAID AND PREPARED FOR THE PERSONNEL, PRIVATE AND EXCLUSIVE USE BY Brett Faucett. THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or

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- regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use;
 - (iii) changes in performance of any component or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetrations; or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. *This report is not to be used by or for any property and/or home warranty company.*

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging

I=Inspected

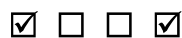
NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s): Slab

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Movement Indicators

- Interior sheetrock cracks and/or stress indicators.
- Frieze board separations were observed.



Additional Observations and/or Comments:

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.



Buyer's Advisory Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. *The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.* If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

TREC LIMITATIONS: The Inspector is not required to inspect

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

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B. Grading and Drainage

Comments:

Grading & Drainage

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

Buyer's Advisory Notice: The proper care and maintenance of the grading is important to the foundation. Improper care for trees, large shrubs and bushes around foundation may cause foundational issues. It is generally recommended that you water outside the current root area to assist roots in growing outside and away from the foundation area. Watering the foundation is also recommended. A soaker hose position 6 to 12 inches away and 6 to 12 inches deep around the foundation, will assist in keeping the soil stable and will assist in providing proper maintenance for the foundation. Consulting a qualified foundation, soil and/or landscaping specialist to inspect the structure would be beneficial in developing a care and maintenance plan for your foundation.

TREC LIMITATIONS: The inspector is not required to inspect

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: The roof was observed from ground level with binoculars. The two-story home roof level does not have readable safe access.

Comments:

Roof Covering:

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of

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any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- One or more of the shingle panels were observed to be sliding out of place on the east side of the roof structure.



- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material in various locations.



- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.



- The composition roofing material has experienced considerable granule loss in various locations throughout the roof.

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- Damaged shingles were observed on the south side of the roof structure.



Flashing Details:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The area pictured below is sometimes called a "dead valley" and can be a source of water intrusion if the flashing begins to fail. This area should be closely monitored and repaired as necessary.



Gutter & Downspout System

- The guttering system downspout is damaged on multiple sides of the structure.

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Note: The gutter downspouts should discharge water at least sixty inches (60") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.

Buyer's Advisory Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

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D. Roof Structures and Attics

Viewed From: Attic Decked Space Only

Approximate Average Depth of Insulation: 10" to 13"

(Note: Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

Approximate Average Thickness of Vertical Insulation: 2" - 4"

Insulation Type: Loose Filled, Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial / Limited

Comments:

Roof Structure:

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- All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Access:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ventilation:

In this Inspector's opinion your roof ventilation is being provided by soffits & wind turbines and appears to be functioning as intended with the following observation, deficiencies and/or exceptions if any associated with the attic ventilation that were observed on this structure are noted below:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation:



Insulation in the attic appears to be about 10" to 13" deep of Loose Filled, Batt or Blanket type insulation. The suggested depth for an "R" value of 30 is about 8 to 10 inches. Adding un-faced blankets of insulation or blown in insulation may be a good idea. Other materials are available such as thermal barrier plastic sheeting. There is no T.R.E.C. standard in the inspection guidelines for insulation depth.

Roof Sheathing

- All components were found to be performing and in satisfactory condition on the day of the inspection.

TREC Limitations: The Inspector is not required

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.

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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Brick Veneer, Fiber Cement Board

Interior Walls & Surfaces:

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Interior wall joint cracks were observed in various locations throughout the house.



Exterior Walls & Surfaces:

- There were no weepholes observed in the low course of the exterior masonry veneer over the window and door steel lintels. This condition does not meet current building standards and should be corrected as necessary.



- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use elastomeric caulking.



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D=Deficient

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INTERIOR TREC LIMITATIONS: The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
- (B) provide an exhaustive list of locations of deficiencies and water penetrations.

EXTERIOR TREC LIMITATIONS: The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) operate a lock if the key is not available.

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F. Ceilings and Floors

Comments:

Ceilings

Note: There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

- Ceiling joint cracks were observed in various locations throughout the house.



Floors:

- The floor tile(s) were observed to be cracked and/or damaged in breakfast area.

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Note: Some cracking of the garage concrete floor finish was observed.



TREC LIMITATIONS: The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
- (B) provide an exhaustive list of locations of deficiencies and water penetrations.

TREC LIMITATIONS: The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) operate a lock if the key is not available.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door is sticking to the media room.
- The door is not latching properly to the guest bedroom closet.
- The door hardware is missing to the pantry.

I=Inspected

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Exterior Doors

- Weather stripping improvements are recommended for exterior doors.



Garage Service Door

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Garage Vehicle Door

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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H. Windows

Comments:

Window Screens:

- One or more of the window screens were observed to be damaged.

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NI=Not Inspected

NP=Not Present

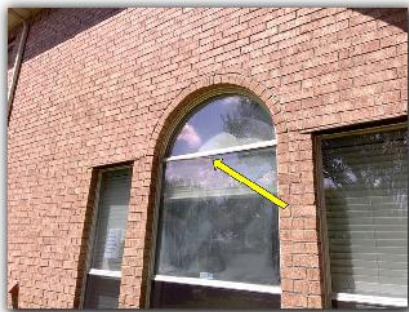
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Windows:

- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.



- The window sill(s) have some deteriorated and/or damaged to the living room.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the living room. The cause and remedy should be investigated and corrected as necessary.



- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
various locations throughout the house.

(Total 16)

I=Inspected

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Special Notice: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation prior to the expiration of any time limitations such as option or warranty periods.

TREC Limitations: The Inspector is not required to

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

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I. Stairways (Interior and Exterior)

Comments:

Interior Stairs:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

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J. Fireplaces and Chimneys

Comments:

Type of Fireplace: gas

Coping, Cap & Crown was inspected from Roof level

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Spark Arrestor was present at the time of inspection.

Family Room Fireplace / Chimney



- All components were found to be performing and in satisfactory condition on the day of the inspection.

TREC Limitations The inspector is not required to:

(A) verify the integrity of the flue;

(B) perform a chimney smoke test; or

(C) determine the adequacy of the draft.

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K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

TREC Limitations: The inspector is not required to:

(A) exhaustively measure every porch, balcony, deck, or attached carport components; or

(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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L. Other

Comments:

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M. Cabinets

Comments:

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N. Sidewalks & Driveways

Comments:

Sidewalk:

- All components appeared to be functioning as intended on the day of the inspection.

Driveway:

- All components appeared to be functioning as intended on the day of the inspection.

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O. Fences

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Box

Box Rating : 200 amps

Box Location: Garage

Type of Main Service Wiring: Copper

Main Disconnect Rating: 200 amps

Cabinet Manufacturer: General Electric - GE

Comments:

The main service conductors entered this structure from underground to a meter that is located on the exterior of the structure. Branch wiring was found to be copper type wiring. A grounding conductor was applied and appears to be properly connected.

All boxes and conduit appear to be bonded properly. I did not observe any indications of overheating, arcing or any other type of defects within the panel box at the time of the inspection.



- The neutral bar was observed to be double lugged (two or more wires under one screw). Each neutral wire should have it's own

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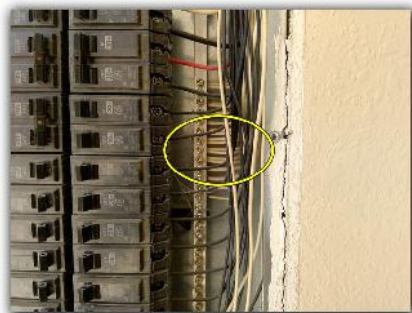
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terminal on the neutral bar. *This is an a"as built" condition, but per the TREC standards , I am required to report this as a deficiency.*



Grounding / Bonding

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Distribution Wiring

- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. The improper use of extension cord was observed in or around the attic area.



Arc-Fault Circuit Interrupter Protection (AFCI)

- Arc-Fault protection was not present in all of the appropriate areas. According to the standard implemented in 2008, arc-fault should be present in all family rooms, living rooms, gamerooms, bedrooms, parlors, sunrooms, closets, hallways, and similar type rooms. *This is an as-built condition, but per TREC standards, I am required to report it as a deficiency.*

TREC Limitations: The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or

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(G) operate overcurrent devices.

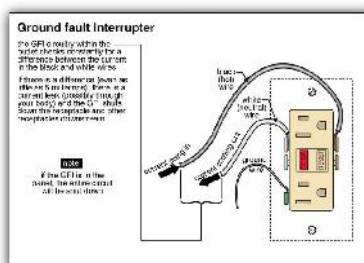
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets:



- The laundry room receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all laundry room receptacles should have GFCI protection.



- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. There New National Electrical (NEC) Code no longer has an exception for "non-appliance dedicated".



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Switches:

Note: I was unable to determine the operation end of one or more of the switches.

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures:

- One or more of the light fixtures appear to be inoperative in the master bathroom, pantry, guest bedroom closet, bedroom hallway. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.



Buyers Advisory Notice: Switches & Receptacles were randomly selected for internally inspection for deficiencies. The selection of receptacles & switches were based on the appearance, deficiencies and/or other exceptions that were noted by the Inspector on the structure at the time of the inspection. Please see the attached OPI Form

TREC Limitations: The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms; (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

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C. Door Bell

Comments:

Doorbell / Chime

- This component appears to be performing adequately at the time of this inspection.

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D. Smoke, Fire, & Carbon Monoxide Detectors

Comments:

Smoke & Fire Alarms:

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- Smoke detectors are recommended to be hardwired with battery backed up and tied to a central alarm system. Smoke detectors are installed correctly.

Notice: Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.



Carbon Monoxide Detectors:

- Carbon Monoxide Detectors: are present.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Downstairs Central

Energy Source: Natural gas

Comments:

Unit #1

Brand Name: Carrier

Today's Avg Temperature Reading:: 105 Degrees



On the day and time of the inspection it is my opinion the heating system & equipment appears to be functioning as intended, with the

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following observations, deficiencies and/or exceptions if any associated with Unit 1 of the Heating System that were observed on this structure:

- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Note: When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

Type of System: Upstairs Central

Energy Source: Natural gas

Comments:

Unit #2

Brand Name: Carrier

Today's Avg Temperature Reading:: 111 Degrees



On the day and time of the inspection it is my opinion the heating system & equipment appears to be functioning as intended, with the following observations, deficiencies and/or exceptions if any associated with Unit 2 of the Heating System that were observed on this structure:

- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installation.

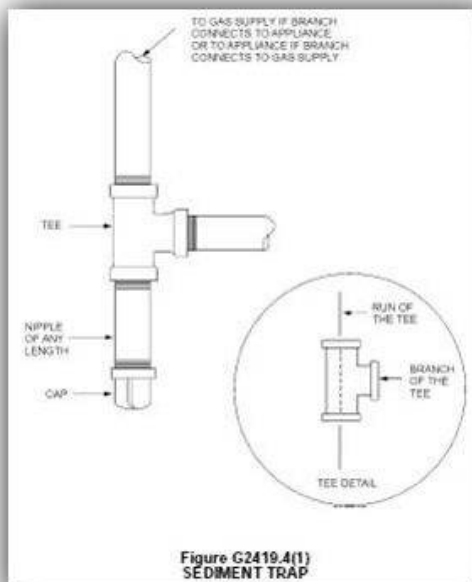
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Note: When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Downstairs Central

Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): 14 Degrees

Approximate System Age: **2020**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **5 ton**

Brand Name: Goodman

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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On the day and time of the inspection it is the inspector's opinion the cooling system & equipment appears to be functioning as intended, with the following observations, deficiencies and/or exceptions if any associated with Unit 1 of the Cooling System that were observed on this structure:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



- The manufacturers listing plate on the outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 50-amp. There is a 60-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.
- The auxiliary/secondary drain pan under the coil housing is holding water at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- The secondary condensate drain line is leaking water to the exterior of the house indicating the primary drain line is being bypassed. This usually indicates that servicing is needed.



Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

Note: When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

Type of System: Upstairs Central
Comments:

Central Cooling System

Today's Temperature Differential (Delta-T): **1 Degrees**

Approximate System Age: **2002**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **2.5 ton**

Brand Name: Carrier

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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On the day and time of the inspection it is the inspector's opinion the cooling system & equipment appears to be not functioning as intended, with the following observations, deficiencies and/or exceptions if any associated with Unit 2 of the Cooling System that were observed on this structure:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- The outdoor unit of the air conditioning system requires cleaning.
- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed.

Note: When D (**D = Deficient**) is checked, it is recommended that this item be fully investigated by a Qualified / Licensed HVAC Technician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the equipment.

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I	NI	NP	D
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Clients Notice: These units should be serviced regularly if the service date is unknown, then it is recommended that the unit be serviced prior to closing as well as annually.

Buyers Advisory Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 14 to 23 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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C. Duct Systems, Chases, and Vents

Thermostat, Duct & Filter System:

Comments:

Thermostat:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Filter(s):

Filter Location: Interior Ceiling Mounted

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Ducts, Chases, and Vents:

•

TREC Limitations: The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized or decommissioned equipment; or
 - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
- (4) verify:
 - (A) compatibility of components;
 - (B) tonnage match of indoor coils and outside coils or condensing units;
 - (C) the accuracy of thermostats; or
 - (D) the integrity of the heat exchanger; or
- (5) determine:
 - (A) sizing, efficiency, or adequacy of the system;
 - (B) balanced air flow of the conditioned air to the various parts of the building; or

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I	NI	NP	D
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(C) types of materials contained in insulation.

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 5 feet of Front Curb

Static water pressure reading: 100 to 110 psi

Comments:



All cold and/or hot water faucets were run (12 of faucets) for approximately 60 minutes at a rate of 1 gallon per minute per faucet, for a total estimated gallons of 720 entering the system. Functional Flow was present in this structure:

A qualified licensed plumber should be contacted to evaluate the entire plumbing system and it's components. All repairs should be made by a qualified licensed plumber.

Water Supply System

- The water meter was spinning/running prior to turning on any plumbing fixtures inside of the home. This could be caused for many reasons including but not limited to, a subsurface leak, leaking commode, leaking sink, ect... The buyer should have a licensed plumber evaluate and make any repairs to the plumbing system prior to closing.
- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.

Exterior Faucets / Fixtures

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Laundry Fixtures & Connections

- One of the laundry connection hose bibbs has a slow leak when in the off position.

I=Inspected

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NP=Not Present

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I	NI	NP	D
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Kitchen Fixtures & Sink

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Master Bathroom



Shower

- The shower fiberglass enclosure glass is damaged.



- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower spout is leaking at the neck connection.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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- The shower enclosure is not water tight and leaks to the area adjacent to the shower. This condition should be further evaluated and corrected as necessary.



Hall Bathroom



Bathtub

- The bathtub was observed to drain slowly, suggesting that an obstruction may exist.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Commode / Toilet

- The commode is inoperative. The cause and remedy should be further evaluated and corrected as necessary.



Upstairs Hall Bathroom



- All components were found to be performing and in satisfactory condition on the day of the inspection.

Bath Between Rooms – “Jack & Jill Bath”

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Bathtub

- The shower spout is leaking at the neck connection.



Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

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

Water Drains were run (12 of faucets)for approximately 60 minutes at a rate of 1 gallon per minute per faucet,for a total estimated gallons of 720 entering the system. Functional Drainage was present in this structure:

- All components were found to be performing and in satisfactory condition on the day of the inspection.

Buyers Advisory Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:: Natural gas

Capacity: Tankless Water Heater

Comments:

Water Heater- Navien

Location: Attic

Expansion Tank Applied:Not Applicable

Approximate Age: Unable To Determine

Safety Pan: Yes

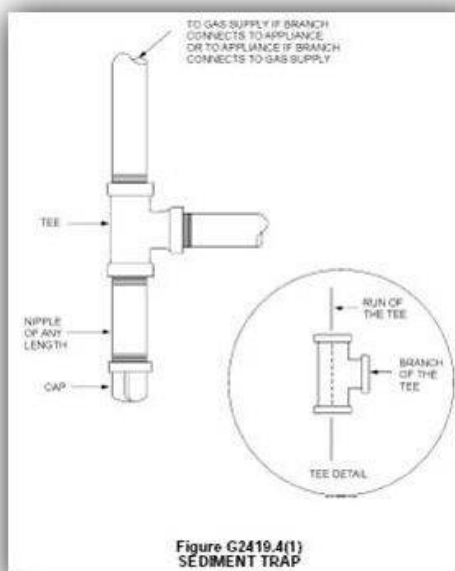
Rust Present: No

On the day of the inspection it was my opinion the **water heater** appeared to be functioning as intended, with the following observations, deficiencies and/or exceptions if any associated with Unit 1 of the Water Heating System that was observed on this structure:



- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector. This condition does not meet current installation requirements and should be corrected.

Samples of correct sediment trap installations



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

TREC Limitations: The inspector is not required to:

- (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- (C) determine the efficiency or adequacy of the unit.

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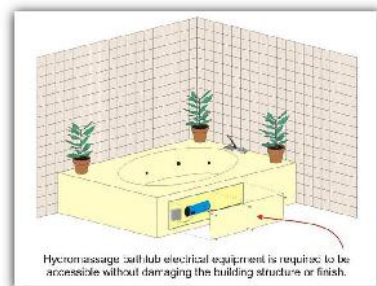
D. Hydro-Massage Therapy Equipment

Comments:

Hydro-Massage Therapy Spa:



- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.



- The hydro-massage therapy equipment appears to be inoperative at the time of this inspection. This condition should be further evaluated and corrected as necessary.

☐ ☒ ☒ ☐

E. Other

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I NI NP D

TREC Limitations: The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose or
 - (iii) floor drains;
- (4) inspect:
 - (A) any system that has been winterized, shut down or otherwise secured;
 - (B) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (C) inaccessible gas supply system components for leaks;
 - (D) for sewer clean-outs; or
 - (E) for the presence or performance of private sewage disposal systems; or
- (5) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices.



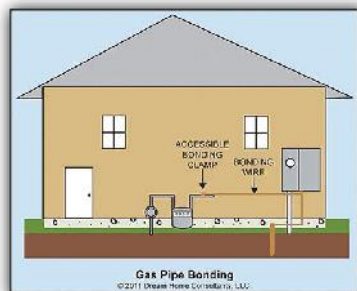
F. Gas Distribution System

Comments:

Gas Distribution System:

Scope: The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

- The gas system did not appear to be bonded back to the electrical system. This is an "*as built*" condition, but per the TREC standards, I am required to report it as a deficiency.



Buyer's Advisory Notice: The gas lines were not pressure tested by a licensed plumber. This was a limited TREC visual gas line inspection. The gas piping in this house may include corrugated stainless steel tubing (CSST). Typically electrical bonding connections are not present or are not properly installed on these installations, especially systems installed before 2009. Several lightning fires have recently been attributed to CSST gas plumbing systems. The lack of a strong electrical bonding may increase the potential for lightning strikes causing arcing at the CSST gas piping that can result in perforation of the piping creating gas leaks, and fires. Even if electrical bonding is apparent at the CSST system, the adequacy and operation is beyond the scope of this inspection. It is recommended that the installation of any CSST gas piping system be evaluated further by a qualified electrician licensed by the State of Texas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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TREC Limitations for gas lines: The inspector is not required to inspect sacrificial anode bonding or for its existence. The Inspector does not and will not perform a pressure test on the gas lines. The Inspector cannot detect gas leaks below the finished grade (under ground) or between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber.

V. APPLIANCES

☒ ☐ ☐ ☐

A. Dishwashers

Comments:

Brand Name: Midia

- This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

Brand Name: In-sink

- This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

Brand Name: Valore

- This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Cooktop: Samsung

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- This component appears to be performing adequately at the time of this inspection.

Built-in Oven: General Electric – GE



- This component appears to be performing adequately at the time of this inspection.

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Brand Name: General Electric – GE



- This component appears to be performing adequately at the time of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Vent

- This component appears to be performing adequately at the time of this inspection.

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G. Garage Door Operators

Comments:

Overhead Garage Door Opener

- This component appears to be performing adequately at the time of this inspection.

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H. Dryer Exhaust Systems

Comments:

Dryer Exhaust System

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- The exterior dryer duct termination cover is damaged.



TREC Limitations: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items, test for microwave oven radiation leaks, inspect self-cleaning functions, disassemble appliances, determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

Important Buyers Notice

Whenever a deficiency of any kind is noted in a system or any part of this structure, we recommend that a certified qualified & licensed specialist and/or technician inspect, repair and/or service the entire system or part. Sometimes noted defects or deficiencies are symptoms of other and sometimes more serious conditions or defects.

It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

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I NI NP D

If other built in appliance are located in this structure such as but may not limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers or any other type of Appliances such as but may not limited to Washers, Dryers, Refrigerators, Freezers or any other like appliances, are not included with this inspection unless specifically requested and noted.

☐ ☒ ☒ ☐

I. Other

Comments:

If other built in appliance are located on or in this structure those Appliances such as but may not be limited to Built-in Blenders, Can Openers, Ice Makers, Knife Sharpeners, Wine Coolers, Washers and Dryers, Refrigerators, Freezers or any other like appliances are not included with this inspection unless specifically noted in this section of the report.

TREC Limitations: The inspector is not required to:

- (1) o p e r a t e or determine the condition of other auxiliary components of inspected items;
- (2) t e s t for microwave oven radiation leaks;
- (3) i n s p e c t s e l f - c l e a n i n g functions;
- (4) d i s a s s e m b l e appliances;
- (5) d e t e r m i n e t h e a d e q u a c y of venting systems

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Sprinkler system equipped with a moisture (rain/freeze) sensor ☐ Yes or ☒ No.

Total Number of Zones Wired: 7

Sprinkler System and Associated Components



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- The conduit that is protecting the sprinkler system wires is damaged.



- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an ***“as-built” condition***, but Per TREC standards of practice we are required to report this condition as a deficiency.
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; 1.

Buyer's Advisory Notice: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements.

TREC Limitations: The inspector is not required to inspect for effective coverage of the irrigation system, the automatic function of the controller, the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors or sizing and effectiveness of backflow prevention device.

Summary

- Frieze board separations were observed.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop).

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- One or more of the shingle panels were observed to be sliding out of place on the east side of the roof structure.
- Shingle fasteners (staples and/or nails) were observed to be pushing through the roofing material in various locations.
- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.
- The composition roofing material has experienced considerable granule loss in various locations throughout the roof.
- Damaged shingles were observed on the south side of the roof structure.
- The guttering system downspout is damaged on multiple sides of the structure.
- Interior wall joint cracks were observed in various locations throughout the house.
- There were no weepholes observed in the low course of the exterior masonry veneer over the window and door steel lintels. This condition does not meet current building standards and should be corrected as necessary.
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use elastomeric caulking.
- Ceiling joint cracks were observed in various locations throughout the house.
- The floor tile(s) were observed to be cracked and/or damaged in breakfast area.
- The door is sticking to the media room.
- The door is not latching properly to the guest bedroom closet
- The door hardware is missing to the pantry.
- Weather stripping improvements are recommended for exterior doors.
- One or more of the window screens were observed to be damaged.
- The window weather-stripping is damaged and/or missing at one or more of the windows and improvements are recommended.
- The window sill(s) have some deteriorated and/or damaged to the living room.
- Visible evidence of water intrusion was observed at and/or around the window(s) in the living room. The cause and remedy should be investigated and corrected as necessary.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
various locations throughout the house.

(Total 16)

- All components appeared to be functioning as intended on the day of the inspection.
- The neutral bar was observed to be double lugged (two or more wires under one screw). Each neutral wire should have it's own

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terminal on the neutral bar. *This is an a"as built" condition, but per the TREC standards , I am required to report this as a deficiency.*

- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. The improper use of extension cord was observed in or around the attic area.
- Arc-Fault protection was not present in all of the appropriate areas.
- The laundry room receptacle(s) do not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device
- One or more of the light fixtures appear to be inoperative in the master bathroom, pantry, guest bedroom closet, bedroom hallway.
- The heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.
- The manufacturers listing plate on the outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 50-amp. There is a 60-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.
- The auxiliary/secondary drain pan under the coil housing is holding water at the time of this inspection.
- The secondary condensate drain line is leaking water to the exterior of the house indicating the primary drain line is being bypassed.

Note: The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up.

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- The outdoor unit of the air conditioning system requires cleaning.
- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed.
- The water meter was spinning/running prior to turning on any plumbing fixtures inside of the home. This could be caused for many reasons including but not limited to, a subsurface leak, leaking commode, leaking sink, ect... The buyer should have a licensed plumber evaluate and make any repairs to the plumbing system prior to closing.
- The water pressure was observed to be above 80 psi at the time of this inspection. Under current plumbing standards the maximum water pressure should be 80 psi. This condition should be further evaluated and corrected as necessary.
- One of the laundry connection hose bibbs has a slow leak when in the off position.
- The shower fiberglass enclosure glass is damaged.
- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower spout is leaking at the neck connection.
- The shower enclosure is not water tight and leaks to the area adjacent to the shower. This condition should be further evaluated and corrected as necessary.
- The bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- The commode is inoperative.
- The water heater gas supply line is not equipped with a sediment trap just before the gas appliance connector.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.

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- The hydro-massage therapy equipment appears to be inoperative at the time of this inspection. This condition should be further evaluated and corrected as necessary.
- The gas system did not appear to be bonded back to the electrical system. This is an "**as built**" condition, but per the TREC standards, I am required to report it as a deficiency.
- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.
- The exterior dryer duct termination cover is damaged.
- The conduit that is protecting the sprinkler system wires is damaged.
- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an "**as-built**" condition, but Per TREC standards of practice we are required to report this condition as a deficiency.
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **1.**