



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 2 Gloccomorra Lane, Hilltop Lakes, TX 77871

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? January 2023 (approximate date) or never occupied the Property

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

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

Item	Y	N	U
Cable TV Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rain Gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range/Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof/Attic Vents	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector – Hearing Impaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Spa	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TV Antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Washer/Dryer Hookup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller:



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Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: 10
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 shingles Age: 5 yrs (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): sprinkler system needs some attention - sprinkler system


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 type="checkbox"/>	<input checked="" type="checkbox"/>	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

Y N

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

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

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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Hilltop Lakes POA

Manager's name: Phone: 936-855-2222

Fees or assessments are: \$1560.00 per year and are: mandatory voluntary

Any unpaid fees or assessment for the Property? yes (\$) no

If the Property is in more than one association, provide information about the other associations 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: community pool, tennis courts, golf course *this property comes with FULL golf privileges and guest golf privileges

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.

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- 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): _____

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
09/24/2021	pre-buy full inspect	Tucker Home Inspections	35

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

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

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

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

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

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

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

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



Concerning the Property at 2 Gloccomorra Lane, Hilltop Lakes, TX 77871

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.

Ryan Joseph Pate
Signature of Seller Date

dotloop verified
07/25/24 8:01 AM CDT
DCDH-NUPN-RUM0-YCVH

Signature of Seller Date

Printed Name: Ryan Joseph Pate

Printed Name: Ryan Joseph Pate

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>Navasota Valley Electric Cooperative</u>	phone #: <u>903-828-3232</u>
Sewer: <u>Hilltop Lakes</u>	phone #: <u>936-855-2222</u>
Water: <u>Hilltop Lakes</u>	phone #: <u>936-855-2995</u>
Cable: _____	phone #: _____
Trash: <u>Hilltop Lakes</u>	phone #: <u>936-855-2222</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>Leon Gas Company</u>	phone #: <u>936-396-3921</u>
Internet: <u>Windstream</u>	phone #: <u>800-347-1991</u>

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

[Signature box]

Signature of Buyer

Date

[Signature box]

Signature of Buyer

Date

Printed Name: _____

Printed Name _____





Inspection Report

**RYAN PATE
CYLEIGH HOLLIDAY**

Property Address:
2 GLOCCOMORRA LANE
HILL TOP LAKES TX 77871



Tucker Inspections

**Tom Rike TREC 20478
P.O. Box 10623
College Station, TX 77842
979.690.7211**

PROPERTY INSPECTION REPORT

Prepared For: RYAN PATE, CYLEIGH HOLLIDAY

(Name of Client)

Concerning: 2 GLOCCOMORRA LANE, HILL TOP LAKES, TX 77871

(Address or Other Identification of Inspected Property)

By: Tom Rike TREC 20478 / Tucker Inspections 9/22/2021

(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 standard 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.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188 (512)936-3000
(<http://www.trec.state.tx.us>).

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, bathrooms, 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 require 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 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:

Standards of Practice:

TREC Texas Real Estate Commission

Type of building:

Single Family (1 story)

In Attendance:

Customer and their agent

Approximate age of building:

Over 25 Years

Temperature:

Over 65 (F) = 18 (C)

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

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

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation (s): Slab on Grade

Comments:

This foundation was performing as intended at the time of this inspection. Only shows signs of typical movement due to the soil in our area. Maintaining constant moisture levels around the foundation can help keep some types of movement to a minimum.

The sunroom was an enclosed porch.

There was evidence of efflorescence in the garage. This means the garage floor may sweat at times. Be careful when walking on slipper surfaces. Be mindful of stored items in the garage as they may be subject to moisture.



A. Item 1(Picture)

B. Grading and Drainage

Comments:

The soil is high along several areas of the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

Note: Recommend splash pads below the gutter downspouts to avoid erosion.

The gutters need to be cleaned out.

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

I NI NP D



HIGH SOIL

B. Item 1(Picture)



TRIM FOLIAGE

B. Item 2(Picture)



HIGH SOIL

B. Item 3(Picture)



RECOMMEND SPLASH PADS

B. Item 4(Picture)



HIGH SOIL

B. Item 5(Picture)



CLEAN OUT GUTTERS

B. Item 6(Picture)

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed from: Walked roof

Roof Ventilation: Ridge vents, Soffit Vents, Turbines

Comments:

This is a composition shingled roof that was found in good condition at the time of this inspection.

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

I NI NP D

NOTE: Section 535.228. sub section C. Under the Current Texas Real Estate Commission Standards of Practice the inspector is not required to determine life expectancy of the roof covering. Not required to identify latent hail damage. Not required to determine if the roof can be insured.



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Roof Structures & Attics

Comments:

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

There was adequate insulation and ventilation present.

Recommend sistering (bracing) the rafters to the beams that have separated more than 1". These rafters have been sistered previously. It is this inspectors opinion with the lack of excessive settling evidence, the rafters were separated when the ridge vent was added.

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

I NI NP D



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

E. Walls (Interior and Exterior)

Comments:

There was exterior trim decay in multiple areas around the unit.

There was loose/damaged vinyl siding in multiple areas around the unit.

There were moisture stains/decay along the base of the sunroom wall.

There were moisture stains along the base of the garage workroom wall.

Note: There was not a gap were the siding meets the roof. I am not able to visually see if flashing was installed. *This would not meet current building standards.*

There was peeling wall paper throughout the unit.

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

I NI NP D



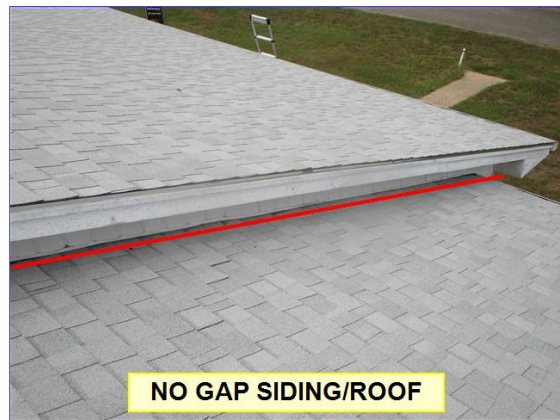
E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



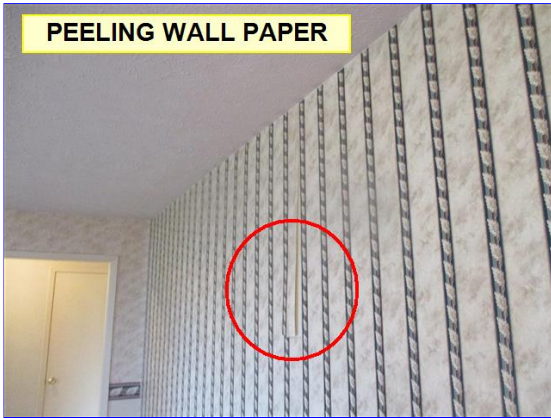
E. Item 5(Picture)



E. Item 6(Picture)

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

I NI NP D



E. Item 7(Picture)



E. Item 8(Picture)



E. Item 9(Picture)



E. Item 10(Picture)

F. Ceilings and Floors

Comments:

The floors were found in acceptable condition at the time of this inspection.

The ceilings were found in acceptable condition at the time of this inspection.

G. Doors (Interior and Exterior)

Comments:

The overhead garage door weather strip was torn/missing.

There was decay along the base of the garage workroom doors.

Note: The master bathroom door does not close to the jamb.

Note: There were multiple doors that rub the carpet when opening/closing. This makes it difficult to operate the doors.

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

I NI NP D



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)

H. Stairways (Interior and Exterior)

Comments:

All components were found in satisfactory condition at the time of this inspection.

I. Windows

Comments:

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens: (3) Missing

Windows with broken seals: (20) Windows marked with blue tape. Included in the count was the garage rear window that was cracked.

The master bedroom windows were 44" or higher from the floor. This would not meet current building standards for Egress. Egress is the ability to escape directly from a bedroom to the outside in the event of a fire.

TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the

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

I NI NP D

inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.**



I. Item 1(Picture)

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Conventional

Comments:

This is a conventional unit that was found in acceptable condition at the time of this inspection.

There was not a damper blocker installed at the time of this inspection.

Current building standards require a damper blocker when gas logs are installed. This is a clamp or screw that prevents the damper from closing 100% to allow gas to escape in the event of a leak.

There was not a gas shut off valve near the gas log unit. I was not able to operate the gas logs at the time of this inspection.

K. Porches, Balconies, Decks and Carports

Comments:

The rear gazebo was in average/poor condition and in need of repair.

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

I NI NP D



K. Item 1(Picture)

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

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Overhead service

Panel Type: Circuit breakers

Panel Capacity: No main Breaker

Electric Panel Manufacturer: Square D

Comments:

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the utility room.

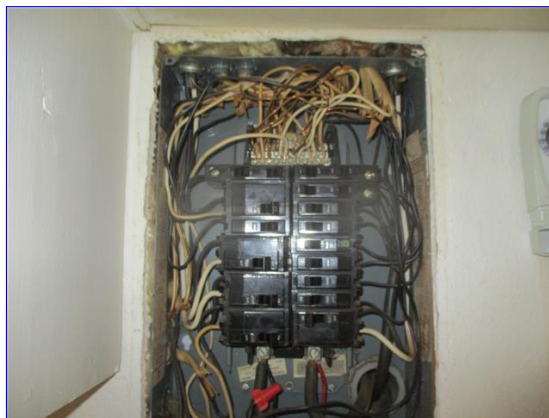
There was not a main breaker present. This would not meet current building standards.

The main wire feed was double lugged. **This is a safety hazard. Recommend further review by a professional electrician.**

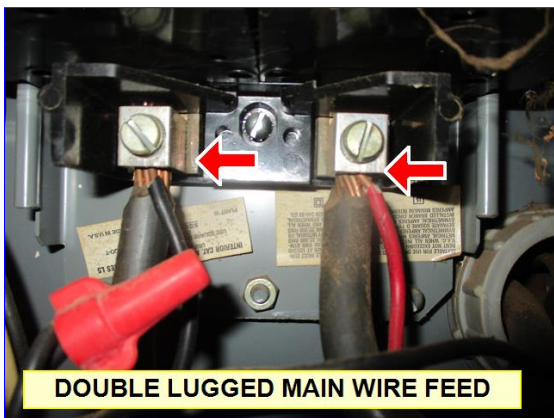
Note: The ground and bond wires were not separated on separate bars. *Although common when this home was built, this would not meet current building standards.*



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

I	NI	NP	D
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

Current building standards require romex wire, that is not located in an attic, to be covered or in a conduit.

I am not able to operate exterior lights on solar sensor during the day,.

The dining room fan was not balanced. This means the unit wobbles when operating.

The doorbell was not operating at the time of this inspection.

There was not ground fault protected outlets in the required areas. This includes the exterior, kitchen, garage and bathrooms. Exception: The master bathroom outlet was GFCI.

Note: The garage ceiling fan was disconnected.



B. Item 1(Picture)

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Propane

Heat System Brand: York

Number of Heat Systems (excluding wood): One

Comments:

This unit was functioning properly at the time of this inspection.

The flexible gas line was run into the interior of the furnace. This is not allowed under current building standards. A piece of hard line gas pipe should have been used to enter the unit.

Smooth copper pipe was used to supply gas to the unit. **This is no longer allowed as it is a safety hazard.**

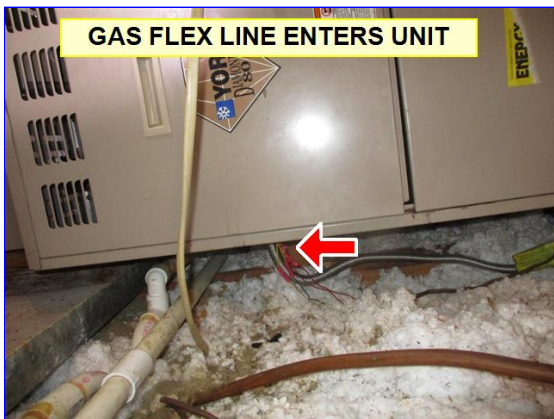
Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)

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

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central Air Condition Unit

Central Air Manufacturer: Payne

Comments:

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-20 degrees.

The differential was less than 15 degrees at the time of this inspection. **Recommend further review by a professional HVAC contactor.**

The T stat was difficult to operate and needs to be replaced.

The primary drain line is not insulated. *This would not meet current building standards.*

There are no locking cap valves on the Freon line on the exterior unit.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

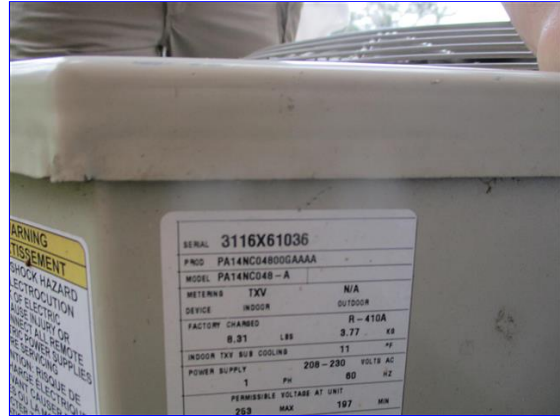
The window unit in the sunroom was not inspected by our company.

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

I	NI	NP	D
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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Comments:

The duct work was in good condition at the time of this inspection.

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

I NI NP D

There was a disposable filter present at the return air. The filter was in good condition and the grill cover was clean.



C. Item 1(Picture)

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

I NI NP D

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Right Side

Location of main water supply valve: At the meter

Static water pressure reading: 65 pounds/square inch

Water Source: Public

Plumbing Water Distribution (inside home): Copper

Comments:

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

Note: I was not able to determine the purpose of the PVC pipe that runs out of the left exterior wall and is buried.

Both washing machine valves leaks when off.



A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

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

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

Plumbing Waste: PVC

Comments:

There was a chip in the master bathroom tub.

Note: The master bath tub access panel was not removable. The screws were starting to strip when attempting.



B. Item 1(Picture)

C. Water Heating Equipment

Energy Sources: Propane (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: Envirotemp

Water Heater Location: Closet, Utility Room

Comments:

This unit was operational at the time of this inspection.

The burn marks on the tank above the pilot light may indicate poor air flow.

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of exterior ground for safety. (PVC is not approved for hot water use).

There is no pan under the unit. The pan should have a drainline attached running to the exterior. *This would not meet current building standards.*

This is a 1997 model. Most plumbers give a water heater a 10-15 year life.

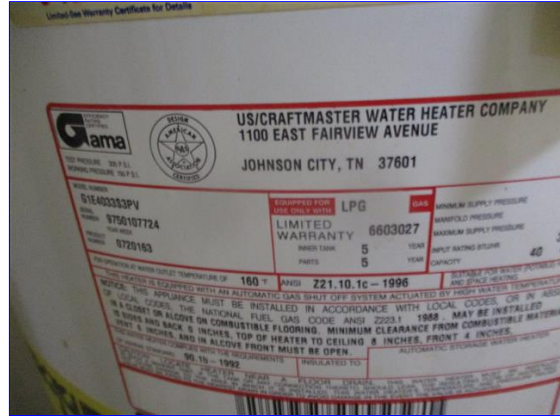
The vent collar was not secured to the ceiling.

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

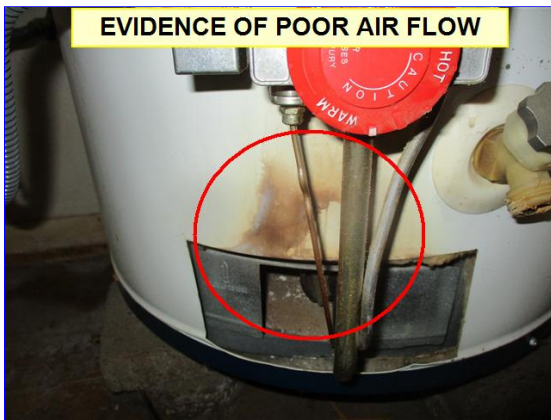
I NI NP D



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)



C. Item 5(Picture)



C. Item 6(Picture)

D. Hydro-Massage Therapy Equipment

Comments:

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

I NI NP D

V. APPLIANCES

A. Dishwashers

[Comments:](#)

The unit was not disbursing water at the time of this inspection.

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.

B. Food Waste Disposers

[Comments:](#)

C. Range Hood and Exhaust Systems

[Comments:](#)

The venthood was operating at the time of this inspection.

D. Ranges, Cooktops and Ovens

[Comments:](#)

The unit was operating at the time of this inspection.



D. Item 1(Picture)

E. Microwave Ovens

[Comments:](#)

F. Mechanical Exhaust Vents and Bathroom Heaters

[Comments:](#)

There were windows in each bathroom for ventilation.

Both bathroom electric heaters were operating at the time of this inspection.

G. Garage Door Operator(s)

[Comments:](#)

The garage door will reverse when met with resistance.

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

I	NI	NP	D
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H. Dryer Exhaust Systems

[Comments:](#)

The dryer vent was in good condition at the time of this inspection.

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

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

[Comments:](#)

The control panel was located in the utility room. The system was operating at the time of this inspection.

Not all of the zones were operating.

There was an active leak in the system located behind the home.

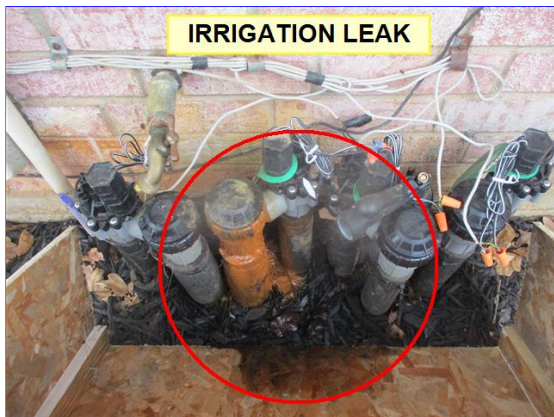
Recommend further review by a professional irrigation company.

There was not a rain delay sensor present. *This would not meet current building standards.*

This is a visual of the system. We do not inspect the buried water supply lines for leaks. Irrigation to yard coverage is not in the scope of this inspection.

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

I	NI	NP	D
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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

C. Outbuildings

Comments:

Our company did not inspect the outbuilding.

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

I	NI	NP	D
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D. Private Water Wells (A coliform analysis is recommended)

[Comments:](#)

Our company did not inspect the well.

E. Private Sewage Disposal (Septic) System

[Comments:](#)

Our company did not inspect the system system.

F. Other

[Comments:](#)

G. Outdoor Cooking Equipment

[Comments:](#)

H. Gas Supply System

[Comments:](#)

The tank was located in the rear yard and was in good condition.



H. Item 1(Picture)



H. Item 2(Picture)

I. Whole-House Vacuum Systems

[Comments:](#)

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Date: 9/22/2021	Time:	Report ID:
Property: 2 GLOCCOMORRA LANE HILL TOP LAKES TX 77871	Customer: RYAN PATE CYLEIGH HOLLIDAY	Real Estate Professional: William Hartmann KW

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: TREC Texas Real Estate Commission	Type of building: Single Family (1 story)	In Attendance: Customer and their agent
Approximate age of building: Over 25 Years	Temperature: Over 65 (F) = 18 (C)	Weather: Cloudy
Ground/Soil surface condition: Damp	Rain in last 3 days: Yes	Radon Test: No
Water Test: No		

General Summary



Tucker Inspections

**P.O. Box 10623
College Station, TX 77842
979.690.7211**

Customer
RYAN PATE
CYLEIGH HOLLIDAY

Address
2 GLOCCOMORRA LANE
HILL TOP LAKES TX 77871

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

B. Grading and Drainage

Deficient

The soil is high along several areas of the foundation. It is recommended that at least three to four inches of slab is visible above the height of the grass or flower beds. Lack of slab exposure can lead to water and insect problems.

The foliage needs to be trimmed away from the structure.

Note: Recommend splash pads below the gutter downspouts to avoid erosion.

The gutters need to be cleaned out.

D. Roof Structures & Attics

Deficient

The attic framing in this home is typical for the era of its construction. It lacks enough bracing to meet current building standards. However, the framing still appears to be performing as intended with only signs of minor rafter deflection.

There was adequate insulation and ventilation present.

Recommend sistering (bracing) the rafters to the beams that have separated more than 1". These rafters have been sistered previously. It is this inspectors opinion with the lack of excessive settling evidence, the rafters were separated when the ridge vent was added.

E. Walls (Interior and Exterior)

Deficient

There was exterior trim decay in multiple areas around the unit.

There was loose/damaged vinyl siding in multiple areas around the unit.

There were moisture stains/decay along the base of the sunroom wall.

There were moisture stains along the base of the garage workroom wall.

Note: There was not a gap were the siding meets the roof. I am not able to visually see if flashing was installed. *This would not meet current building standards.*

There was peeling wall paper throughout the unit.

G. Doors (Interior and Exterior)

Deficient

The overhead garage door weather strip was torn/missing.

There was decay along the base of the garage workroom doors.

Note: The master bathroom door does not close to the jamb.

Note: There were multiple doors that rub the carpet when opening/closing. This makes it difficult to operate the doors.

I. Windows

Deficient

These are double pane insulated glass units. They were operational at the time of this inspection.

Screens: (3) Missing

Windows with broken seals: (20) Windows marked with blue tape. Included in the count was the garage rear window that was cracked.

The master bedroom windows were 44" or higher from the floor. This would not meet current building standards for Egress. Egress is the ability to escape directly from a bedroom to the outside in the event of a fire.

*TREC standards of practice state an inspector only has to identify "insulated windows that are obviously fogged or display other evidence of broken seals." Tucker Inspections marks those windows found by the inspector to be broken or have bad seals with a blue piece of tape on the window during the course of the inspection. As a buyer it is recommended that you retain a company that can check all windows and give you a price to repair units found deficient. **Tucker inspections does not guarantee that all windows with bad seals will be identified at the time of this inspection. We identify them the best we can.***

J. Fireplaces and Chimneys

Deficient

This is a conventional unit that was found in acceptable condition at the time of this inspection.

There was not a damper blocker installed at the time of this inspection.

Current building standards require a damper blocker when gas logs are installed. This is a clamp or screw that prevents the damper from closing 100% to allow gas to escape in the event of a leak.

There was not a gas shut off valve near the gas log unit. I was not able to operate the gas logs at the time of this inspection.

K. Porches, Balconies, Decks and Carports

Deficient

The rear gazebo was in average/poor condition and in need of repair.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Deficient

All components were found in satisfactory condition at the time of this inspection. The panel was labeled and located in the utility room.

There was not a main breaker present. This would not meet current building standards.

The main wire feed was double lugged. **This is a safety hazard. Recommend further review by a professional electrician.**

Note: The ground and bond wires were not separated on separate bars. *Although common when this home was built, this would not meet current building standards.*

B. Branch Circuits, Connected Devices, and Fixtures

Deficient

Not all of the bedrooms had a smoke detector present. *Recommend installing detectors for safety.*

There was not a labeled carbon monoxide detector outside of the sleeping areas.

Current building standards require a carbon monoxide detector to be installed outside all sleeping areas, in accordance with the manufacturer's installation instructions, in any home containing fuel-burning appliances or with an attached garage. Homeowners should consider installing CO detectors for safety. Ref 2009 IRC 315.

There were no fire protective covers over the closet light bulbs. *This would not meet current building standards.*

Current building standards require romex wire, that is not located in an attic, to be covered or in a conduit.

I am not able to operate exterior lights on solar sensor during the day,.

The dining room fan was not balanced. This means the unit wobbles when operating.

The doorbell was not operating at the time of this inspection.

There was not ground fault protected outlets in the required areas. This includes the exterior, kitchen, garage and bathrooms. Exception: The master bathroom outlet was GFCI.

Note: The garage ceiling fan was disconnected.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Deficient

This unit was functioning properly at the time of this inspection.

The flexible gas line was run into the interior of the furnace. This is not allowed under current building standards. A piece of hard line gas pipe should have been used to enter the unit.

Smooth copper pipe was used to supply gas to the unit. **This is no longer allowed as it is a safety hazard.**

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

B. Cooling Equipment

Deficient

The unit was operating at the time of the inspection. The degree differential between the register and return air should be between 15-20 degrees.

The differential was less than 15 degrees at the time of this inspection. **Recommend further review by a professional HVAC contractor.**

The T stat was difficult to operate and needs to be replaced.

The primary drain line is not insulated. *This would not meet current building standards.*

There are no locking cap valves on the Freon line on the exterior unit.

Note: We can only visually inspect the inside of this unit. For a in-depth inspection a HVAC professional is recommended.

The window unit in the sunroom was not inspected by our company.

IV. PLUMBING SYSTEM

A. Plumbing Supply Distribution Systems and Fixtures

Deficient

There were missing back flow preventer on the exterior hose bibs.

Backflow preventers are small check valves that screw onto the ends of the exterior hose bibs. They prevent water from reversing flow back into the water lines if the city loses water pressure. These are required by City and State Standards.

Note: I was not able to determine the purpose of the PVC pipe that runs out of the left exterior wall and is buried.

Both washing machine valves leaks when off.

B. Drains, Waste, and Vents

Deficient

There was a chip in the master bathroom tub.

Note: The master bath tub access panel was not removable. The screws were starting to strip when attempting.

C. Water Heating Equipment

Deficient

This unit was operational at the time of this inspection.

The burn marks on the tank above the pilot light may indicate poor air flow.

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of exterior ground for safety. (PVC is not approved for hot water use).

There is no pan under the unit. The pan should have a drainline attached running to the exterior. *This would not meet current building standards.*

This is a 1997 model. Most plumbers give a water heater a 10-15 year life.

The vent collar was not secured to the ceiling.

V. APPLIANCES

A. Dishwashers

Deficient

The unit was not discharging water at the time of this inspection.

The dishwasher drain line is below the sink drain.

Current building standards require the dishwasher drain to be above the sink drain. This prevents the sink from draining back into the dishwasher drain line. Simple repair: just secure the drain line above the sink.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Deficient

The control panel was located in the utility room. The system was operating at the time of this inspection.

Not all of the zones were operating.

There was an active leak in the system located behind the home.

Recommend further review by a professional irrigation company.

There was not a rain delay sensor present. *This would not meet current building standards.*

This is a visual of the system. We do not inspect the buried water supply lines for leaks. Irrigation to yard coverage is not in the scope of this inspection.

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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