



325-829-0146

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david@rennerinspectionsservices.com



INSPECTED FOR

**Brian Kruchkow**  
**1001 Sayles Blvd**  
**Abilene, TX 79605**

**December 18, 2023**



# PROPERTY INSPECTION REPORT FORM

Brian Kruchkow <i>Name of Client</i>	12/18/2023 <i>Date of Inspection</i>
1001 Sayles Blvd, Abilene, TX 79605 <i>Address of Inspected Property</i>	
Felipe Cruz <i>Name of Inspector</i>	22478 <i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **8:30 am** Time Out: **10:30 am** Property was: **Vacant, BUT staged with furniture.**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **30 to 40 Degrees**

Parties present at inspection: **Buyer**

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.

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.

When a deficiency is reported, it is the CLIENTS 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. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists, or ever could exist, but only those material defects observed on the date of the inspection.

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.

If you're reading this report but did not hire Renner Inspection Services, PLLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Protect your family and your investment, please call to discuss the report you're reading for this property so that we can arrange for a re-inspection.

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Brian Kruchkow. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

### I. STRUCTURAL SYSTEMS

#### A. Foundations

Type of Foundation(s): Pier & Beam / Slab on Ground Combination

Comments:

Description of supporting piers: **Concrete**

Viewed From: **Subfloor Holes (Master Bedroom Closet)**

Crawl Space Accessibility: **Limited**

#### 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.

- I made a reasonable attempt to locate an access opening for the crawl space but I was unable to locate an access opening at the time of this inspection. I was unable to visually inspect the structural, mechanical, electrical or plumbing components located within the crawl space area. You should consult with the current homeowner about the location of the crawl space access. If there is currently no access opening provided, it is recommended to create one. Under current building standards an unobstructed opening should be at least 24 inches wide and 18 inches high to allow access for service, maintenance and repairs.

It is recommended to have the accessible crawl space areas inspected prior to the expiration of any time limitations such as option or warranty periods. We can return to inspect the crawl space area once access has been provided but please understand that re-inspections fees will apply.

**Note:** *The rendering of this opinion is made without any sophisticated equipment and cannot guarantee any future settling and/or movement. If any concern exists about the foundation, then a structural engineer licensed by the state of Texas should be further consulted prior to the end of option/warranty periods for a more definitive opinion of the foundations performance.*

#### 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 to observe and is do to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.
- Typical stress crack(s) were observed in the exterior foundation perimeter beam.

#### Foundation Maintenance & Care

- **Note:** Proper drainage and moisture control is needed with all foundation types. Due to the expansive nature of the load bearing soils in the area it is important to direct water away from the foundation at all locations and that the soil moisture content be maintained at a constant level around the structure. Improper drainage and moisture control may contribute to greater than normal foundation movement.



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**B. Grading and Drainage**

*Comments:*

**Grading & Drainage**

The grading and drainage around the foundation appears to be performing adequately on the day of this inspection. The grade around the foundation appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices.

- **Note:** No gutters have been installed on this property. Gutters are recommended for proper water drainage away from the structure's foundation.

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

**Roof Covering**

All components appear to be performing adequately on the day of this inspection. The roofing material components appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** This inspection does not imply insurability or warrantability of the roof covering. We have heard of other clients insurance being canceled within a period of time after after the insurance company inspector inspects the roof, which will generally occur after closing. It is recommended you ask your insurance agent about any limitations or reductions of coverage that may occur, especially if it's an older roof covering with some normal wear. Furthermore, when D (D=Deficient) is marked it is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

**Flashing Details**

- Some of the drip edge trim was observed to be damaged and/or deteriorated.

**Turbine(s)**

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

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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 4" to 6"

*Approximate Average Thickness of Vertical Insulation:* Unable to Determine

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

*Insulation Type:* Loose Filled

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Attic Ventilation**

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

**Attic Insulation**

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



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I	NI	NP	D
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**E. Walls (Interior and Exterior)**

*Description of Exterior Cladding:* Wood Type Veneer and Brick Veneer

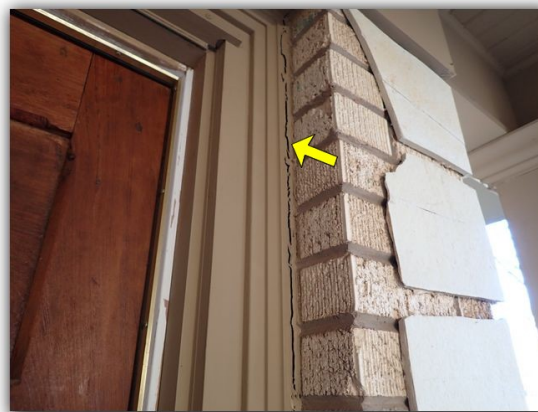
*Comments:*

**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 stress cracks were observed in the various locations throughout the house.
- Wall surface damage was observed in the laundry room.

**Exterior Walls & Surfaces**

- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Mortar improvements are recommended for the exterior masonry veneer on the west side of the structure.





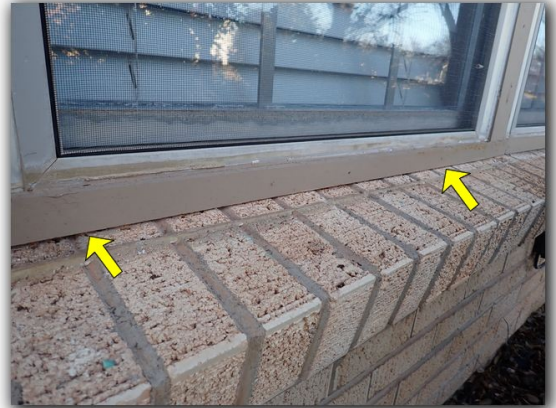
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I	NI	NP	D
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**F. Ceilings and Floors**

*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 stress cracks were observed in the various locations throughout the house.

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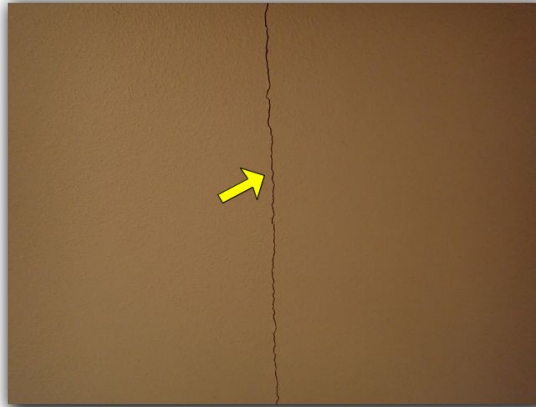
NP=Not Present

D=Deficient

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**Floors**

- The floor tile(s) were observed to be cracked and/or missing in hall bathroom.



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

*Comments:*

**Interior Doors**

- The door(s) are not latching properly and/or sticking in rear corner bedroom, master bathroom. Recommend minor adjustments to the jams, hinges and/or striker plates as needed.
- One or more of the interior doors are out of square and have been shaven at the top to help them fit the opening. This may be due to adverse foundation performance.
- The door hardware is missing to the master bedroom closet.

**Exterior Doors**

- The exterior door threshold has some deterioration and/or damage to the side yard entry.
- Weather-stripping improvements are recommended for the guest bedroom exterior door(s).



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**H. Windows**

*Comments:*

**Window Screens**

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

**Windows**

- Cracked and/or broken window glass was observed in the master bedroom.
- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

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- Note:** The multiple-pane windows do not appear to be original to the house. When installed post-construction, windows do not typically include flanges on the outside face of the window to be used for fastening and flashing. Flashing shall be installed in a shingle like fashion, in such a manner as to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components, and that the flashing is extended to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage. Without this flashing, installation typically relies on caulks, or other sealants, to prevent water intrusion. Without destructive inspection, we were not able to determine whether the windows were installed per the manufacturer's instructions, or were effectively flashed, including the presence of a nailing flange, flashing or window tape applied to the flange, pan flashing, caulk, or other sealants. While we look for any evidence of moisture intrusion, we cannot warrant that the windows will be watertight, or that they will remain watertight.



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

*Comments:*

**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

**Porches / Patio**

- Some typical cracking of the patio concrete flatwork was observed.





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**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Panel Box**

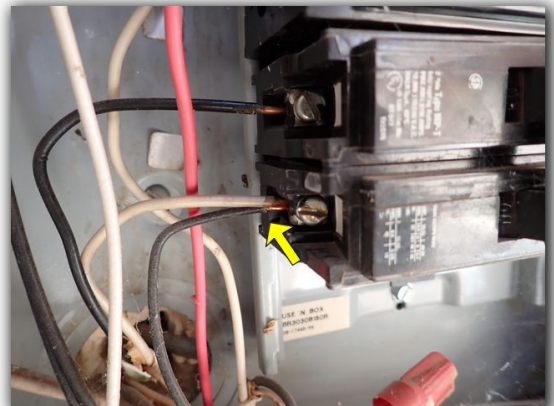
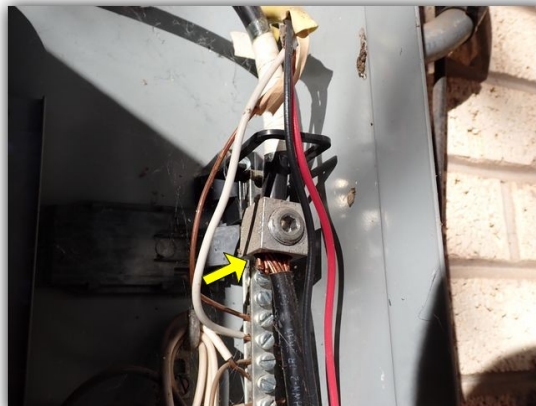
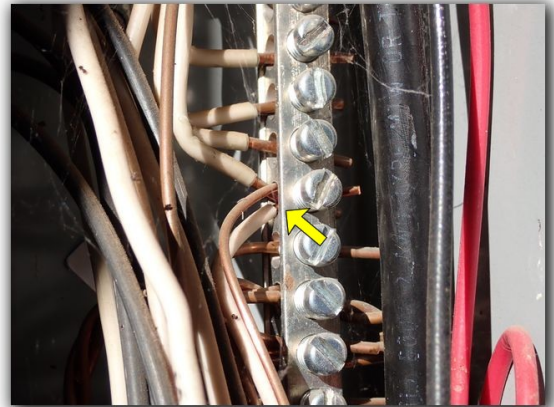
Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: East Exterior Wall

Cabinet Manufacturer: Cutler-Hammer

Comments:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- There are multiple neutral wires secured under one lug/screw on the neutral bus bar. This type of installation does not meet current electrical standards. 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.
- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.



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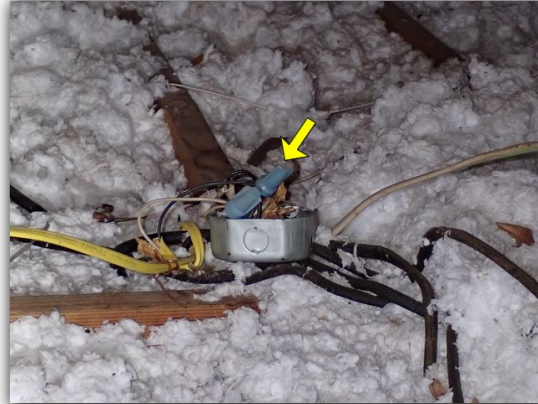
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**Distribution Wiring**

- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist.
- Electrical wires were observed to be lying on the ground in the crawl space area. The wires lying on the ground in the crawl space should be raised and properly secured to a floor joist or beam.



**Grounding / Bonding**

- No visual bonding was observed on the gas distribution system.

**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

**Receptacle Outlets**

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- All of the receptacles in place are not listed as tamper-resistant type receptacles. Under current building standards all 15- and 20-ampere, 125- and 250-volt non locking type receptacles located less than 5.5 feet above the floor should be listed tamper-resistant type receptacles. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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- One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in the east exterior wall.
- Most to all of the three-prong receptacles are observed to be ungrounded. This is an older two-wire system. **Note:** Placing three prong receptacles on an older two-wire system does not meet current National Electrical Code standards.
- One or more of the receptacles is missing its cover plate in the bedroom hallway closet and attic.

**GFCI Receptacles**

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt (Including Dryer) receptacles installed in laundry areas should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the east exterior wall.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt receptacles that serve countertop surfaces and any receptacle within 6-feet of the sink should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt receptacles installed outdoors should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

**Arc-Fault Circuit Interrupter Protection (AFCI)**

- All of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas receptacle and lighting outlets (receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

**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 bulbs were observed to be missing and/or inoperative.

**Smoke Alarms**

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- **Note:** It is recommended to test for proper operation monthly and replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Carbon Monoxide Alarms**

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

**Doorbell / Chime**

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



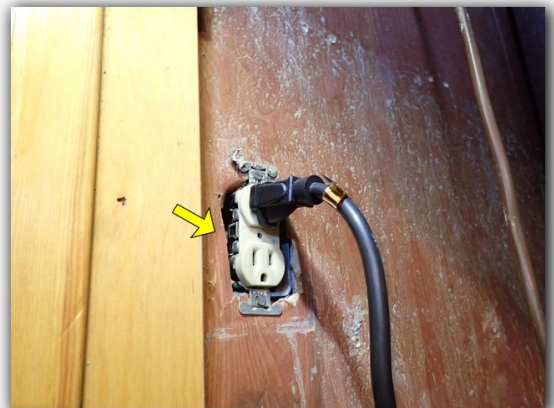
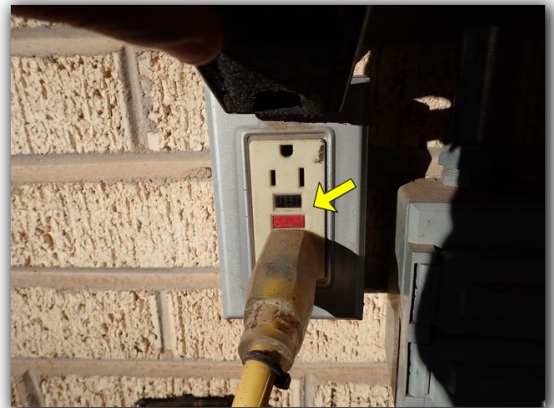
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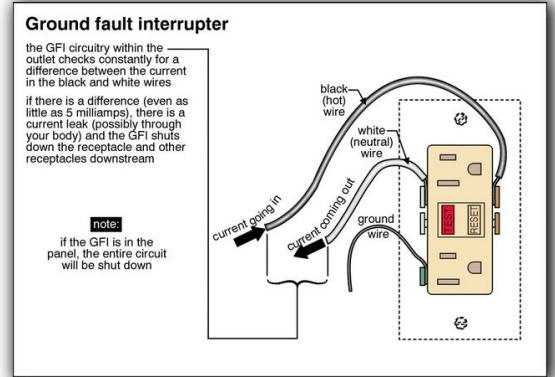
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**C. Other**

Comments:

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

Type of System: **Central Heating System**

Energy Source: Gas

Brand Name: Bryant

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



**Window Unit**

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

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**B. Cooling Equipment**

Type of System: **Central Cooling System**

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.  
**Degrees**

Approximate System Age: **2017**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **4 ton**

Brand Name: **Payne**

*Comments:*

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

**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 15 to 22 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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I NI NP D

**Window Unit**

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



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

*Comments:*

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**D. Other**

*Comments:*

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Within 5-feet of Back Alley

*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 50 to 60 psi

*Type of supply piping material:* Unable to Determine

*Comments:*

**Water Supply System**

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

- **Note:** I was unable to visually inspect all the supply pipes due to limited crawl space access at the time of the inspection.

**Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age and can easily be obtained at home improvement stores if desired.*
- The exterior water hose bibb (faucet) leaks when turned off on the east side of the structure.

**Guest Sink**

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

**Laundry Connections**

A clothes washing machine was in place at the time of inspection. I was unable to verify the performance of the clothes washing machine drains and/or hose bibbs. A limited visual survey will be performed and if any deficiencies are found will be listed within this section.

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**Kitchen Sink**

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

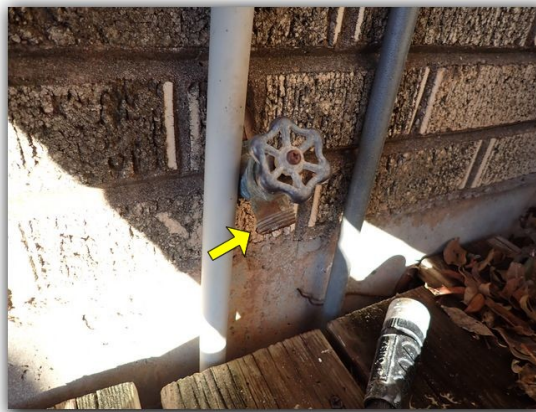
**Hall Bathroom**

*Commode / Toilet*

- The commode is loose at the floor mount.

**Master Bathroom**

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



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

*Type of drain piping material:* Cooper

*Comments:*

The drains, wastes and vent pipe components appear to be performing adequately on the day of this inspection. After running water at accessible plumbing fixtures, there was no apparent blockage or slow draining observed. The DWV are achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** I was unable to visually inspect all the drain pipes due to limited crawl space access at the time of the inspection.
- **Note:** While water was run down the drains, this cannot simulate the waste flows characteristics of a fully occupied structure. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, may be available from qualified, licensed plumbers. You may also consider further testing and inspection of the sewer line(s) in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 50 Gallons

*Location:* Interior Closet

*Approximate Age:* 2009

*Brand Name:* Whirlpool

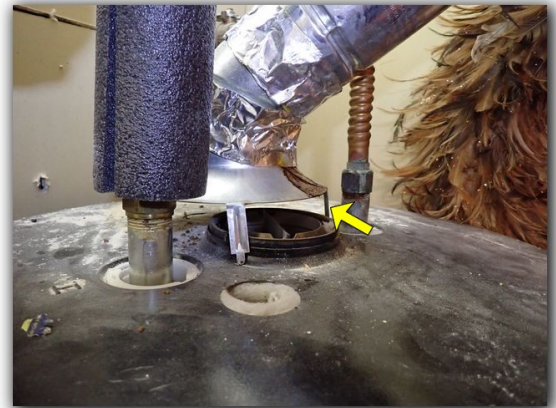
*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Additional Observations and/or Comments:**

- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard.
- The water heater flue connector should be mechanically attached to the draft hood with a minimum of three sheet metal screws.
- The water heater vent pipe is separated in the attic. This configuration will emit Carbon Monoxide into the attic area, which is a known safety hazard.

**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.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Additional Observations and/or Comments:**

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Within 5-feet of Back Alley

*Type of gas distribution piping material:* Iron

*Comments:*

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

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**Brand Name:** Whirlpool

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:*

**Brand Name:** Badger

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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**C. Range Hood and Exhaust Systems**

*Comments:*

**Brand Name:** Jenn-Air

- The exhaust system button was observed to be missing.



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

*Comments:*

**Cooktop Brand Name:** Jenn-Air

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Built-in Oven Brand Name:** General Electric – GE

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 345 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.



**E. Microwave Ovens**

*Comments:*

**Brand Name:** General Electric – GE

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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

*Comments:*

**Exhaust Vent**

- The mechanical exhaust vent fan was unusually noisy in the master bathroom.
- **Note:** The bathroom exhaust vents were observed to be venting into the attic area and not to the exterior of the structure. This is an “as-built” condition per local building codes but we are required to mark it as deficient per the TREC standards of practice.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:*

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



**I. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

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

*Approximate Total Number of Wired Zones:* 3

#### **Sprinkler System and Associated Components**

- The sprinkler system did not respond to the controls when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.
- 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.*

## REPORT SUMMARY

This "Report Summary" is provided to assist clients and their representative(s) in viewing items listed in the Inspection Report as "Deficient". It *IS NOT* a list of mandatory or required repairs. It is the client(s) responsibility to determine what, if any, item(s) are repaired and to prepare any repair request. The Report Summary is intended to follow the flow of the main body of the Inspection Report and IS NOT a suggested or priority repair list. The order of repair priority is left up to the sole discretion of the client and we will not be able to assist you specifying the order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information and if you do not understand or are unclear about some of the information contained in the body of this report; please call us to arrange for a verbal consultation prior to the expiration of any time limitations such as option or warranty periods. Renner Inspection Services, PLLC assumes no liability for any items listed in the complete report and omitted from this summary.*

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### ROOF COVERING MATERIALS

- Some of the drip edge trim was observed to be damaged and/or deteriorated.

### WALLS (INTERIOR AND EXTERIOR)

- Interior wall stress cracks were observed in the various locations throughout the house
- Wall surface damage was observed in the laundry room.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Mortar improvements are recommended for the exterior masonry veneer on the west side of the structure.

### CEILINGS AND FLOORS

- Ceiling stress cracks were observed in the various locations throughout the house.
- The floor tile(s) were observed to be cracked and/or missing in hall bathroom.

### DOORS (INTERIOR AND EXTERIOR)

#### **Interior Doors**

- The door(s) are not latching properly and/or sticking in rear corner bedroom, master bathroom.
- One or more of the interior doors are out of square and have been shaven at the top to help them fit the opening.
- The door hardware is missing to the master bedroom closet.

#### **Exterior Doors**

- The exterior door threshold has some deterioration and/or damage to the side yard entry.
- Weather-stripping improvements are recommended for the guest bedroom exterior door(s).

### WINDOWS

- One or more of the window screens were observed to be missing.
- Cracked and/or broken window glass was observed in the master bedroom.

### SERVICE ENTRANCE AND PANELS

#### **Panel Box**

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- One or more of the cabinet cover plate screws are missing and need to be replaced.

- The electrical cabinet does not appear to be properly bonded to the electrical system.
- There are multiple neutral wires secured under one lug/screw on the neutral bus bar.
- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).

#### **Distribution Wiring**

- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.
- Spliced electrical wires were observed in the attic area. Spliced wires in the attic should be properly enclosed in junction box(es) and secured to the ceiling joist.
- Electrical wires were observed to be lying on the ground in the crawl space area.

#### **Grounding / Bonding**

- No visual bonding was observed on the gas distribution system.

### **BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

#### **Receptacle Outlets**

- All of the receptacles in place are not listed as tamper-resistant type receptacles.
- One or more of the receptacles appear to have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in the east exterior wall.
- Most to all of the three-prong receptacles are observed to be ungrounded. This is an older two-wire system.
- One or more of the receptacles is missing its cover plate in the bedroom hallway closet and attic.

#### **GFCI Receptacles**

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located in the east exterior wall.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.

#### **Arc-Fault Circuit Interrupter Protection (AFCI)**

- All of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device.

#### **Fixtures**

- One or more of the light bulbs were observed to be missing and/or inoperative.

#### **Smoke Alarms**

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.

### **PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES**

#### **Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.
- The exterior water hose bibb (faucet) leaks when turned off on the east side of the structure.

#### **Hall Bathroom**

##### *Commode / Toilet*

- The commode is loose at the floor mount.

### **WATER HEATING EQUIPMENT**

- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard.
- The water heater flue connector should be mechanically attached to the draft hood with a minimum of three sheet metal screws.
- The water heater vent pipe is separated in the attic. This configuration will emit Carbon Monoxide into the attic area, which is a known safety hazard.



#### HYDRO-MASSAGE THERAPY EQUIPMENT

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.

#### RANGE HOOD AND EXHAUST SYSTEMS

- The exhaust system button was observed to be missing.

#### MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The mechanical exhaust vent fan was unusually noisy in the master bathroom.

#### DRYER EXHAUST SYSTEMS

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

#### LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- The sprinkler system did not respond to the controls when tested in the manual setting.
- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system.