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david@rennerinspectionsservices.com



INSPECTED FOR

**Brian Kruchkow**  
**1002 & 1002.5 Amarillo St**  
**Abilene, TX 79602**

**December 18, 2023**



# PROPERTY INSPECTION REPORT FORM

Brian Kruchkow

Name of Client

12/18/2023

Date of Inspection

1002 & 1002.5 Amarillo St, Abilene, TX 79602

Address of Inspected Property

Felipe Cruz

Name of Inspector

22478

TREC License #

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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: **11:30 am** Time Out: **2:30 pm** Property was: **Vacant, BUT staged with furniture.**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **50 to 60 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

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### A. Foundations

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

*Comments:*

*Description of supporting piers:* **Wood**

*Viewed From:* **Interior of Crawl Space**

*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.

**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:

- Typical stress crack(s) were observed in the exterior foundation perimeter beam.
- One or more of the support piers was observed to be leaning. This condition may cause floors to become out of level. This condition should be further evaluated and corrected as necessary.

#### 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.

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I	NI	NP	D
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#### Gutter & Downspout System

- The gutters require cleaning.
- The gutter end cap is missing.
- The guttering system downspout is missing.



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#### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition , Modified Bitumen Membrane

*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

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.

##### Turbine(s)

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

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

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#### D. Roof Structures and Attics

*Viewed From:* Unable to Access the Attic (Main House) / Attic Hatch Only Due To Low Overhead Clearance Apartment

*Approximate Average Depth of Insulation:* Unable to determine.

*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:* Unable To Determine

*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.

##### Roof Sheathing

- The roof decking was observed to sag at the detached garage area.

##### Attic Ventilation

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



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#### E. Walls (Interior and Exterior)

*Description of Exterior Cladding:* Wood Type 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 structures.
- Wall surface damage was observed in the garage.

##### Exterior Walls & Surfaces

- Opening on the exterior wall was observed on the west side of the structure.
- The exterior veneer / cladding has some deterioration and/or damage on the east side of the structure.



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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.
- The garage ceiling is opened to the attic space. Under current building standards the garage ceiling should be enclosed / separated from the attic space.
- The ceiling was observed to be damaged in the garage area.

##### Floors

- The floor tile(s) were observed to be cracked and/or damaged in kitchen.
- The floors were observed to be out-of-level in some areas of the house.
- The floor covering is noticeably worn and/or damaged in one or more locations of the home.

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

*Comments:*

##### Interior Doors

- The door(s) are not latching properly and/or sticking in front corner bedroom and front corner bedroom closet, master bedroom. 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 bedroom hallway closet, side middle bedroom closet.



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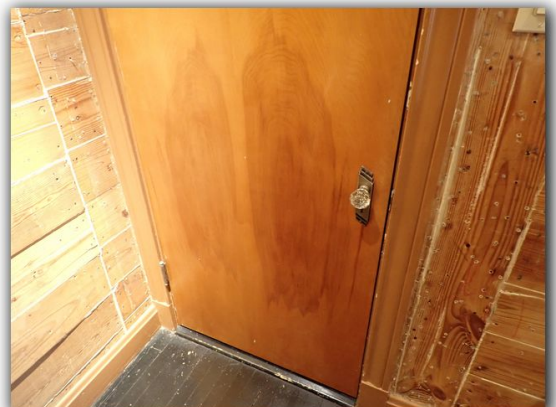
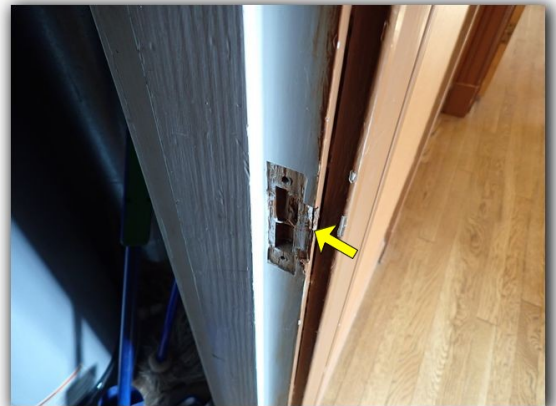
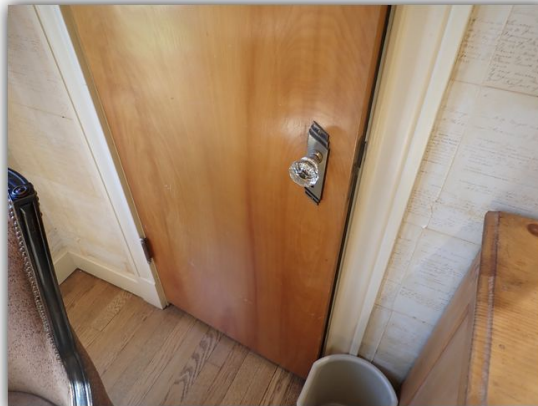
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#### Exterior Doors

- The door hardware is missing to the apartment entry door.
- Weather-stripping improvements are recommended for the apartment exterior door(s).

#### Overhead Garage Door

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



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## H. Windows

*Comments:*

### Window Screens

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

### Windows

- **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.
- One or more of the windows were observed to be stiff and hard to operate in the various locations throughout the house.
- Window lock(s) were observed to be loose and/or missing in the living room and dining room.
- Cracked and/or broken window glass was observed in the master bedroom and guest bedroom.





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

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*

**Porches / Patio**

- Some deflection and/or cracking of the patio concrete flatwork was observed.
- One or more of the tiles were observed to be cracked and/or missing.
- Exposed rebar was observed at the side porch.

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L. Other  
Comments:



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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

#### Panel Box

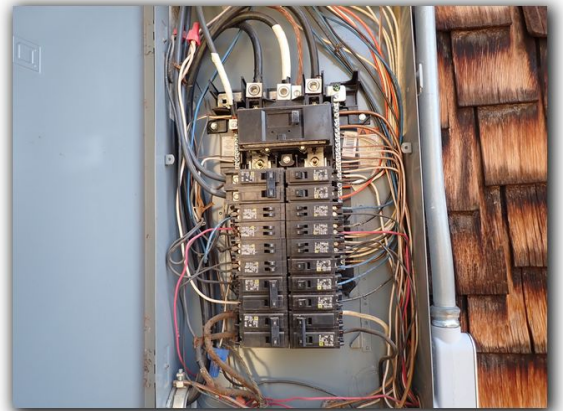
*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* West Exterior Wall

*Cabinet Manufacturer:* Square D

#### 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.

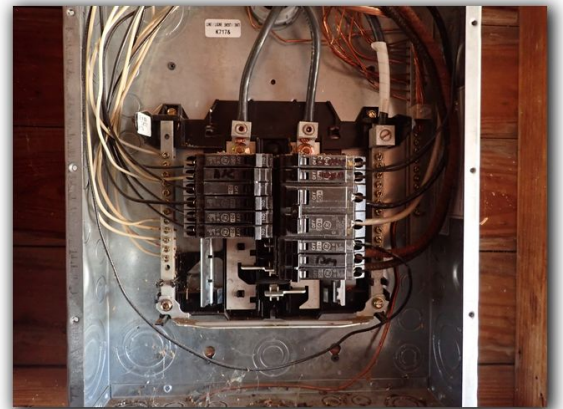


#### Sub Panel

*Box Location:* Garage

*Cabinet Manufacturer:* General Electric - GE

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.



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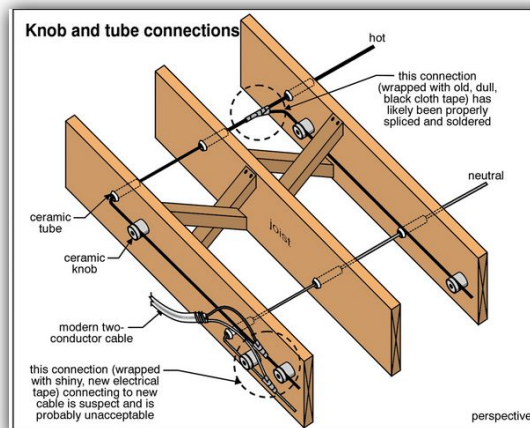
### Grounding / Bonding

- The gas piping in this house includes corrugated stainless steel tubing (CSST). Whether or not an appropriate electrical bond between the gas piping systems and the electrical system, as (currently) required by (the manufacturer(s) / NFPA 54, The National Fuel Gas Code), could not be visually confirmed. The lack of suitable electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. Proper adherence to the manufacturer's bonding instructions should lower the risk of electrical arcing and related damage. It is recommended that a licensed electrician further evaluate this installation, make needed corrections to the bonding system and verify proper bonding of all components as needed.



### Knob & Tube (Detached Garage)

- There is knob and tube wiring in use at the time of this inspection. This is an older obsolete type wiring system. Evaluation of the full integrity of the knob and tube system is outside the scope of this inspection. You should consult with your insurance carrier and an electrician familiar with older homes in this area if concerns exist with having knob and tube wiring in the structure.





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## 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.
- One or more of the receptacles is missing its cover plate in the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in the apartment area.

### 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 or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): dishwasher, laundry room, garage, back porch area and apartment.

Under current electrical standards all 125-volt through 250-volt receptacles located in bathrooms, garages, accessory buildings, outdoors, crawl space areas, basements, serving kitchen countertops, within 6-feet of a sinks, bathtub and shower stall areas, laundry areas, indoor damp and wet locations, kitchen dishwasher branch circuits, boathouses, boat hoists and electrically heated floors 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 fixtures appear to be inoperative in the front corner bedroom, hall bathroom, side middle bedroom. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- The ceiling fan is not balanced properly and wobbles when operated in the apartment.

### 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

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smoke detectors once a year for reasons of safety.

#### Carbon Monoxide Alarms

- Carbon monoxide alarms in dwelling units shall be installed **outside of each separate sleeping area in the immediate vicinity of the bedrooms.**

#### Doorbell / Chime

- The doorbells and/or associated components appear to be inoperative at the front door area.



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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:* Unable To Determine

*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.

*Type of System:* **Apartment Central Heating System**

*Energy Source:* Gas

*Brand Name:* Payne

*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.



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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: **1999**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **3 ton**

Brand Name: **Unable To Determine**

#### 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.

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

**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.





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*Type of System:* **Apartment Central Cooling System**

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

*Approximate System Age:* **2006**

*Approximate System SEER:* **Unable To Determine**

*Approximate System Size:* **2 ton**

*Brand Name:* **Unable To Determine**

*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.

**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.



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

*Comments:*

- Some of the ductwork was observed to be damaged and/or crushed in the garage area. This condition should be further evaluated and corrected as necessary.

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**D. Other**

*Comments:*

## IV. PLUMBING SYSTEMS

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**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:* Polybutylene, PEX, Copper

*Comments:*

**Water Supply System**

- All exposed water supply lines in the crawl space and garage areas should be insulated to help protect them from possible freeze damage.
- Polybutylene (PB) plastic water supply distribution piping was observed to be in use at the time of this inspection. This water supply piping is known to have various problems and/or recalls. Full evaluation of this piping is beyond the scope of this inspection. You are strongly encouraged to have the piping further evaluated by a qualified plumber prior to the expiration of any time limitations such as option or warranty periods.

**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.*

**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.

**Kitchen Sink**

- Corrugated drain pipes was observed. The drain pipe should have a smooth interior without ledges so it self scour.

**Hall Bathroom**

**Bathtub**

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

I=Inspected

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NP=Not Present

D=Deficient

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- The bathtub shower diverter leaks when operated.

### **Master Bathroom**

#### *Lavatory / Sink*

- The stopper is missing.
- An "S" type trap was observed to be in use. Under current building standards this type of drain trap is no longer an accepted practice.

#### *Shower*

- The faucets hot/cold water orientation is reversed.

### **Apartment Bathroom**

#### *Commode / Toilet*

- The commode is loose at the floor mount.





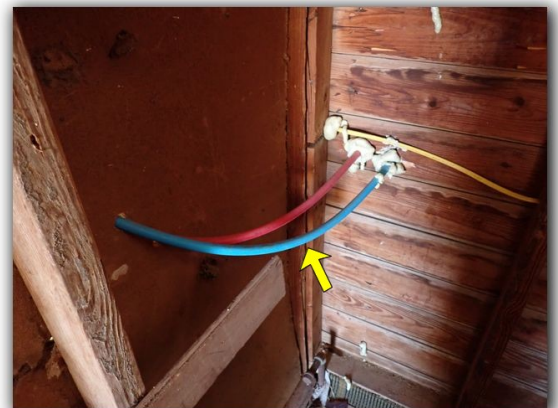
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#### B. Drains, Wastes, and Vents

*Type of drain piping material:* Cast Iron, PVC

*Comments:*

- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.
- There are visible leaks in the cast iron piping system. Further evaluation of this condition is recommended.
- **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.



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### C. Water Heating Equipment

*Energy Source:* Gas

*Capacity:* 50 Gallons

*Location:* Interior Closet

*Approximate Age:* 2016

*Brand Name:* A.O. Smith

*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 temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.



*Energy Source:* Gas

*Capacity:* 40 Gallons

*Location:* Garage Area

*Approximate Age:* 2014

*Brand Name:* Rheem

*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.

- There is no drain line installed for the water heater pan. The pan should have a drain line installed that should terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and terminate not less than six-inches (6") and not more than twenty-four inches (24") above of the ground.
- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- Note:** Visible evidence of rodent activity was observed. It is recommended to have a Certified Pest Control Operator further evaluate this condition and make corrections as necessary.

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#### D. Hydro-Massage Therapy Equipment

*Comments:*

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#### E. Gas Distribution Systems and Gas Appliances

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

*Type of gas distribution piping material:* Iron/ CSST

*Comments:*

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

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#### F. Other

*Comments:*

### V. APPLIANCES

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#### A. Dishwashers

*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.





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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:** 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.

**Additional Observations and/or Comments:**

- The light at the range hood is inoperative.



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#### D. Ranges, Cooktops, and Ovens

*Comments:*

**Range 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.

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- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

**ANTI-TIP DEVICE**

**⚠ WARNING** — To reduce the risk of tipping, the appliance must be secured by properly installed Anti-Tip bracket packed with this appliance.

If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.



**⚠ WARNING —**

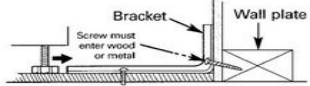
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



If you pull the range out and away from the wall for any reason, make sure the Anti-Tip bracket is engaged when the range is pushed back against the wall.

**9 ANTI-TIP DEVICE INSTALLATION**

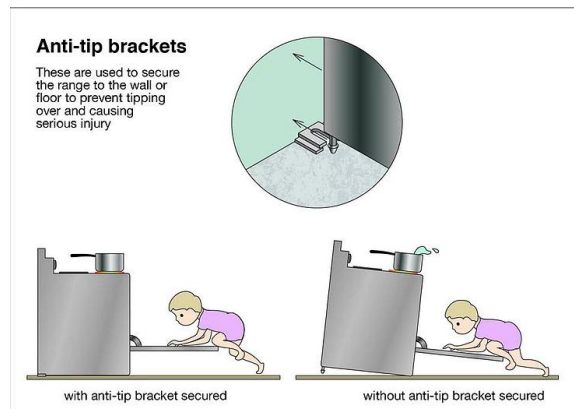
An **Anti-Tip bracket** is supplied with instructions for installation in a variety of locations. The instructions include all necessary information to complete the installation. Read the **Safety Instructions** and the instructions that fit your situation before beginning installation.



Typical installation of anti-tip bracket attachment to wall

**⚠ WARNING:**

- Range must be secured by **Anti-Tip bracket** supplied.
- If the Anti-Tip device supplied with the range does not fit this application, use the universal Anti-Tip device WB2X7909.
- See instructions to install (supplied with bracket).
- Unless properly installed, the range could be tipped by stepping or sitting on the door. Injury may result from spilled hot liquids or from the range itself.



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#### 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.

#### Additional Observations and/or Comments:

- The microwave oven surface trim is pulling loose.

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

*Comments:*

##### Exhaust Vent

- The mechanical exhaust vent fan appears to be inoperative in the hall 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.

##### Bathroom Heaters

- The bathroom heater is inoperative in the hall bathroom.



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#### G. Garage Door Operators

*Comments:*

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#### H. Dryer Exhaust Systems

*Comments:*

- The exterior dryer duct termination cover is damaged.
- The dryer duct termination is not equipped with a back draft damper. This condition does not meet current installation standards and should be corrected as necessary.
- The dryer duct is separated in the crawl space area.
- The material used for the dryer duct is not listed or labeled for this type of installation.



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I. Other

Comments:

## 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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### FOUNDATIONS

- One or more of the support piers was observed to be leaning. This condition may cause floors to become out of level. This condition should be further evaluated and corrected as necessary.

### GRADING AND DRAINAGE

- The gutter end cap is missing.
- The guttering system downspout is missing.

### ROOF STRUCTURES AND ATTICS

- The roof decking was observed to sag at the detached garage area.

### WALLS (INTERIOR AND EXTERIOR)

- Interior wall stress cracks were observed in the various locations throughout the structures
- Wall surface damage was observed in the garage.
- Opening on the exterior wall was observed on the west side of the structure.
- The exterior veneer / cladding has some deterioration and/or damage on the east side of the structure.

### CEILINGS AND FLOORS

- The garage ceiling is opened to the attic space.
- The ceiling was observed to be damaged in the garage area.
- The floor tile(s) were observed to be cracked and/or damaged in kitchen.
- The floors were observed to be out-of-level in some areas of the house.
- The floor covering is noticeably worn and/or damaged in one or more locations of the home.

### DOORS (INTERIOR AND EXTERIOR)

#### **Interior Doors**

- The door(s) are not latching properly and/or sticking in front corner bedroom and front corner bedroom closet, master bedroom.
- 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 bedroom hallway closet, side middle bedroom closet.

#### **Exterior Doors**

- The door hardware is missing to the apartment entry door.
- Weather-stripping improvements are recommended for the apartment exterior door(s).

## WINDOWS

- One or more of the window screens were observed to be missing.
- Window lock(s) were observed to be loose and/or missing in the living room and dining room.
- Cracked and/or broken window glass was observed in the master bedroom and guest bedroom.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

- Some deflection and/or cracking of the patio concrete flatwork was observed.
- One or more of the tiles were observed to be cracked and/or missing.
- Exposed rebar was observed at the side porch.

## SERVICE ENTRANCE AND PANELS

### **Grounding / Bonding**

- The gas piping in this house includes corrugated stainless steel tubing (CSST). Whether or not an appropriate electrical bond between the gas piping systems and the electrical system, as (currently) required by (the manufacturer(s) / NFPA 54, The National Fuel Gas Code), could not be visually confirmed. The lack of suitable electrical bonding may increase the potential for lightening strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks, and fires. Proper adherence to the manufacturer's bonding instructions should lower the risk of electrical arcing and related damage. It is recommended that a licensed electrician further evaluate this installation, make needed corrections to the bonding system and verify proper bonding of all components as needed

### **Knob & Tube (Detached Garage)**

- There is knob and tube wiring in use at the time of this inspection. This is an older obsolete type wiring system. Evaluation of the full integrity of the knob and tube system is outside the scope of this inspection. You should consult with your insurance carrier and an electrician familiar with older homes in this area if concerns exist with having knob and tube wiring in the structure.

## 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 is missing its cover plate in the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in the apartment area.

### **GFCI Receptacles**

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- One or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): dishwasher, laundry room, garage, back porch area and apartment.

### **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 fixtures appear to be inoperative in the front corner bedroom, hall bathroom, side middle bedroom.

### **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.

### **Carbon Monoxide Alarms**

- Carbon monoxide alarms in dwelling units shall be installed **outside of each separate sleeping area in the immediate vicinity of the bedrooms.**

### **Doorbell / Chime**

- The doorbells and/or associated components appear to be inoperative at the front door area.



## COOLING EQUIPMENT

### **Central Cooling System**

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

## DUCT SYSTEMS, CHASES, AND VENTS

- Some of the ductwork was observed to be damaged and/or crushed in the garage area.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

### **Water Supply System**

- All exposed water supply lines in the crawl space and garage areas should be insulated to help protect them from possible freeze damage.
- Polybutylene (PB) plastic water supply distribution piping was observed to be in use at the time of this inspection. This water supply piping is known to have various problems and/or recalls. Full evaluation of this piping is beyond the scope of this inspection. You are strongly encouraged to have the piping further evaluated by a qualified plumber prior to the expiration of any time limitations such as option or warranty periods.

### **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.

### **Kitchen Sink**

- Corrugated drain pipes was observed. The drain pipe should have a smooth interior without ledges so it self scour.

### **Hall Bathroom**

#### *Bathtub*

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- The bathtub shower diverter leaks when operated.

### **Master Bathroom**

#### *Lavatory / Sink*

- The stopper is missing.
- An "S" type trap was observed to be in use. Under current building standards this type of drain trap is no longer an accepted practice

#### *Shower*

- The faucets hot/cold water orientation is reversed.

### **Apartment Bathroom**

#### *Commode / Toilet*

- The commode is loose at the floor mount.

## DRAINS, WASTES, AND VENTS

- Cast iron material was observed to be present in the drains, wastes and vents system. Full evaluation of the integrity of this type of material is beyond the scope of this inspection. Due to the known latent defects that are associated with this type of older material, it is recommended to have the integrity of the drain system further evaluated by a qualified plumber. It is recommended to have a hydrostatic test and to have the inaccessible and buried pipes scoped with a camera as part of this evaluation. This evaluation should occur prior to the expiration of any time limitations such as option or warranty periods.
- There are visible leaks in the cast iron piping system. Further evaluation of this condition is recommended.

## WATER HEATING EQUIPMENT

### **Interior Closet**

- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

### **Garage Area**

- There is no drain line installed for the water heater pan.
- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection.

#### RANGE HOOD AND EXHAUST SYSTEMS

- The light at the range hood is inoperative.

#### RANGES, COOKTOPS, AND OVENS

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.

#### MICROWAVE OVENS

- The microwave oven surface trim is pulling loose.

#### MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- The mechanical exhaust vent fan appears to be inoperative in the hall bathroom.
- The bathroom heater is inoperative in the hall bathroom.

#### DRYER EXHAUST SYSTEMS

- The exterior dryer duct termination cover is damaged.
- The dryer duct termination is not equipped with a back draft damper.
- The dryer duct is separated in the crawl space area.
- The material used for the dryer duct is not listed or labeled for this type of installation.