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INSPECTED FOR

Brian Kruchkow
1509 & 1511 Yeomans Rd
Abilene, TX 79602

December 18, 2023



PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| Brian Kruchkow <i>Name of Client</i> | 12/18/2023 <i>Date of Inspection</i> |
| 1509 & 1511 Yeomans Rd, Abilene, TX 79602 <i>Address of Inspected Property</i> | |
| David Renner <i>Name of Inspector</i> | 20502 / NAWT #12181ITC <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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **3 pm** Time Out: **5:15 pm** Property was: **Vacant, BUT staged with furniture.**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **60 to 70 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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

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

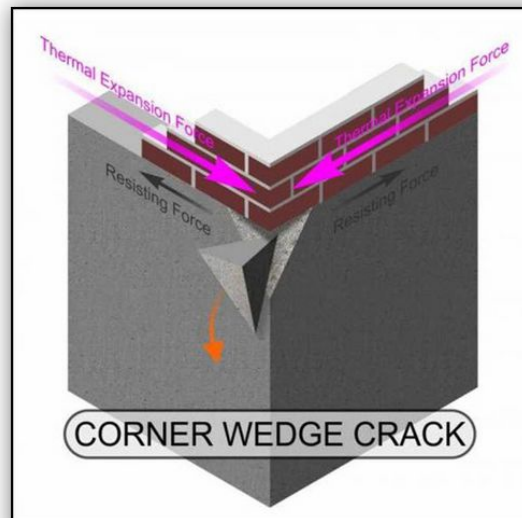
Note: The rendering of this opinion is made without any sophisticated equipment and cannot guarantee any future settling and/or movement. If any concern exists about the foundation, then a structural engineer licensed by the state of Texas should be further consulted prior to the end of option/warranty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

Additional Observations and/or Comments:

- 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.

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.

Gutter & Downspout System

- **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

- Damaged shingles were observed on the east side of the roof structure.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.
- **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.

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D. Roof Structures and Attics

Viewed From: No attic access provided.

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

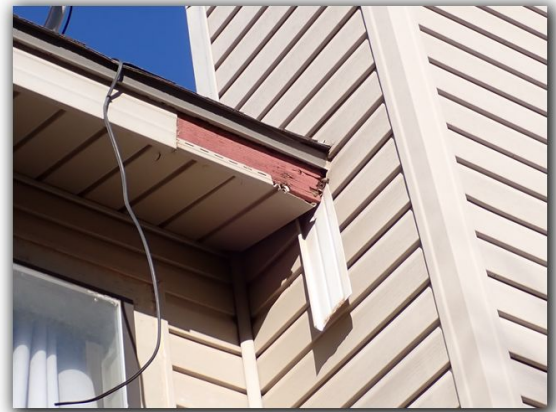
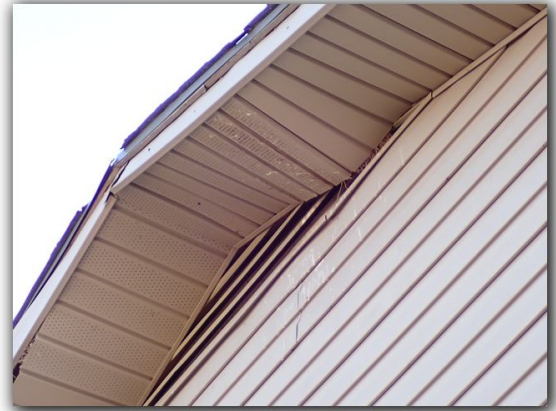
Description of Roof Structure: Unable To Determine

Attic Accessibility: Partial

Comments:

Roof Structure

- The fascia board material has some deterioration and/or damage on the east and south sides of the roof structure.
- The soffit material has some deterioration and/or damage on the east side of the roof structure.
- The soffit material is sagging and/or pulling loose on the north side of the roof structure.



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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Wood Type Veneer and Vinyl Siding

Comments:

Interior Walls & Surfaces

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

- **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.

Exterior Walls & Surfaces

- Some of the exterior wood type surfaces need a fresh coat of paint.



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F. Ceilings and Floors

Comments:

Ceilings

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

- **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.

Floors

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

G. Doors (Interior and Exterior)

Comments:

Interior Doors

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

Exterior Doors

- The hollow core door is separating and/or damaged to 1511 carport.

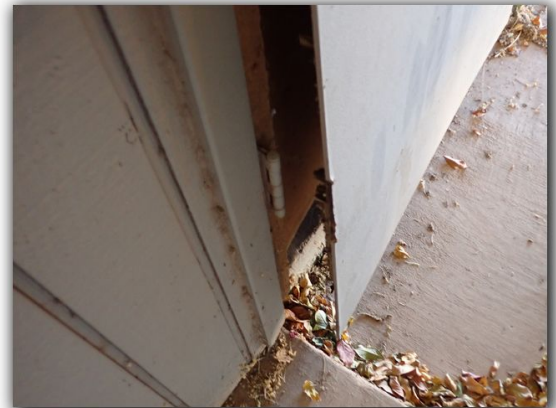
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H. Windows

Comments:

Window Screens

- One or more of the window screens were observed to be damaged.
- 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.
- Cracked and/or broken window glass was observed in the 1509 upstairs bedroom.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:
1509 downstairs bedroom, 1511 downstairs bedroom, 1509 living area, 1511 living area.
(Total 8)

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



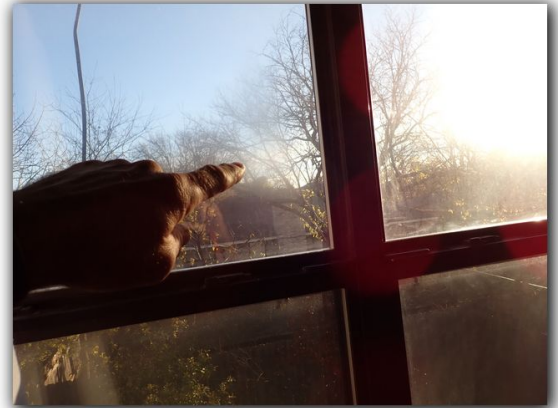
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I. Stairways (Interior and Exterior)

Comments:

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

J. Fireplaces and Chimneys

Comments:

- Both of the roof level flue storm collars need to be properly sealed to help prevent water intrusion into the structure.
- **Note:** I was unable to gain access and inspect both fireboxes and lower flue areas. If the fireplaces are to be used in the future it is highly recommended they be inspected and possibly cleaned prior to use.

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K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio

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

Driveway

- Cracks and/or deficiencies were observed in the driveway.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

1509 Panel Box

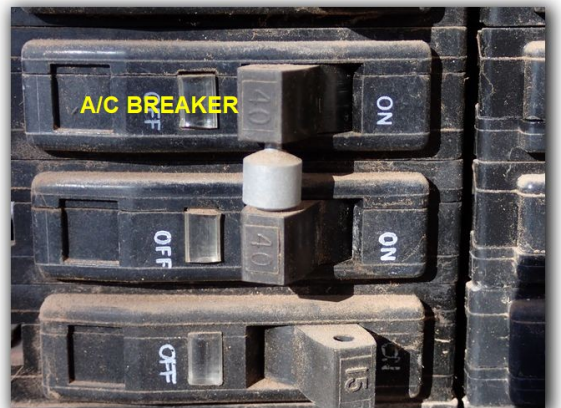
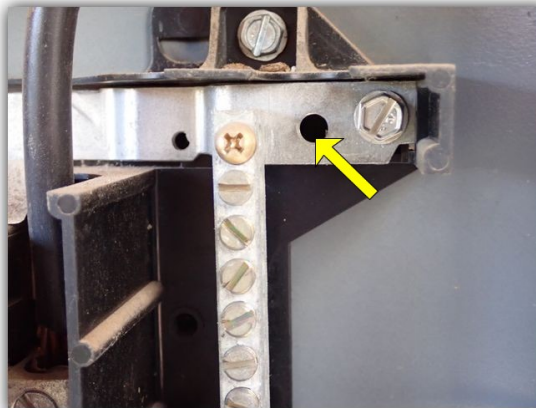
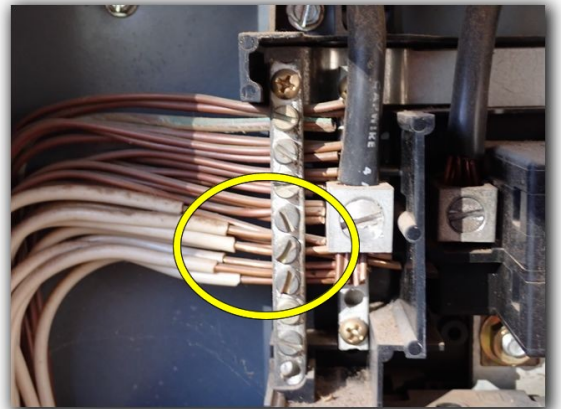
Box Rating and/or Main Disconnect Rating: 100 amps

Box Location: South Exterior Wall

Cabinet Manufacturer: Square D

Comments:

- 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.
- The manufacturers listing plate on the Central Cool System outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 30-amp. There is a 40-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.



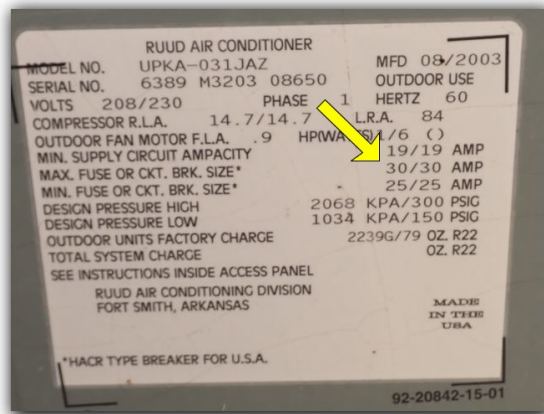
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1511 Panel Box

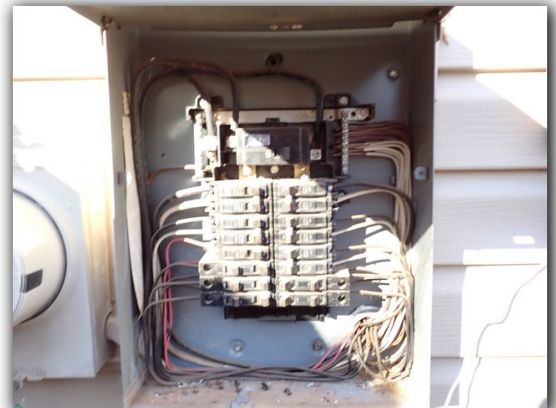
Box Rating and/or Main Disconnect Rating: 100 amps

Box Location: South Exterior Wall

Cabinet Manufacturer: Square D

Comments:

- 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.
- The manufacturers listing plate on the Central Cool System outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 30-amp. There is a 40-amp breaker in place at this time. This breaker in place does not meet the manufacturers listing plate requirements.



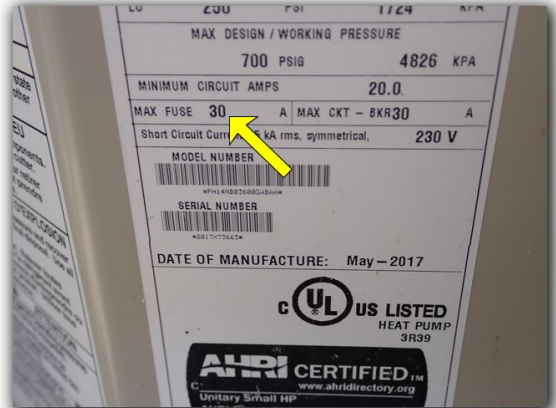
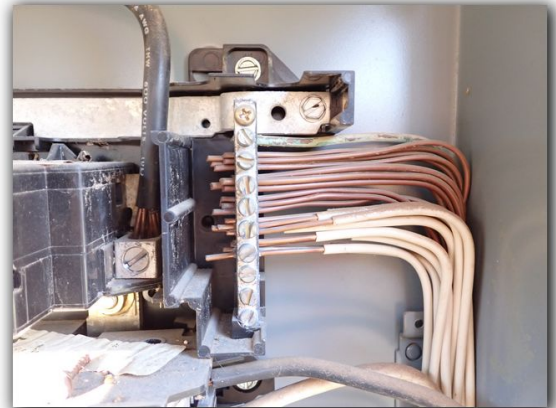
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Grounding / Bonding

- The ground electrode conductor could not be located (this is the method of grounding the electrical system to the earth). This item may have met building standards at the time the home was built. Building standards have changed and per the TREC standards of practice we are required to report this item as a deficiency.

Note: When D (**D=Deficient**) is marked. It is recommended that this item be fully investigated by a Qualified Licensed Electrician, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the integrity of the entire electrical 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.
- None 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 were observed to have an open ground connection in a few locations throughout the house.
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be

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investigated and corrected as necessary. Receptacle(s) were located in the 1511 carport.

- One or more of the receptacles were observed to be loose at the wall mount in patio area of 1509. Furthermore this receptacle appears to have it's electrical box missing or improperly installed.

GFCI Receptacles

- Note all of the receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all 125-volt through 250-volt receptacles installed in bathrooms, garages, accessory buildings, outdoors, crawl space areas, unfinished 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 hoist 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)

- None 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

- There is a extension type cord from the downstairs water heater closet of 1509 that runs into the ceiling. I was unable to determine the termination point for this unapproved/improperly installed wiring. Recommend further evaluation and repairs as needed.

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, at a minimum, for reasons of safety and replace smoke alarms once they are 10 years old.

For more ***SAFETY INFORMATION*** about Smoke Alarms: [Click Here](#)



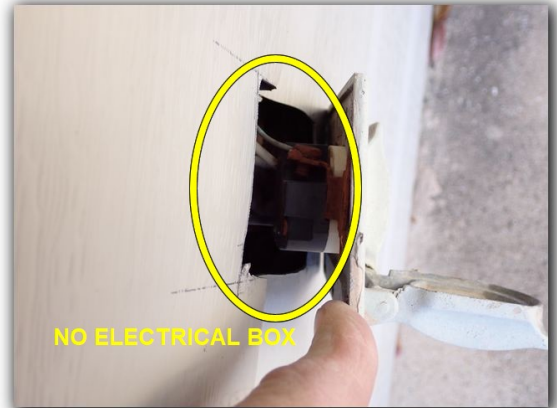
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: 1509 Heating System

Energy Source: Heat-pump with electric heat strip backup

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.

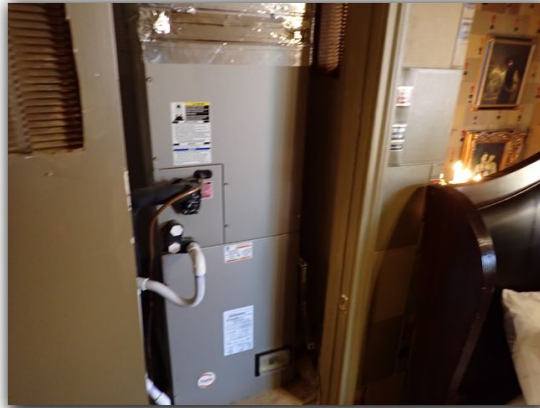
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Type of System: **1511 Heating System**

Energy Source: Heat-pump with electric heat strip backup

Brand Name: RUUD

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.



B. Cooling Equipment

Type of System: **1509 Cooling System**

Today's Temperature Differential (Delta-T): **15 Degrees**

Approximate System Age: **2017**

Approximate System SEER: **Unable To Determine / Label Faded**

Approximate System Size: **3 ton**

Filter Size: **16 x 20** *Location:* **At Interior Closet Unit**

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.

- The dirty air filter should be replaced.

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Type of System: 1511 Cooling System

Today's Temperature Differential (Delta-T): 15 Degrees

*Approximate System Age: **2003***

*Approximate System SEER: **Unable To Determine / Label Faded***

*Approximate System Size: **2.5 ton***

*Filter Size: **16 x 20** Location: **At Interior Closet Unit***

Brand Name: RUUD

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.

- The dirty air filter should be replaced.

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



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

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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.

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.

- **Note:** I was unable to inspect the attic portions of the duct system.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

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

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: Copper

Comments:

Water Supply System

- **Note:** The majority of the piping that could be seen at the time of inspection was Copper. Other plumbing materials may be present but were not detected at the time of inspection.

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

- **Note:** Some corrosion was observed at a few of the water supply shutoff valves throughout the structure.

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.*

Refrigerator Ice Maker Valves

The refrigerator ice maker valve was not operated at the time of 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.

- **Note:** Some corrosion was observed at some of the water supply shutoff valves.

Kitchen Sinks

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

1509 Upstairs Bathroom

Commode / Toilet

- The commode is loose at the floor mount.
- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal. The lack of this air-gap could cause a cross connection and should be corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Bathtub

- The stopper is missing.

1509 Downstairs Bathroom

Bathtub

- The stopper is missing.

1511 Upstairs Bathroom

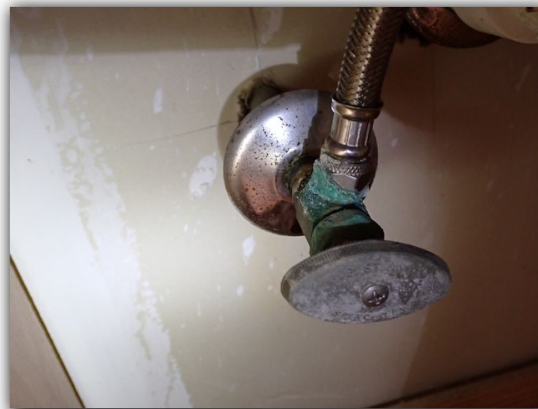
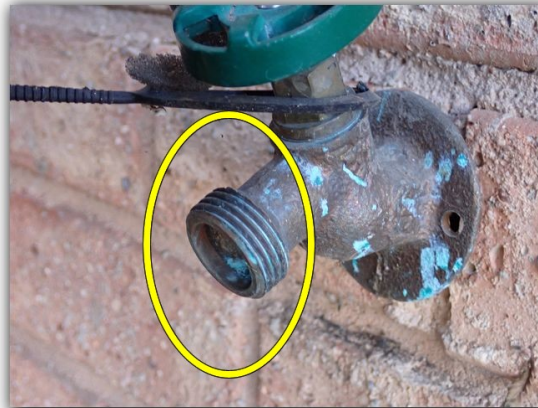
Commode / Toilet

- The commode is loose at the floor mount.

1511 Downstairs Bathroom

Bathtub

- The stopper is missing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



B. Drains, Wastes, and Vents

Type of drain piping material: Unable to Determine

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 locate the plumbing cleanout(s) nor inspect the drain system performance at the main drain line location.
- **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.

C. Water Heating Equipment

Energy Source: **Electric**

Capacity: **40 Gallons**

Location: **1509 Interior Closet**

Approximate Age: **2015**

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.

Additional Observations and/or Comments:

- Some corrosion was observed on the water supply shutoff valve.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

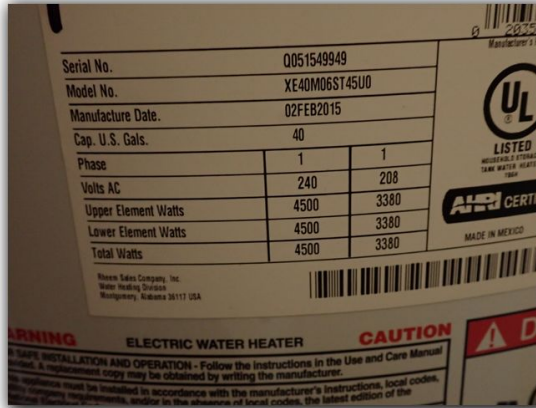
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Source: **Electric**
Capacity: **40 Gallons**
Location: **1509 Interior Closet**
Approximate Age: **2021**
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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

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.



Brand Name: Frigidaire

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 |
|---|----|----|---|



B. Food Waste Disposers

Comments:

- The splashguard for the food waste disposer is damaged and/or missing.



C. Range Hood and Exhaust Systems

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.

Brand Name: Frigidaire

- The light at the range hood is inoperative.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



-

D. Ranges, Cooktops, and Ovens

Comments:

1509 Range Brand Name: Whirlpool

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

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.

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

1511 Range Brand Name: Frigidaire

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 360 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

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.

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

I=Inspected

NI=Not Inspected

NP=Not Present


D=Deficient

I NI NP D

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.



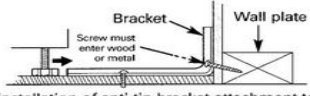
⚠ WARNING —

- 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.



E. Microwave Ovens

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.

Brand Name: Frigidaire

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



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Vent

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.

- **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.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

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.

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.

ROOF COVERING MATERIALS

- Damaged shingles were observed on the east side of the roof structure.
- Tree and shrub branches need to be trimmed away from the roofing material at all times to help prevent damage to the roofing material. It is the opinion of this Inspector that there are some branches too close to the roofing material at this time and corrective measures are needed.

ROOF STRUCTURES AND ATTICS

- The fascia board material has some deterioration and/or damage on the east and south sides of the roof structure.
- The soffit material has some deterioration and/or damage on the east side of the roof structure.
- The soffit material is sagging and/or pulling loose on the north side of the roof structure.

WALLS (INTERIOR AND EXTERIOR)

- Some of the exterior wood type surfaces need a fresh coat of paint.

DOORS (INTERIOR AND EXTERIOR)

- The hollow core door is separating and/or damaged to 1511 carport.

WINDOWS

- One or more of the window screens were observed to be damaged.
- One or more of the window screens were observed to be missing.
- Cracked and/or broken window glass was observed in the 1509 upstairs bedroom.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they lose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following:

1509 downstairs bedroom, 1511 downstairs bedroom, 1509 living area, 1511 living area.

(Total 8)

FIREPLACES AND CHIMNEYS

- Both of the roof level flue storm collars need to be properly sealed to help prevent water intrusion into the structure.

SERVICE ENTRANCE AND PANELS

1509 Panel Box

- 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.
- The manufacturers listing plate on the Central Cool System outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 30-amp. There is a 40-amp breaker in place at this time.

1511 Panel Box

- 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.
- The manufacturers listing plate on the Central Cool System outside condenser/coil list that the maximum over current device (breaker) to be used should not exceed 30-amp. There is a 40-amp breaker in place at this time.

Grounding / Bonding

- The ground electrode conductor could not be located (this is the method of grounding the electrical system to the earth).

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Receptacle Outlets

- None of the receptacles in place are not listed as tamper-resistant type receptacles.
- One or more of the receptacles were observed to have an open ground connection in a few locations throughout the house.
- One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the 1511 carport.
- One or more of the receptacles were observed to be loose at the wall mount in patio area of 1509. Furthermore this receptacle appears to have it's electrical box missing or improperly installed.

GFCI Receptacles

- Note all of the receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection.

Arc-Fault Circuit Interrupter Protection (AFCI)

- None of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device.

Fixtures

- There is a extension type cord from the downstairs water heater closet of 1509 that runs into the ceiling. I was unable to determine the termination point for this unapproved/improperly installed wiring. Recommend further evaluation and repairs as needed.

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

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.

1509 Upstairs Bathroom

Commode / Toilet

- The commode is loose at the floor mount.
- The commode tank overflow tube should be adjusted so to be at least 1-inch lower than the ballcock assembly (tank valve) head seal.

Bathtub

- The stopper is missing.

1509 Downstairs Bathroom

Bathtub

- The stopper is missing.

1511 Upstairs Bathroom

Commode / Toilet

- The commode is loose at the floor mount.

1511 Downstairs Bathroom

Bathtub

- The stopper is missing.

WATER HEATING EQUIPMENT

- Some corrosion was observed on the water supply shutoff valve.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- Some corrosion was observed on the water supply shutoff valve.
- The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.
- 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.

FOOD WASTE DISPOSERS

- The splashguard for the food waste disposer is damaged and/or missing.

RANGE HOOD AND EXHAUST SYSTEMS

- The light at the range hood is inoperative.

RANGES, COOKTOPS, AND OVENS

1509 Range Brand Name: Whirlpool

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

1511 Range Brand Name: Frigidaire

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