



325-829-0146

www.rennerinspectionsservices.com

david@rennerinspectionsservices.com



INSPECTED FOR

Brian Kruchkow
1918 S 9th St
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>
1918 S 9th St, 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: **1:30 pm** Time Out: **2:30 pm** Property was: **Vacant, BUT staged with furniture.**

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

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

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 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.

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.

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: Roof Covering Materials

Viewed From: Roof Viewed From

Comments:

Roof Covering

- **Note:** This inspection does not imply insurability or warrantably 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

No access at this time.

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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: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

- The fascia board material has some deterioration and/or damage on the north, east, west and south sides of the roof structure.
- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.



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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

- The exterior wood window casing has some deterioration and/or damage on the north, east, west and south sides of the structure.
- The vinyl siding was observed to be damaged on the north, east, west and south sides of the structure.
- The exterior veneer / cladding was observed to be pulling loose and needs to be better secured on the north side of the structure.
- Some of the exterior wood type surfaces need a fresh coat of paint.

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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 ceiling was observed to be damaged in the laundry room.

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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

- Weather-stripping improvements are recommended for the front entry exterior door(s).

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.
- Most of the windows are painted shut and cannot be opened. At least one window in each bedroom should open fully, with free access to the outdoors, for safety reasons.
- Cracked and/or broken window glass was observed in the upstairs front corner bedroom.

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I. Stairways (Interior and Exterior)

Comments:

- The railing and/or guardrail for the stairway is loose and should be better secured for reasons of safety.
- One or more of the spindles and/or balusters were observed to be damaged
- Some of the steps are in poor condition and repairs are needed for reasons of safety.



J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Carport

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

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box #1

Box Rating and/or Main Disconnect Rating: Rating Not Determined / Box No Properly Labeled

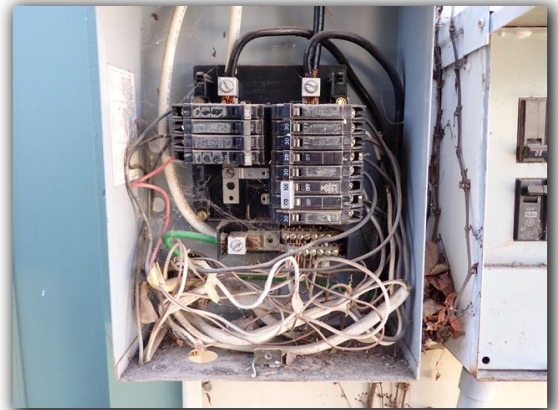
Box Location: North Exterior Wall

Cabinet Manufacturer: General Electric - GE

Comments: Unit 1918

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- The main terminal lugs are double lugged.
- One or more of the cabinet cover plate screws are missing and need to be replaced.



Panel Box #2

Box Rating and/or Main Disconnect Rating: Rating Not Determined / Box No Properly Labeled

Box Location: North Exterior Wall

Cabinet Manufacturer: General Electric - GE

Comments: Unit 1918

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to

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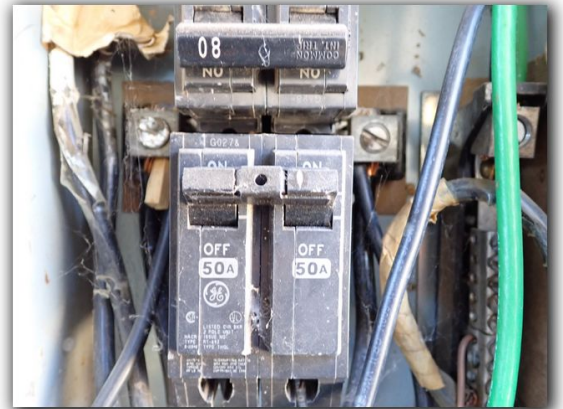
NP=Not Present

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support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- The main terminal lugs are double lugged.



Panel Box #3

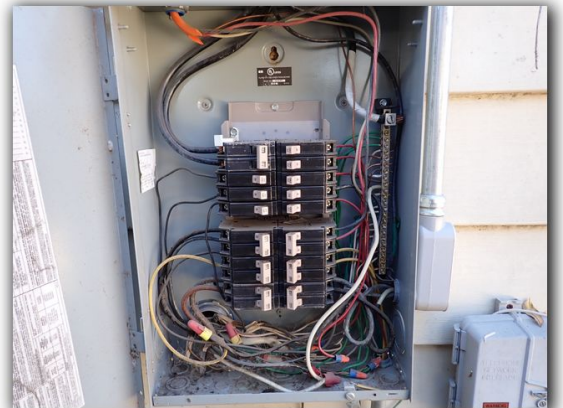
Box Rating and/or Main Disconnect Rating: 125 amps

Box Location: North Exterior Wall

Cabinet Manufacturer: Cutler-Hammer

Comments: Unit 1918 1/2

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.



Panel Box #4

Box Rating and/or Main Disconnect Rating: Rating Not Determined / Box No Properly Labeled

Box Location: Out Building

Cabinet Manufacturer: General Electric - GE

Comments: Unit 1918

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to

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support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- This panel is fed via the smaller GE panel on the main structure. There is no service disconnect for the wiring from the GE panel to this panel in the out building. This condition basically has the service entrance wiring run in poorly designed/installed conduit in an unmarked location that has no disconnect means from the alley utility pole transformer and this electrical panel. In this inspector's opinion this needs to be corrected for reasons of safety.
- The electrical cabinet does not appear to be properly bonded to the electrical system.



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.

Distribution Wiring

- All exposed romex type wiring in the downstairs kitchen sink cabinet and outbuilding areas should be properly enclosed in conduit.
- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. There are exposed wires located on the east side of the structure.

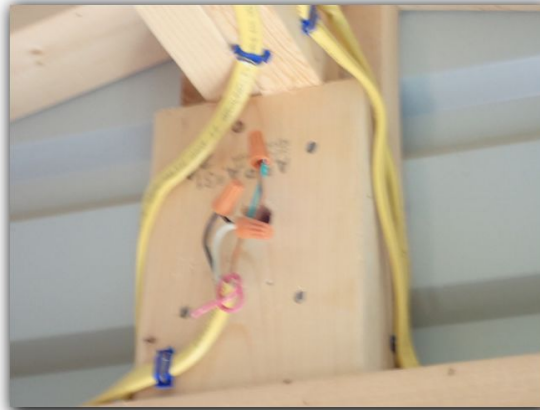
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B. Branch Circuits, Connected Devices, and Fixtures

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.
- 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

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than 5.5 feet above the floor should be listed tamper-resistant type receptacles.

- One or more of the receptacles is missing its cover plate in the out building.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in various locations throughout the house.

GFCI Receptacles

- 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

- The switch is missing its cover plate in the out building.

Fixtures

- One or more of the light fixtures appear to be inoperative in the north exterior wall. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures.

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: Upstairs Central Heating System

Energy Source: Heat-pump with electric heat strip backup

Brand Name: Carrier

Comments:

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The emergency heating equipment appears to be inoperative at the time of the inspection.

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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Type of System: Downstairs Central Heating System

Energy Source: Electric

Brand Name: Carrier

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 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.



B. Cooling Equipment

Type of System: Upstairs Central Cooling System

Today's Temperature Differential (Delta-T): 4 Degrees

Approximate System Age: 2022

Approximate System SEER: Unable To Determine / Label Faded

Approximate System Size: 2 ton

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

Brand Name: Payne

Comments:

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.

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

Additional Observations and/or Comments:

- The dirty air filter should be replaced.

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Downstairs Central Cooling System

Today's Temperature Differential (Delta-T): 16

Approximate System Age: **1985**

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

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

Listed Refrigeration Type: **R22**

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

Brand Name: **RUUD**

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

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component 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:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.

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.

Additional Notice from the Inspector: The cooling equipment in place uses R-22 refrigerant. R-22 refrigerant is currently being phased out and is becoming progressively more expensive to obtain. You should be aware that R-22 components and their future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary. If you are being provided or purchasing a Home Warranty Policy, you should closely review the HVAC section of the policy related to R-22 refrigerant and component coverage.

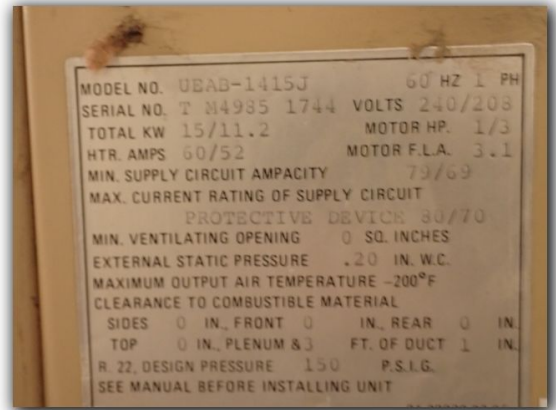
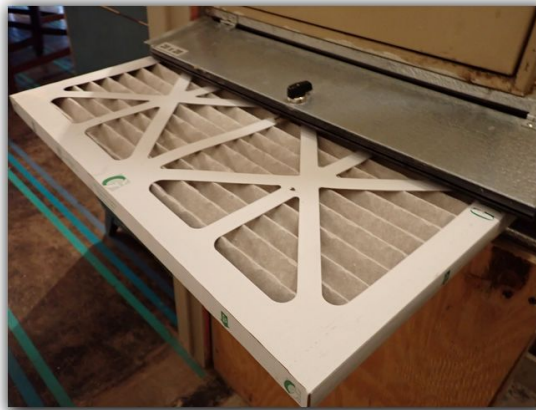
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Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 22 degrees F.** total difference between the return 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.

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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 gain access and inspect the portions of the duct system in the attic area.

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: 40 to 50 psi

Type of supply piping material: PVC, PEX, CPVC

Comments:

Water Supply System

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

Exterior Faucets/Fixtures

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

Refrigerator Ice Maker Valve

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.

Kitchen Sink

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

Upstairs Bathroom

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

Downstairs Bathroom

Lavatory / Sink

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

B. Drains, Wastes, and Vents

Type of drain piping material: Cast Iron

Comments:

- The plumbing cleanout cover(s) located in the yard were observed to be missing on the west side of the structure.
- **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.
- 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.

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I NI NP D



C. Water Heating Equipment

Energy Source: **Electric**

Capacity: **40 Gallons**

Location: **Upstairs Interior Closet**

Approximate Age: **2022**

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 plastic tubing / piping being used for the temperature and pressure relief (TPR) valve discharge pipe is not listed nor labeled for this type of use.
- The temperature and pressure relief (TPR) valve discharge pipe is connected to the pan discharge pipe. This condition does not meet current mechanical installation standards. This is an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.
- There was no electrical disconnect observed for the water heater.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Energy Source: **Electric**

Capacity: **40 Gallons**

Location: **Downstairs Interior Closet**

Approximate Age: **2015**

Brand Name: **Whirlpool**

Comments:

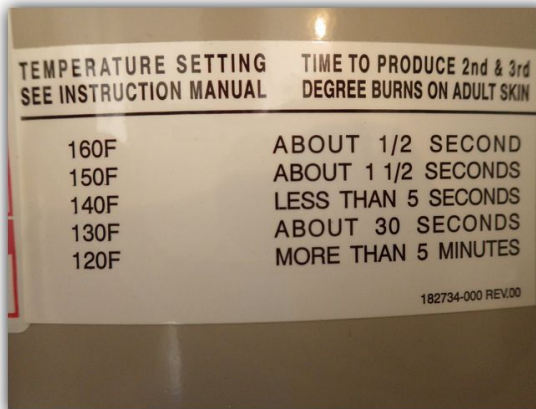
This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The 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.
- 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.



- **Note:** The water heaters are set to a high temperature. Recommend lowering to reduce the risk of severe burns.



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: General Electric – GE - Upstairs

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: General Electric – GE - Downstairs

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. Food Waste Disposers

Comments:

Brand Name: Badger - Upstairs

- The food waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



C. Range Hood and Exhaust Systems

Comments:

Brand Name: General Electric – GE - Upstairs

- The light at the range hood is inoperative.

Brand Name: General Electric – GE - Downstairs

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.

D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: General Electric – GE - Upstairs

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 340 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.

Range Brand Name: General Electric – GE - Downstairs

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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E. Microwave Ovens

Comments:

Brand Name: General Electric – GE - Upstairs

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: General Electric – GE - Downstairs

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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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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G. Garage Door Operators

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

- The exterior dryer duct termination cover is missing.



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 STRUCTURES AND ATTICS

- The fascia board material has some deterioration and/or damage on the north, east, west and south sides of the roof structure.
- Some roof sheathing (decking) deterioration and/or damage was observed in one or more locations.

WALLS (INTERIOR AND EXTERIOR)

- The exterior wood window casing has some deterioration and/or damage on the north, east, west and south sides of the structure.
- The vinyl siding was observed to be damaged on the north, east, west and south sides of the structure.
- The exterior veneer / cladding was observed to be pulling loose and needs to be better secured on the north side of the structure.

CEILINGS AND FLOORS

- The ceiling was observed to be damaged in the laundry room.

DOORS (INTERIOR AND EXTERIOR)

- Weather-stripping improvements are recommended for the front entry exterior door(s).

WINDOWS

- One or more of the window screens were observed to be missing.
- Most of the windows are painted shut and cannot be opened.
- Cracked and/or broken window glass was observed in the upstairs front corner bedroom.

STAIRWAYS (INTERIOR AND EXTERIOR)

- The railing and/or guardrail for the stairway is loose and should be better secured for reasons of safety.
- One or more of the spindles and/or balusters were observed to be damaged
- Some of the steps are in poor condition and repairs are needed for reasons of safety.

SERVICE ENTRANCE AND PANELS

Panel Box #1

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box.

- The main terminal lugs are double lugged.
- One or more of the cabinet cover plate screws are missing and need to be replaced.

Panel Box #2

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box.
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- The main terminal lugs are double lugged.

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- There was no main disconnect observed in the panel box.
- This panel is fed via the smaller GE panel on the main structure. There is no service disconnect for the wiring from the GE panel to this panel in the out building. This condition basically has the service entrance wiring run in poorly designed/installed conduit in an unmarked location that has no disconnect means from the alley utility pole transformer and this electrical panel. In this inspector's opinion this needs to be corrected for reasons of safety.
- The electrical cabinet does not appear to be properly bonded to the electrical system.

Distribution Wiring

- All exposed romex type wiring in the downstairs kitchen sink cabinet and outbuilding areas should be properly enclosed in conduit.
- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. There are exposed wires located on the east side of the structure.

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 is missing its cover plate in the out building.
- All exterior receptacles should have weather tight covers. The receptacle weather cover plate is damaged and/or missing on the west exterior wall.
- One or more of the receptacles were observed to have an open ground connection in various locations throughout the house.

GFCI Receptacles

- 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.

Switches

- The switch is missing its cover plate in the out building.

Fixtures

- One or more of the light fixtures appear to be inoperative in the north exterior wall.

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.

HEATING EQUIPMENT

Upstairs Central Heating System

The HVAC system needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The emergency heating equipment appears to be inoperative at the time of the inspection.

COOLING EQUIPMENT

The HVAC system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- The temperature drop measured across the evaporative coils of the air conditioning system is lower than considered typical. The unit is not cooling properly and servicing is needed.
- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.
- The outside condenser/coil does not appear to have proper clearance above the finish grade (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground).

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.

Downstairs Bathroom

Lavatory / Sink

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

DRAINS, WASTES, AND VENTS

- The plumbing cleanout cover(s) located in the yard were observed to be missing on the west side of the structure.
- 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.

WATER HEATING EQUIPMENT

- The plastic tubing / piping being used for the temperature and pressure relief (TPR) valve discharge pipe is not listed nor labeled for this type of use.
- The temperature and pressure relief (TPR) valve discharge pipe is connected to the pan discharge pipe.
- There was no electrical disconnect observed for the water heater.
- 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.
- There is no drain line installed for the water heater pan.

FOOD WASTE DISPOSERS

- The food waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate.

RANGE HOOD AND EXHAUST SYSTEMS

- The light at the range hood is inoperative.

DRYER EXHAUST SYSTEMS

- The exterior dryer duct termination cover is missing.