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INSPECTED FOR

Brian Kruchkow
942 Amarillo 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>
942 Amarillo St, Abilene, TX 79602 <i>Address of Inspected Property</i>	
Felipe Cruz <i>Name of Inspector</i>	22478 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time In: **2:30 pm** Time Out: **5 pm** Property was: **Vacant, BUT staged with furniture.**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **60 to 70 Degrees**

Parties present at inspection: **No other parties present during inspection.**

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): Pier & Beam / Slab on Ground Combination
Comments:

Description of supporting piers: **Concrete Block**
Viewed From: **Interior of Crawl Space**
Crawl Space Accessibility: **Partial**

Foundation Is Performing Adequately

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

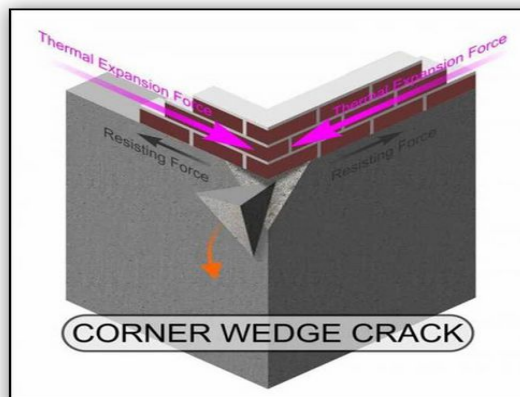
Note: The rendering of this opinion is made without any sophisticated equipment and cannot guarantee any future settling and/or movement. If any concern exists about the foundation, then a structural engineer licensed by the state of Texas should be further consulted prior to the end of option/warranty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

Additional Observations and/or Comments:

- 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.
- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

Foundation Maintenance & Care

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



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B. Grading and Drainage

Comments:

Grading & Drainage

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

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

C. Roof Covering Materials

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

Viewed From: Walked on roof

Comments:

Roof Covering

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

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

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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.



D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 4" to 6"

Approximate Average Thickness of Vertical Insulation: Unable to Determine

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

Insulation Type: Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

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

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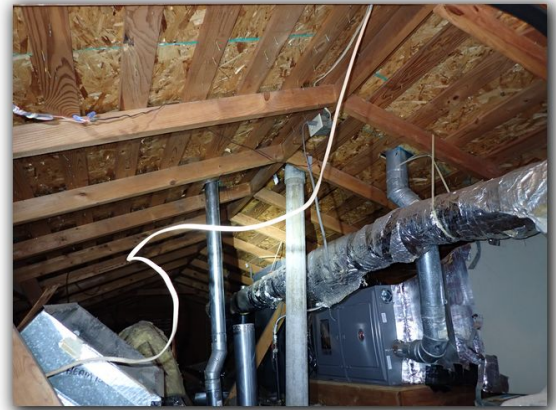
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Attic Ventilation

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

Attic Insulation

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



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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Wood Type Veneer and Fiber Cement Board

Comments:

Interior Walls & Surfaces

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- Typical interior wall stress and/or joint cracks were observed in the garage and side middle bedroom.
- Wall surface damage was observed in the garage.

Exterior Walls & Surfaces

- The fiber cement board was observed to be damaged on the north side of the structure.
- The garage door trim has some deterioration and/or damage at the bottom.

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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

- Loose floor tiles were observed in the guest bedroom.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

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

Exterior Doors

- Weather-stripping improvements are recommended for the guest bedroom exterior door(s).

Garage Entry Door

- The garage entry door (door between house and garage) is not equipped with a self-closing device. This is an “as-built” condition per local building standards but we are required to mark it as deficient per the TREC standards of practice.

Overhead Garage Door

- Some damage to the overhead garage door was observed.



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H. Windows

Comments:

Window Screens

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

Windows

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.
- One or more of the windows were observed to be stiff and hard to operate in the various locations throughout the house.

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio

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



L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box

Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: Family Room

Cabinet Manufacturer: Federal Pacific Electric- FPE

Comments:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.

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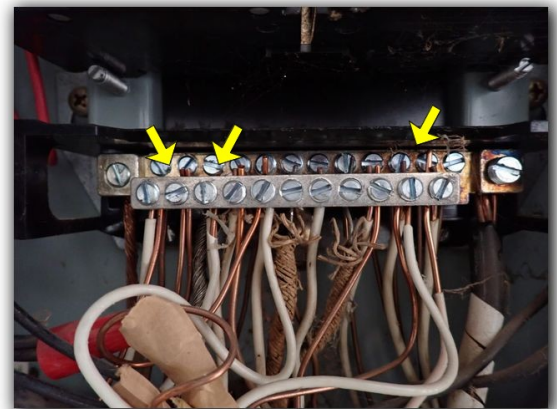
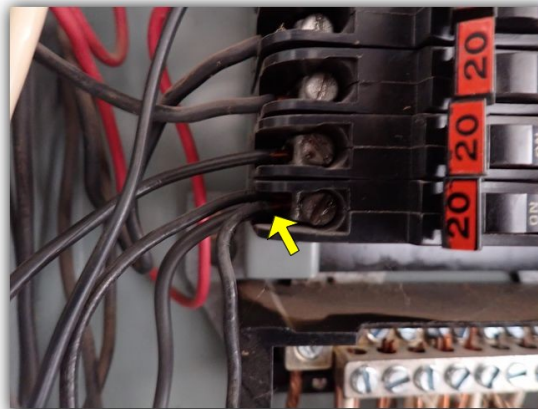
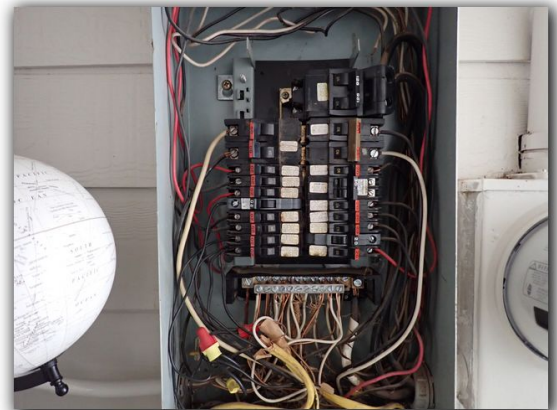
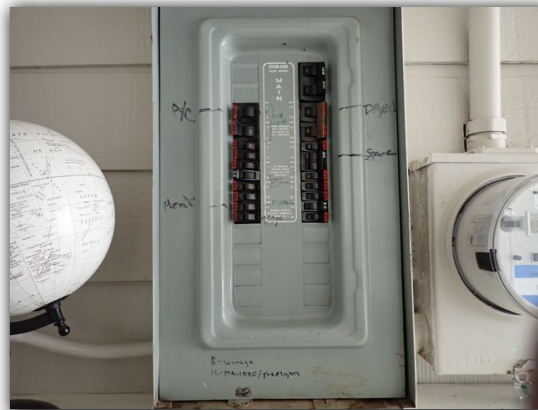
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- The electrical cabinet does not appear to be properly bonded to the electrical system.
- There are multiple neutral wires secured under one lug/screw on the neutral bus bar. This type of installation does not meet current electrical standards. These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions.
- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.
- **Notice:** There is a Federal Pacific Electric - FPE Panel Box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. You are strongly encouraged to have the panel box further evaluated by a qualified electrician prior to the expiration of any time limitations such as option or warranty periods.



Distribution Wiring

- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. There are exposed wires located on the north side of the structure.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.
- Open electrical junction box(es) were observed in the crawl space area. All open junction box(es) in the crawl space should be properly enclosed.

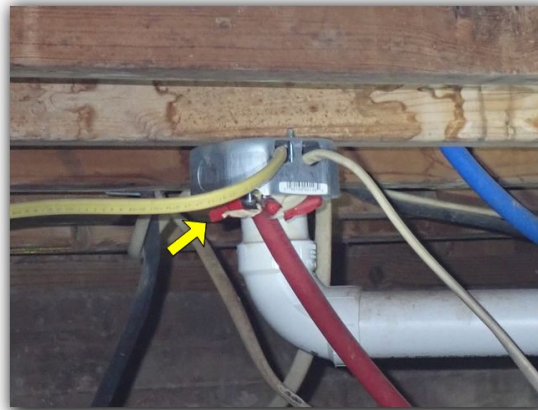
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Grounding / Bonding

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- All of the receptacles in place are not listed as tamper-resistant type receptacles. Under current building standards all 15- and 20-ampere, 125- and 250-volt non locking type receptacles located less than 5.5 feet above the floor should be listed tamper-resistant type receptacles. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- Most to all of the three-prong receptacles are observed to be ungrounded. This is an older two-wire system. **Note:** Placing three prong receptacles on an older two-wire system does not meet current National Electrical Code standards.
- One or more of the receptacles is missing its cover plate in the kitchen cabinet.
- All exterior receptacles should have weather tight covers.

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GFCI Receptacles

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt (Including Dryer) receptacles installed in laundry areas should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- Not all of the bathroom receptacles and required outlets appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards all 125-volt through 250-volt receptacles installed in bathrooms, within 6-feet of a sinks, bathtub and shower stall areas, indoor damp and wet locations, 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.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt receptacles that serve countertop surfaces and any receptacle within 6-feet of the sink should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- One or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): dishwasher, laundry room and garage. Under current electrical standards all 125-volt through 250-volt receptacles located in bathrooms, garages, accessory buildings, outdoors, crawl space areas, basements, serving kitchen countertops, within 6-feet of a sinks, bathtub and shower stall areas, laundry areas, indoor damp and wet locations, kitchen dishwasher branch circuits, boathouses, boat hoists and electrically heated floors should have GFCI protection. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

Arc-Fault Circuit Interrupter Protection (AFCI)

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

Switches

- The switch cover plate is damaged in the family room.

Fixtures

- The ceiling fan is not balanced properly and wobbles when operated in the master bedroom.

Smoke Alarms

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

Carbon Monoxide Alarms

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

Doorbell / Chime

- The doorbell and/or associated components appear to be inoperative.

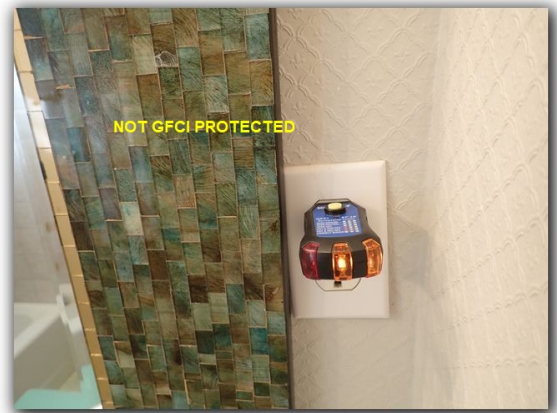
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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: **Central Heating System**

Energy Source: Gas

Brand Name: 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.

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Window Unit

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



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B. Cooling Equipment

Type of System: **Central Cooling System**

Today's Temperature Differential (Delta-T): **17 Degrees**

Approximate System Age: **1994**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **5 ton**

Brand Name: Lennox

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.

- **Note:** Previous water leakage was observed from around the base of the indoor coil housing. This condition should be closely monitored.
- **Note:** The auxiliary/secondary drain pan under the coil housing has some water staining and/or a rust build-up. This would indicate that the pan has held water in the past and should be closely monitored.

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

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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.

Window Unit

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



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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.

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D. Other

Comments:

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

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

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

Static water pressure reading: 50 to 60 psi

Type of supply piping material: PEX

Comments:

Water Supply System

- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.

Exterior Faucets/Fixtures

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

Laundry Connections

- The laundry water supply connections are installed below the washing machine drain (receptor). This setup and/or condition can cause a possible cross connection and should be corrected as necessary.

Kitchen Sink

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

Hall Bathroom

Bathtub

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

Commode / Toilet

- The commode is loose at the floor mount.

Master Bathroom

Commode / Toilet

- The commode is loose at the floor mount.



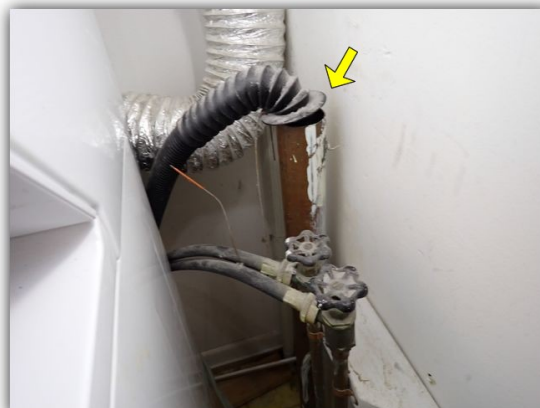
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B. Drains, Wastes, and Vents

Type of drain piping material: Cast Iron, PVC

Comments:

- The cast iron plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- There are visible leaks in the cast iron piping system under the master bathroom. Further evaluation of this condition is recommended.

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- **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: Gas

Capacity: 50 Gallons

Location: Interior Closet

Approximate Age: 2007

Brand Name: Whirlpool

Comments:

- The water heater did not light up at the time of the inspection. Recommend further evaluation and repairs as needed.
- There is no pan installed under the water heater. It is suggested that the correct sized pan and associated drain pipe system be installed per current installation requirements; at least the next time the water heater is replaced.
- Some corrosion was observed at the water supply connections at the top of the water heater.
- Some corrosion was observed on the water supply shutoff valve.
- The water heater flue is in poor condition and replacement is recommended for reasons of safety.
- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard.
- **Note:** I was unable to locate the exterior termination point for the temperature and pressure relief (TPR) valve discharge pipe.

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.

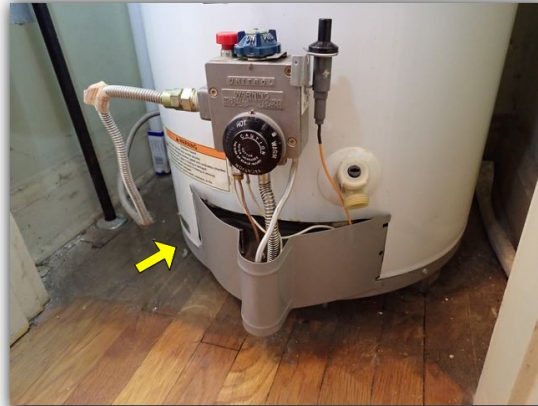
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

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

Type of gas distribution piping material: Iron

Comments:

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

-

F. Other

Comments:

V. APPLIANCES

-

A. Dishwashers

Comments:

Brand Name: Whirlpool

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

Additional Observations and/or Comments:

- Some rusting of the dishwasher interior components was observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

Brand Name: Badger

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



C. Range Hood and Exhaust Systems

Comments:

Brand Name: Allure

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 range exhaust vent pipe does not terminate fully through the exterior of the roof structure.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: Frigidaire

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

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

ANTI-TIP DEVICE

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

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



⚠ WARNING —

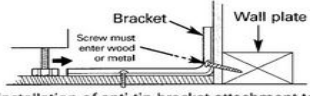
- All ranges can tip
- Injury to persons could result
- Install Anti-Tip bracket packed with range
- See Installation Instructions



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

9 ANTI-TIP DEVICE INSTALLATION

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



Typical installation of anti-tip bracket attachment to wall

⚠ WARNING:

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

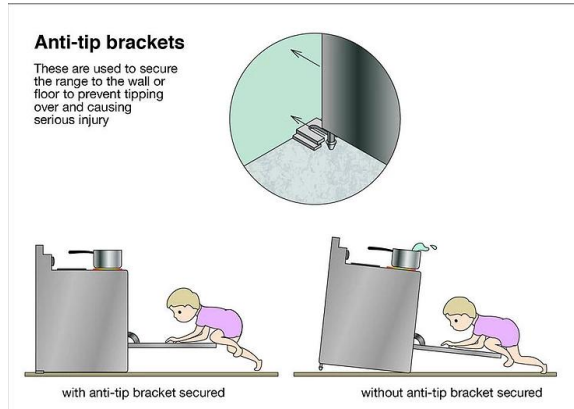
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

- The opener arm is pulling loose at the door connection and needs to be re secured.



H. Dryer Exhaust Systems

Comments:

- A gas flue pipe appears to be used as dryer flue pipe.
- The exterior dryer duct termination cover is missing.
- The dryer duct termination is not equipped with a back draft damper. This condition does not meet current installation standards and should be corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

REPORT SUMMARY

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

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

ROOF STRUCTURES AND ATTICS

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

WALLS (INTERIOR AND EXTERIOR)

- Wall surface damage was observed in the garage.
- The fiber cement board was observed to be damaged on the north side of the structure.
- The garage door trim has some deterioration and/or damage at the bottom.

CEILINGS AND FLOORS

- Loose floor tiles were observed in the guest bedroom.

DOORS (INTERIOR AND EXTERIOR)

Interior Doors

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

Exterior Doors

- Weather-stripping improvements are recommended for the guest bedroom exterior door(s).

Garage Entry Door

- The garage entry door (door between house and garage) is not equipped with a self-closing device.

Overhead Garage Door

- Some damage to the overhead garage door was observed.

WINDOWS

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

SERVICE ENTRANCE AND PANELS

Panel Box

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- The electrical cabinet does not appear to be properly bonded to the electrical system.
- There are multiple neutral wires secured under one lug/screw on the neutral bus bar.

- One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw).

Distribution Wiring

- Wires exposed to the outside elements (i.e. outside weather conditions) should be protected by ridged conduit. There are exposed wires located on the north side of the structure.
- Open electrical junction box(es) were observed in the attic area. All open junction box(es) in the attic should be properly enclosed.
- Open electrical junction box(es) were observed in the crawl space area. All open junction box(es) in the crawl space should be properly enclosed.

Grounding / Bonding

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

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Receptacle Outlets

- All of the receptacles in place are not listed as tamper-resistant type receptacles.
- Most to all of the three-prong receptacles are observed to be ungrounded. This is an older two-wire system.
- One or more of the receptacles is missing its cover plate in the kitchen cabinet.
- All exterior receptacles should have weather tight covers.

GFCI Receptacles

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Not all of the bathroom receptacles and required outlets appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.
- One or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): dishwasher, laundry room and garage.

Arc-Fault Circuit Interrupter Protection (AFCI)

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

Switches

- The switch cover plate is damaged in the family room.

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.

Doorbell / Chime

- The doorbell and/or associated components appear to be inoperative.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Water Supply System

- All exposed water supply lines in the crawl space area should be insulated to help protect them from possible freeze damage.

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.

Laundry Connections

- The laundry water supply connections are installed below the washing machine drain (receptor).

Hall Bathroom

Bathtub

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

Commode / Toilet

- The commode is loose at the floor mount.

Master Bathroom

Commode / Toilet

- The commode is loose at the floor mount.

DRAINS, WASTES, AND VENTS

- The cast iron plumbing system has visible rust and corrosion on the exterior surfaces of the piping system. This is a good indicator that failures may occur in the near future. Further evaluation of the cast iron plumbing system is recommended.
- There are visible leaks in the cast iron piping system under the master bathroom. Further evaluation of this condition is recommended.

WATER HEATING EQUIPMENT

- The water heater did not light up at the time of the inspection. Recommend further evaluation and repairs as needed.
- There is no pan installed under the water heater. It is suggested that the correct sized pan and associated drain pipe system be installed per current installation requirements; at least the next time the water heater is replaced.
- Some corrosion was observed at the water supply connections at the top of the water heater.
- Some corrosion was observed on the water supply shutoff valve.
- The water heater flue is in poor condition and replacement is recommended for reasons of safety.
- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the heater compartment, which is a known safety hazard.

DISHWASHERS

- Some rusting of the dishwasher interior components was observed.

RANGE HOOD AND EXHAUST SYSTEMS

- The range exhaust vent pipe does not terminate fully through the exterior of the roof structure.

RANGES, COOKTOPS, AND OVENS

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

GARAGE DOOR OPERATORS

- The opener arm is pulling loose at the door connection and needs to be re secured.

DRYER EXHAUST SYSTEMS

- A gas flue pipe appears to be used as dryer flue pipe.
- The exterior dryer duct termination cover is missing.
- The dryer duct termination is not equipped with a back draft damper.