



325-829-0146

www.rennerinspectionsservices.com

david@rennerinspectionsservices.com



INSPECTED FOR

**Homeowner
273 Cedar Lake Dr
Abilene, TX 79606**

January 5, 2018

PROPERTY INSPECTION REPORT

Prepared For: Homeowner
(Name of Client)

Concerning: 273 Cedar Lake Dr, Abilene, TX 79606
(Address or Other Identification of Inspected Property)

By: David Renner, Lic #20502 / NAWT #12181ITC 01/05/2018
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. 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.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's 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. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) 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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

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. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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: 5 pm Property was: **Occupied**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **50 to 60 Degrees**

Parties present at inspection: **Seller**

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.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Homeowner. 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.

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:

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

Gutter & Downspout System

- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Roof Covering

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

Flashing Details

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

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: 8" to 10"

Approximate Average Thickness of Vertical Insulation: 2" - 4"

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

Insulation Type: Loose Filled, Batt or Blanket

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Attic Ventilation

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

Attic Insulation

- The sidewall insulation was observed to be missing at a few locations in the attic area. This condition should be further evaluated and corrected as necessary.



E. Walls (Interior and Exterior)

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer, Stone Masonry Veneer

Comments:

Interior Walls & Surfaces

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

Exterior Walls & Surfaces

- The wood veneer has some deterioration and/or damage on the north side of the structure.
- The steel lintels over the exterior doors and windows should be painted.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames, window frames and garage door trim boards.
- Mortar improvements are recommended for the exterior masonry veneer on the south side of the structure. Cracks were observed in the stone veneer around and above the garage door.
- The sidewall veneer is in contact with the roofing material. Under current building standards, there should be at least 2-inch of clearance between the roofing material and the sidewall veneer.

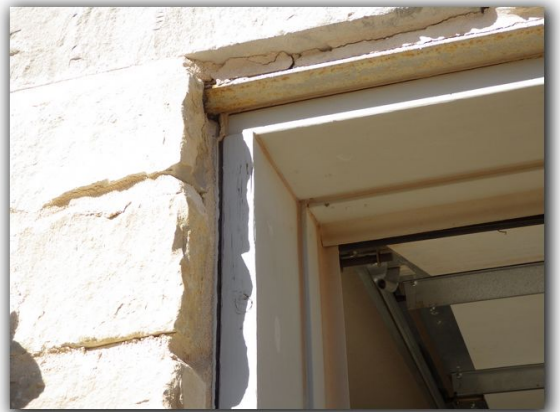
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



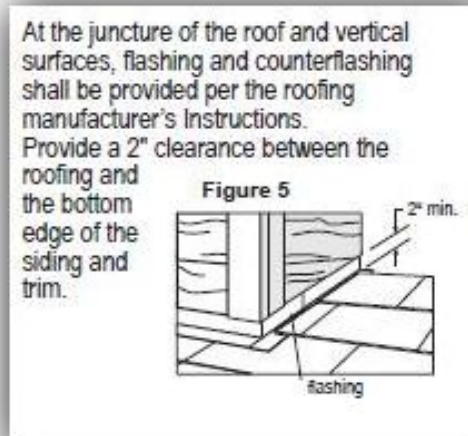
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



F. Ceilings and Floors

Comments:

Ceilings

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

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

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

Overhead Garage Door

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

Garage Entry Door

- Weather-stripping improvements are recommended for the garage entry door.

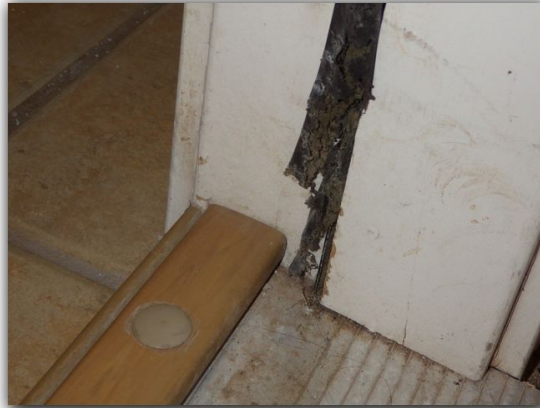
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



H. Windows

Comments:

Window Screens

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

Windows

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

I. Stairways (Interior and Exterior)

Comments:

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

J. Fireplaces and Chimneys

Comments:

An electric type insert was installed into a gas firebox at the time of inspection.

K. Porches, Balconies, Decks, and Carports

Comments:

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

- **Note:** It is recommended to maintain the exposed wood support posts by treating with a water repellent on a regular basis.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

L. Other

Comments:

II. ELECTRICAL SYSTEMS

-
-
-
-

A. Service Entrance and Panels

Panel Box

Box Rating and/or Main Disconnect Rating: 200 amps

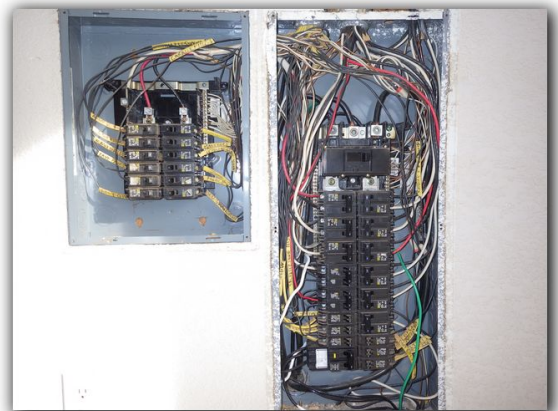
Box Location: Garage

Cabinet Manufacturer: Square D

Comments:

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:

- One or more of the neutral wires are incorrectly connected under a single screw on the grounding/neutral bus bar. Under current installation standards, the ground and neutral wires should be under separate screws with no more than one neutral wire per screw.
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- The electrical service wiring appears to be loose and/or overheating.



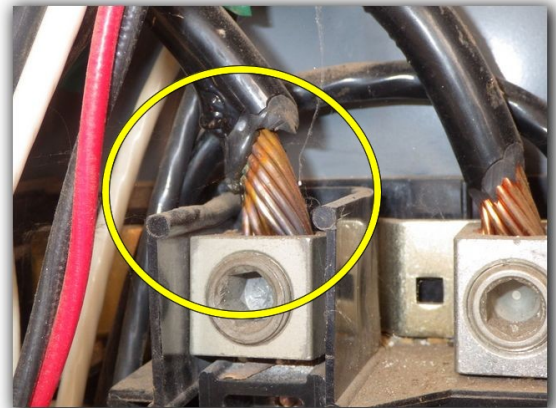
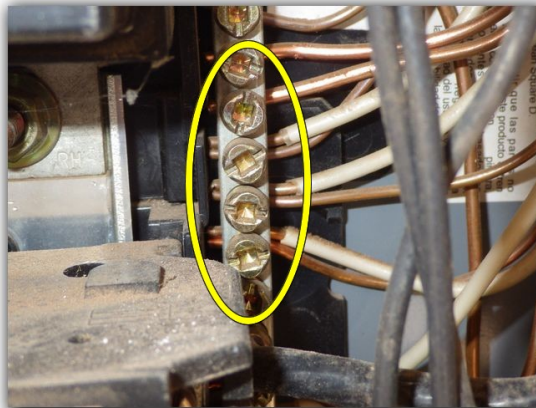
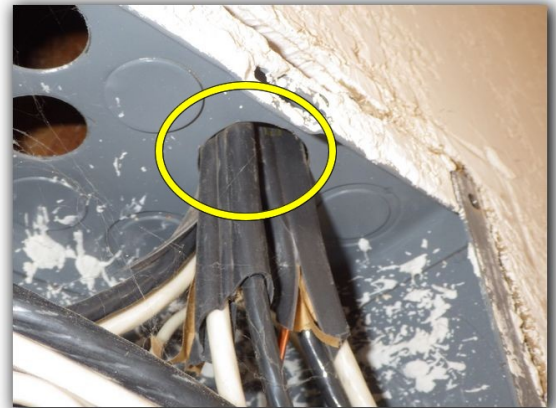
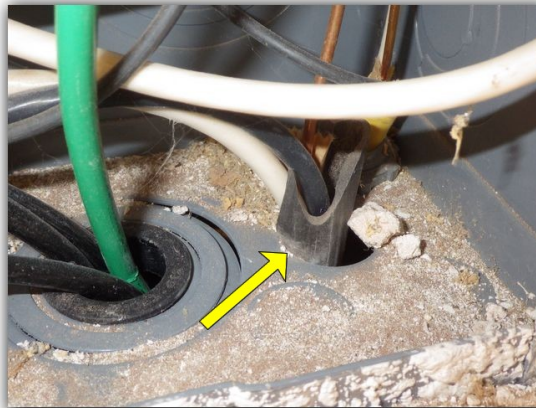
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Grounding / Bonding

- The ground wire was not properly connected to the cold water pipe at the water heater. This condition needs to be corrected to properly ground the electrical system.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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.
- Not all of the garage receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection. The new National Electrical (NEC) Code no longer has an exception for "non-appliance dedicated".
- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located at the garage.
- All exterior receptacles should have weather tight (bubble) covers. The receptacle weather cover plate is damaged and/or missing on the south exterior wall.

Switches

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

Fixtures

- One or more of the light fixtures appear to be inoperative in the back porch, front porch, south 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.
- An improper light fixture was observed to be in use over the master bathroom bathtub and downstairs hall bathroom bathtub. Under current building standards, luminaries listed for use directly above tub & shower locations should be used. This condition should be corrected for reasons of safety.
- The ceiling fan is not balanced properly and wobbles when operated in the rear corner bedroom, front corner bedroom.

Smoke Alarms

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

- **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

- I was unable to locate a carbon monoxide alarm in the immediate vicinity of the bedrooms.

Doorbell / Chime

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



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of System: **Upstairs Central Heating System**

Energy Source: Heat-pump with electric heat strip backup

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 consistent with accepted industry practices for its age.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Downstairs Central Heating System

Energy Source: Heat-pump with electric heat strip backup

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 consistent with accepted industry practices for its age.



B. Cooling Equipment

Type of System: **Downstairs Central Cooling System**

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

Approximate System Age: **2004**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **5 ton**

Filter Size: **Media Filter** *Location:* **At Attic Unit**

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 consistent with accepted industry practices for its age.

I=Inspected

NI=Not Inspected

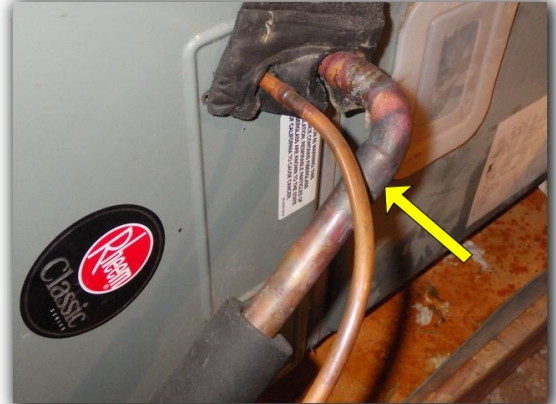
NP=Not Present

D=Deficient

I NI NP D

Additional Observations and/or Comments:

- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area and at the outside condenser should be repaired or replaced as necessary.
- **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.



Downstairs Central Cooling System

Today's Temperature Differential (Delta-T): 18 Degrees

*Approximate System Age: **2006***

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

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

*Filter Size: **Media Filter** Location: **At Attic Unit***

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 consistent with accepted industry practices for its age.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

-

C. Duct Systems, Chases, and Vents

Comments:

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

IV. PLUMBING SYSTEMS

-

A. Plumbing Supply, Distribution Systems and Fixtures

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

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

Static water pressure reading: 50 to 60 psi

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.*

Laundry Connections

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

Kitchen Sink

- The kitchen sink is not fully sealed to the underside of the granite countertop.

Hall Bathroom

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Master Bathroom

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

Half Bath

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.



B. Drains, Wastes, and Vents

Comments:

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

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

C. Water Heating Equipment

Energy Source: **Electric**

Capacity: **50 Gallons**

Location: **Garage**

Approximate Age: **2017**

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 consistent with accepted industry practices for its age.

Additional Observations and/or Comments:

- 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 six-inches (6") and not more than twenty-four inches (24") above of the ground.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



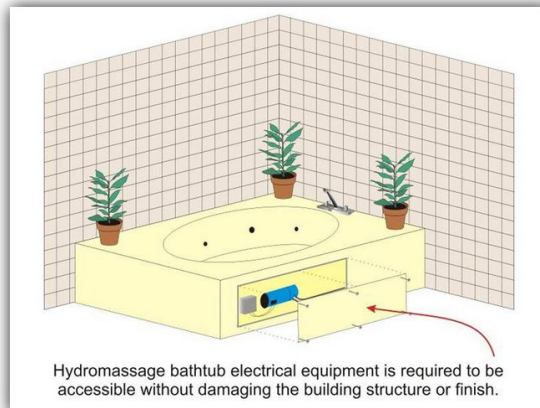
D. Hydro-Massage Therapy Equipment

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Additional Observations and/or Comments:

- I was unable to locate a ground fault circuit interrupter (GFCI) receptacle or breaker for the hydro-massage therapy equipment. The homeowner should be consulted on the location of this GFCI device. If there is no GFCI device installed on the hydro-massage therapy equipment circuit, a GFCI receptacle or breaker should be installed for reasons of safety.
- The access to the hydro-massage therapy equipment motor is not readily accessible and inspection of the equipment lines and motor could not be performed. This does not meet current installation standards.



E. Gas Distribution Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Bosch

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



B. Food Waste Disposers

Comments:

Brand Name: General Electric – GE

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



C. Range Hood and Exhaust Systems

Comments:

Brand Name: General Electric – GE

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Additional Observations and/or Comments:

- The range exhaust appears to terminate into the wall. Vented range exhaust should terminate to the exterior of the structure.



D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: General Electric – GE

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

Built-in Oven Brand Name: Whirlpool

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 355 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.



E. Microwave Ovens

Comments:

Brand Name: General Electric – GE

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Vent

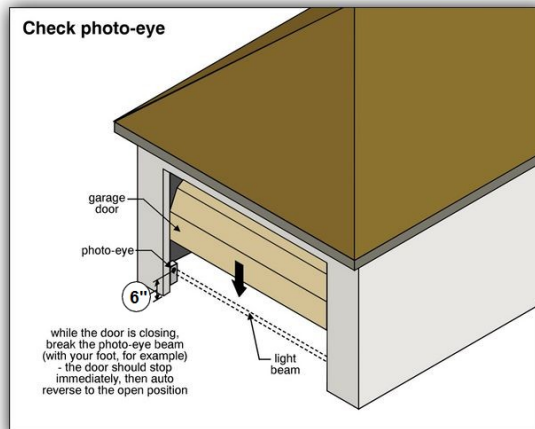
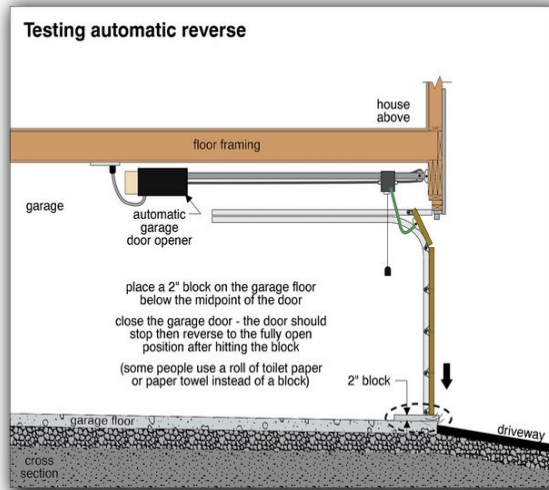
This component appears to be performing adequately at the time of this inspection.

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

G. Garage Door Operators

Comments:

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.
- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.
- The garage door opener ***DID NOT*** automatically reverse under reasonable resistance when closing. Improvement may be as simple as adjusting the sensitivity control on the opener.
- The opener light is inoperative.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-

H. Dryer Exhaust Systems

Comments:

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

-

I. Other

Comments:

VI. OPTIONAL SYSTEMS

-

A. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In Ground

Type of Filter: Sand

Filter Gauge Pressure Reading: 15 to 20 psi

Comments:

Swimming Pool and Equipment

The equipment and related components appear to be performing adequately at the time of this inspection. They are achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Additional Observations and/or Comments:

- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.

Barriers

There were no barriers or an audible alarm in place at the time of inspection.

- All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate. A second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.
- Under current standards, all of the homes entry doors that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

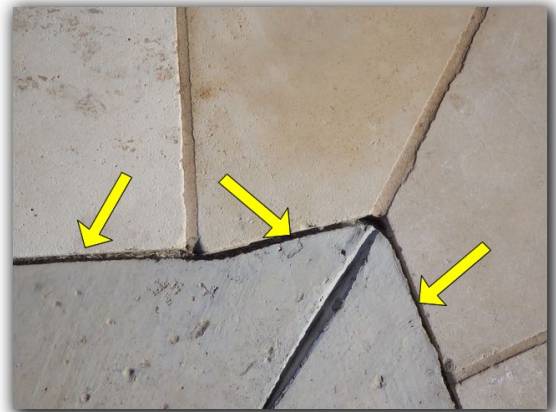
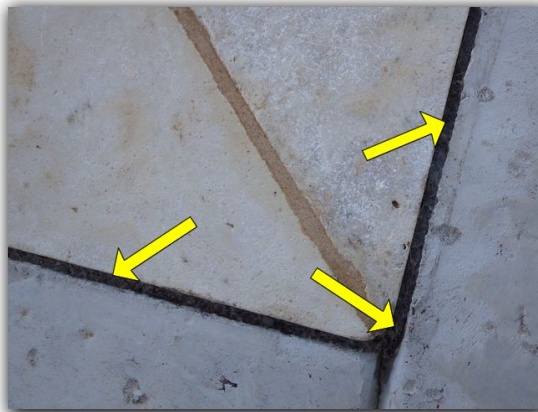
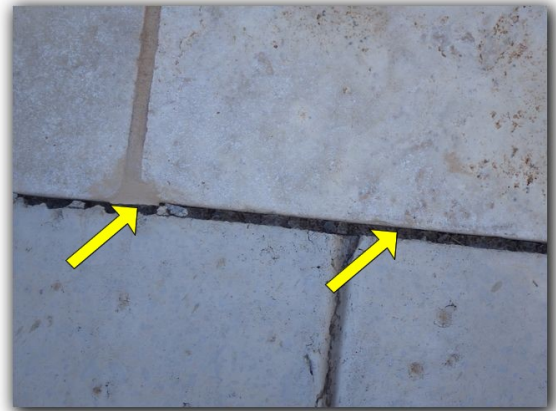
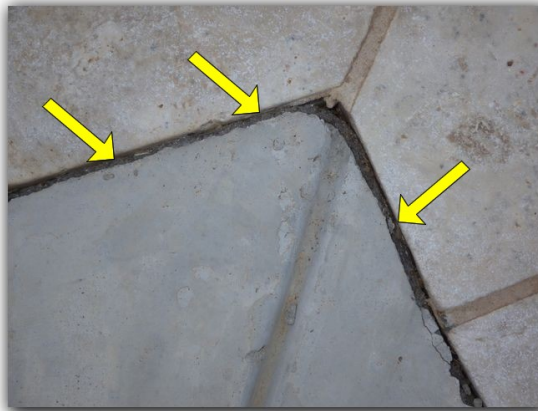
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The Inspector is not required to:

- dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

-

B. Private Sewage Disposal (Septic) Systems

Type of System: **Traditional Septic System**

Location of Drain Field: **North Side of Structure**

Comments:

Operation Opinion: Acceptable – Good to Fair Condition

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection. There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Company Disclaimer

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

Renner Inspection Services has not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.