



325-829-0146

www.rennerinspectionsservices.com

david@rennerinspectionsservices.com



INSPECTED FOR

Ashley Rimer
209 Stardust Trail
Tuscola, TX 79562

February 6, 2018

PROPERTY INSPECTION REPORT

Prepared For: Ashley Rimer
(Name of Client)

Concerning: 209 Stardust Trail, Tuscola, TX 79562
(Address or Other Identification of Inspected Property)

By: David Renner, Lic #20502 / NAWT #12181ITC 02/06/2018
(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: **8:30 am** Time Out: **11:30 am** Property was: **Occupied**

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

Weather Conditions During Inspection: **Cloudy Overcast**

Outside temperature during inspection: **30 to 40 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 Ashley Rimer. 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

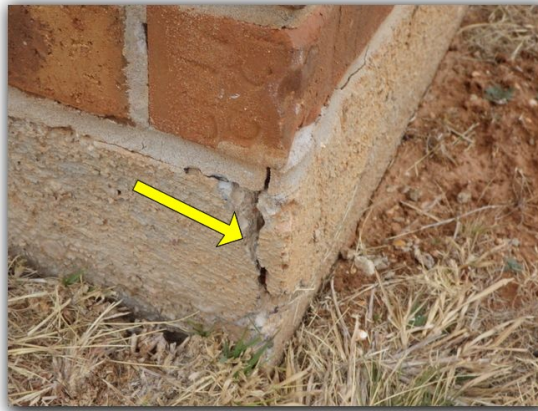
In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators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

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 in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

Foundation Maintenance & Care

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



B. Grading and Drainage

Comments:

- Fill dirt is needed on the east side of the structure. The low spots in the finished grade (ground) adjacent to the foundation perimeter wall need to be filled in to help prevent water from standing and/or ponding next to the foundation area.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



-
-
-
-

C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

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.

Attic Ventilation

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

Attic Insulation

- The attic floor insulation needs to be redistributed in one or more locations.

Attic Ladder(s)

- The attic ladder was observed to be installed with improper fasteners. The attic ladder should be secured in place with 16d nails or 3-inch lag bolts. This condition should be further evaluated and corrected as necessary.
- Additional blocking is recommended between the attic ladder assembly and the framing members.

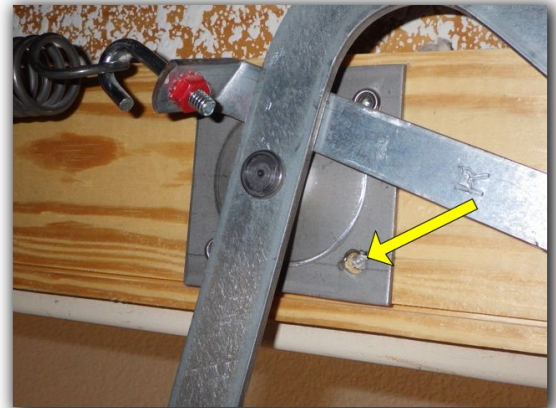
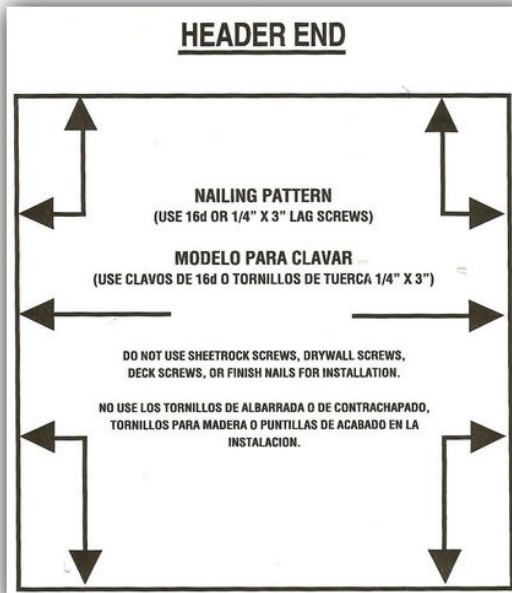
I=Inspected

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
---	----	----	---

E. Walls (Interior and Exterior)

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

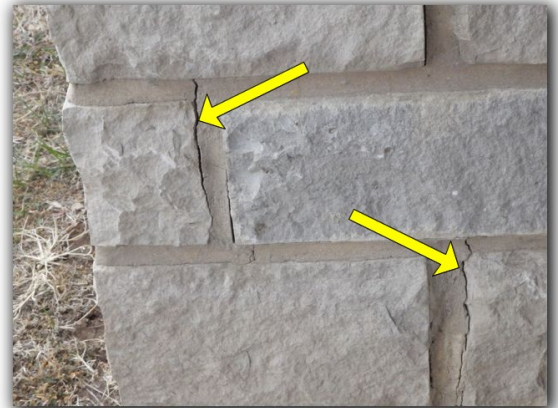
Comments:

Interior Walls & Surfaces

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

Exterior Walls & Surfaces

- It is recommended the chimney chase wood veneer and/or veneer trim get a fresh coat of paint/stain.
- Mortar improvements are recommended for the exterior masonry veneer on the south and west sides of the structure.
- Minor caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The wood trim finger joints are pulling loose at a few locations around the garage. Recommend re-securing as needed.
- The south (laundry) exterior door, has some minor damage at the bottom. Recommend caulking and paint improvements.



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.

Single Overhead Garage Door

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
---	----	----	---

Double Overhead Garage Door

- The lower door trim is damaged.



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.

- **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.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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

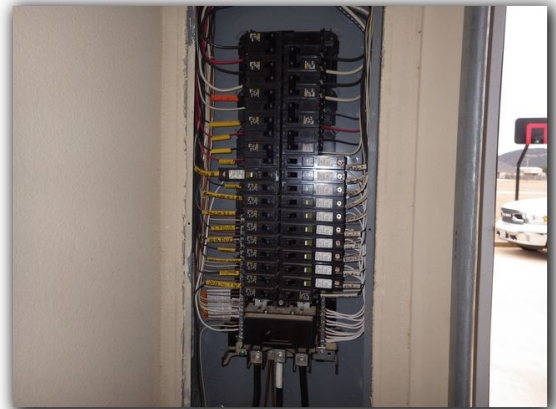
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: Square D

Comments:

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
---	----	----	---

-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

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

- **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.

Switches

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

Fixtures

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

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

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

Doorbell / Chime

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

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: **Central Heating System**

Energy Source: Heat-pump with electric heat strip backup

Brand Name: Lennox

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Cooling Equipment

Type of System: **Central Cooling System**

Today's Temperature Differential (Delta-T): Unable to check Degrees

Approximate System Age: **2014**

Approximate System SEER: **14**

Approximate System Size: **5 ton**

Filter Size: **20 x 25, 14 x 14** Location: **Interior Ceiling Mounted**

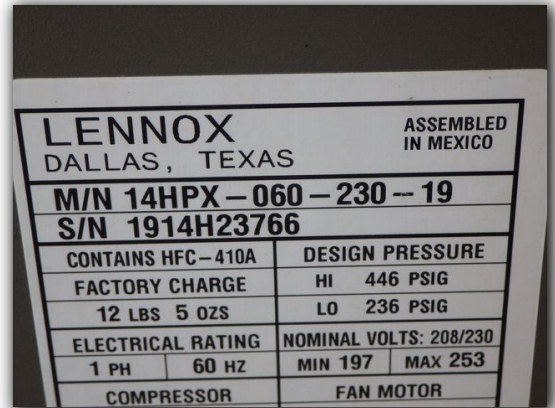
Brand Name: **Lennox**

Comments:

The operation of the cooling system was not checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

At this time, a limited visual survey will be performed and if any defects are found they will be listed in this section.

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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: By the Water Meter

Static water pressure reading: 50 to 60 psi

Comments:

Water Supply System

- There is no expansion device installed on the water supply system. Under current plumbing standards an expansion device is required when there is a pressure regulator in place. This condition is a common building practice in the local area.

Exterior Faucets/Fixtures

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

Hall Bathroom

Lavatory / Sink

- The stopper does not appear to be functioning properly.

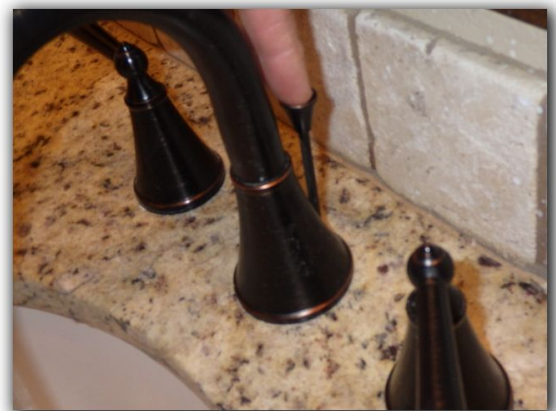
Bath Between Rooms – “Jack & Jill Bath”

Lavatory / Sink

- The stopper is damaged.

Master Bathroom

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



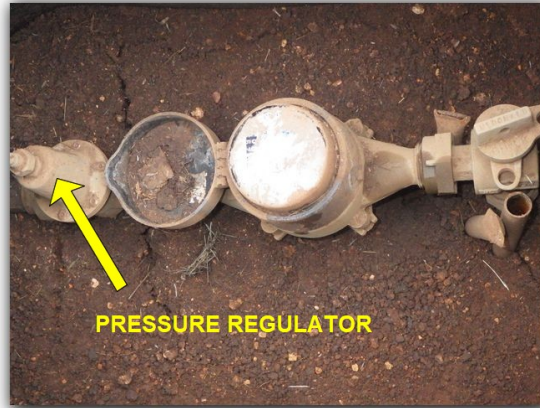
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



-
-
-
-

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: **2014**

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 consistent with accepted industry practices for its age.

Energy Source: **Electric**

Capacity: **50 Gallons**

Location: **Garage**

Approximate Age: **2014**

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 consistent with accepted industry practices for its age.

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.



E. Gas Distribution Systems

Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Whirlpool

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
---	----	----	---



B. Food Waste Disposers

Comments:

Brand Name: Gemline

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



C. Range Hood and Exhaust Systems

Comments:

Brand Name: Broan

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
---	----	----	---



-

D. Ranges, Cooktops, and Ovens

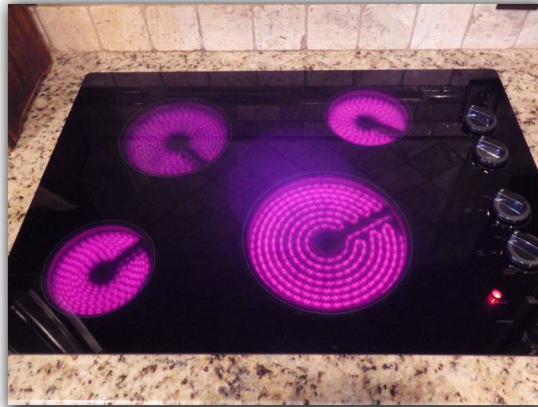
Comments:

Cooktop Brand Name: Whirlpool

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

Upper/Lower 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: Sharp

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

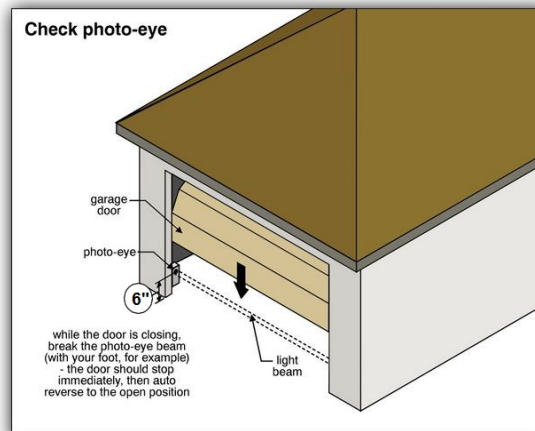
Comments:

Single Overhead Garage Door Opener

- When an automatic garage door opener is in use, the manual lock should be disabled or removed.

Double Overhead Garage Door Opener

- 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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

-

H. Dryer Exhaust Systems

Comments:

- The dryer flexible vent pipe between the dryer and wall was observed to be damaged/collapsed. This condition may limit the amount of airflow. Recommend replacement.



-

I. Other

Comments:

VI. OPTIONAL SYSTEMS

-

A. 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.

For more information about Septic Systems click [Here](#).

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.