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INSPECTED FOR

Homeowner
2701 Button Willow Pkwy
Abilene, TX 79606

March 21, 2018

PROPERTY INSPECTION REPORT

Prepared For: Homeowner
(Name of Client)

Concerning: 2701 Button Willow Pkwy, Abilene, TX 79606
(Address or Other Identification of Inspected Property)

By: David Renner, Lic #20502 / NAWT #12181ITC 03/21/2018
(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: **10:30 am** Property was: **Occupied**

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

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

The home was reinspected on 5-16-18 by the original inspector. The repairs that were accomplished are annotated in red in the body of the report.

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:

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.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

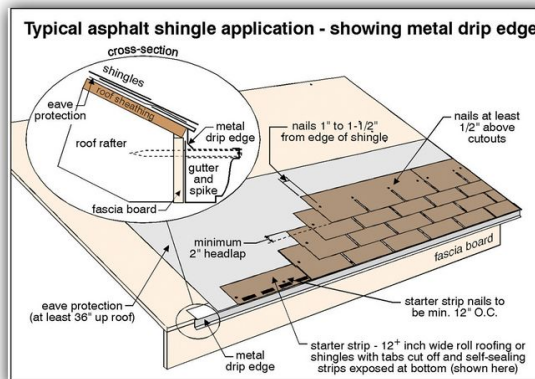
Roof Covering

- Damaged shingles were observed on the north and south sides of the roof structure.
- The starter strip of the roofing material was not properly installed per the manufacture installation requirements. The starter course shingle should consist of a strip shingle with the tabs cut off with the self-sealing strip at the lower bottom edge. This will help prevent wind damage or lifting of the shingles in high winds.
- High shingle fasteners (staples and/or nails) were observed in various locations.
- **Note:** Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.

Repairs were made to the roof covering.

Flashing Details

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



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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: N/A

(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

- Split rafter(s) were observed in the attic over garage conversion area(s).
- One or more of the roof structure rafters were observed to be pulling away from the top ridge board. Recommend monitoring and repairs made if needed.
- **Note:** The roof structure purlins are not properly sized to the rafters they support and the purlins are not properly supported. This item met building standards at the time the home was built. The building standards have changed and Per TREC standards of practice we are required to note this item as a deficiency.
- The roof structure purlins are not properly supported in one or more locations. Under current building standards, the purlins should be supported by 2 x 4 braces installed to load-bearing walls at a slope not less than 45 degrees. The bracing should be spaced not more the 4 feet on center and the unbraced length of brace should not exceed 8 feet.

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.

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

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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer

Comments:

Interior Walls & Surfaces

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

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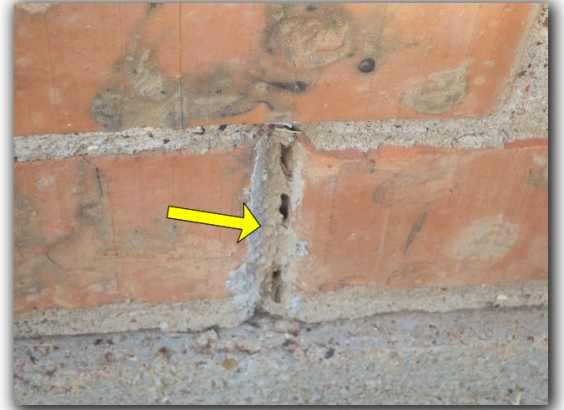
NP=Not Present

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Exterior Walls & Surfaces

- **Note:** Previous repairs to the exterior masonry mortar / grout was observed on the east side of the structure.
- The weep holes in the lower course of the exterior masonry veneer were observed to be blocked and/or sealed. The weepholes should be reopened to help vent the wall voids and release any absorbed rain water from behind the exterior masonry veneer walls. **Repaired**



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.

East Overhead Garage Door

- Some minor damage to the east overhead garage door was observed. Note: This door is no longer in use.

West Overhead Garage Door

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

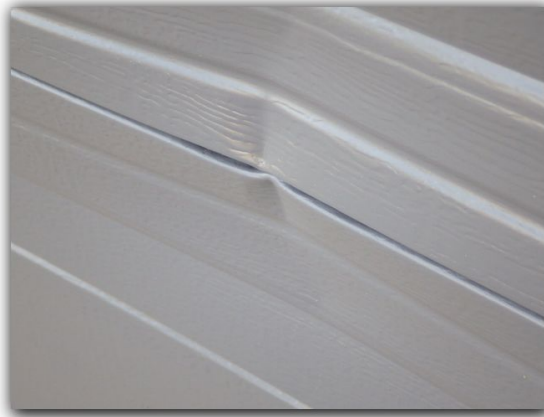
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H. Windows

Comments:

Window Screens

- One or more of the window screens were observed to be damaged. **Repaired.**

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:

- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

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K. Porches, Balconies, Decks, and Carports

Comments:

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

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L. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Box

Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: South Exterior Wall

Cabinet Manufacturer: General Electric - GE

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:

- The breakers (overcurrent devices) in the electrical panel are not properly labeled.
- 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.
- All blank spaces in the electrical cabinet cover plate (dead front) and /or cabinet need to have fillers.
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but Per TREC standards of practice we are required to report this condition as a deficiency.

Grounding / Bonding

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

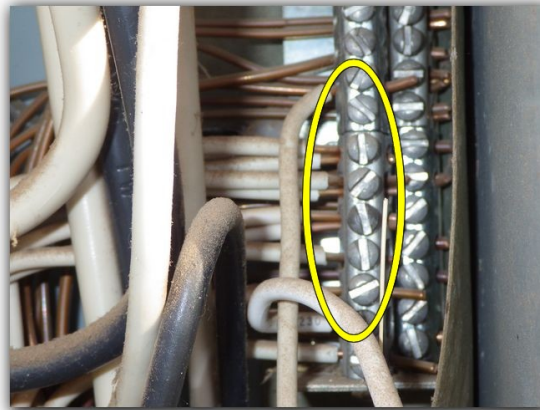
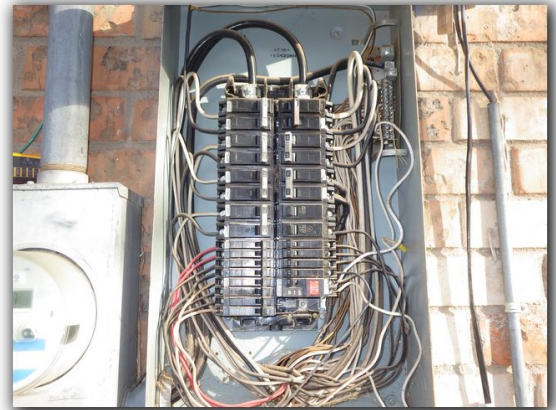
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
- All exterior receptacles should have weather tight (bubble) covers. The receptacle weather cover plate is damaged and/or missing on the south exterior wall. **Repaired.**
- One or more of the receptacles were observed to be loose at the wall mount in the kitchen. **Repaired.**

Switches

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

- **Note:** I was unable to determine the operation end of one or more of the switches.

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Fixtures

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

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. **Repaired.**
- **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.

Doorbell / Chime

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



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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: Goodman

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: **Central Cooling System**

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

Approximate System Age: **2016**

Approximate System SEER: **14**

Approximate System Size: **3.5 ton**

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

Brand Name: Goodman

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.

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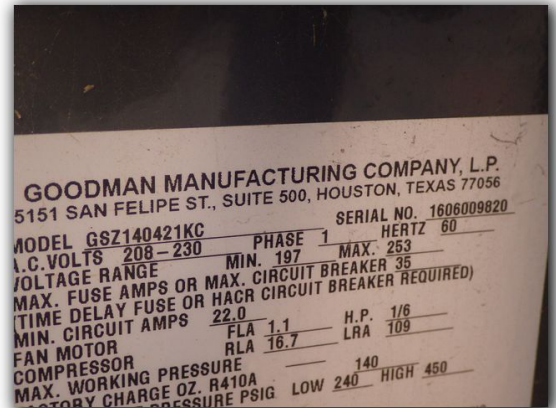
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Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return 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: 60 to 70 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

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.

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Hall Bathroom

Right Lavatory / Sink

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

Bathtub

- The stopper is missing. **Repaired.**

Master 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.

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 Gallons

Location: Interior Closet

Approximate Age: 2018

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.



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems

Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Frigidaire

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

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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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: Kenmore

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

D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: Frigidaire

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

Built-in Oven Brand Name: General Electric – GE

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 340 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

- The oven light/switch is inoperative.

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The oven was replaced.



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E. Microwave Ovens

Comments:

Brand Name: Kenmore

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

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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.

Bathroom Heaters

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



G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

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I. Other

Comments: