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INSPECTED FOR

**1 Mission Hills
Abilene, TX 79606**

August 12, 2019

PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: 1 Mission Hills, Abilene, TX 79606
(Address or Other Identification of Inspected Property)

By: River Dillard, Lic #22970 / NAWT #13972ITC 08/12/2019
(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: **11:45 am** Property was: **Occupied**

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **80 to 90 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.

When a deficiency is reported, it is the CLIENTS responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to th expiration of any time limitations such as option periods.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists, or ever could exist, but only those material defects observed on the date of the inspection.

The inspection does NOT imply insurability or warrantably of the structure or it's components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

If you're reading this report but did not hire Renner Inspection Services, PLLC, to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Protect your family and your investment, please call to discuss the report you're reading for this property so that we can arrange for a re-inspection.

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY . THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

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

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

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.
- One or more of the post tension cable ends are exposed and need to be properly sealed on the south side of the structure.

Foundation Maintenance & Care

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



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B. Grading and Drainage

Comments:

- The soil line is too high on the north, east, west and south sides of the structure. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

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: Due to the steep pitch of the roof structure and design, the roof was observed from ground level with binoculars. The Inspector felt it would be unsafe to get on and stay on the roof.

Comments:

Roof Covering

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

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

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: 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: Batt or Blanket, Loose Filled

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.

Roof Sheathing

- **Note:** There are visible water stains on the roof sheathing (decking) in one or more locations.

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.

Attic Ladder(s)

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



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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Wood Type Veneer, Brick Veneer, Stone Masonry Veneer, EIFS Stucco (Exterior Insulation & Finish System)

Comments:

Interior Walls & Surfaces

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

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

Exterior Walls & Surfaces

- The steel lintels over the exterior doors and windows should be painted.
- The wood veneer has some deterioration and/or damage on the west side of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames.

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Stucco (Hard Coat or EIFS) Observation and Opinions

There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product requires a specialty inspection from a Properly Certified Third Party Stucco Inspector.

At this time, a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

- Some deterioration and/or damage to the stucco type veneer/cladding was observed on the east side of the structure.



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F. Ceilings and Floors

Comments:

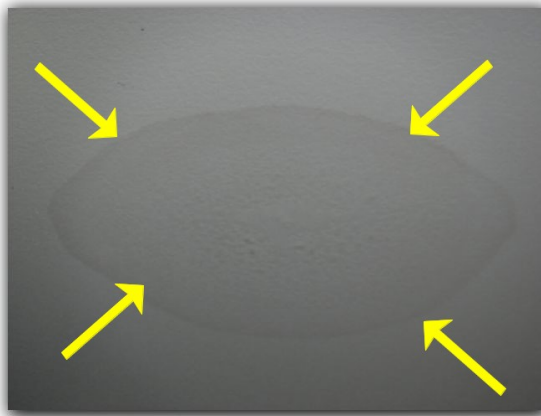
Ceilings

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

- Water stains were observed on the ceiling finish in the kitchen. This appears to be old staining. Recommend the current homeowner be consulted as to the cause and any repairs made if needed.

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

- The door hardware is missing to the kitchen.

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.

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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.
- **Note:** The multiple-pane windows do not appear to be original to the house. When installed post-construction, windows do not typically include flanges on the outside face of the window to be used for fastening and flashing. Flashing shall be installed in a shingle like fashion, in such a manner as to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components, and that the flashing is extended to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage. Without this flashing, installation typically relies on caulks, or other sealants, to prevent water intrusion. Without destructive inspection, we were not able to determine whether the windows were installed per the manufacturer's instructions, or were effectively flashed, including the presence of a nailing flange, flashing or window tape applied to the flange, pan flashing, caulk, or other sealants. While we look for any evidence of moisture intrusion, we cannot warrant that the windows will be watertight, or that they will remain watertight.

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I. Stairways (Interior and Exterior)

Comments:

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

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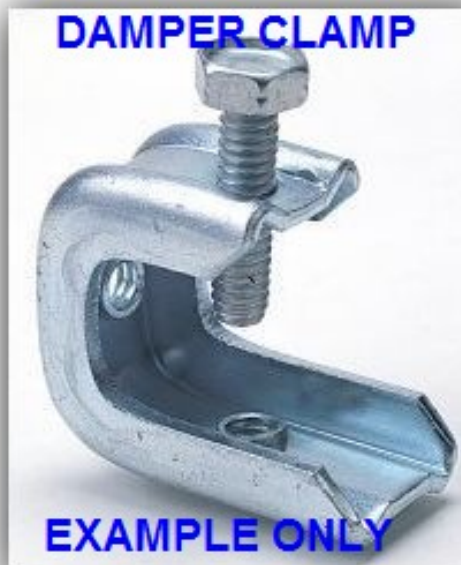
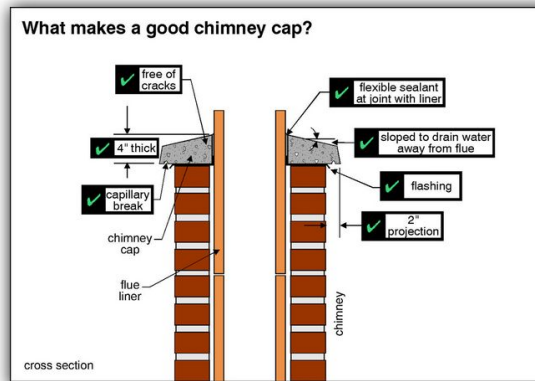
I NI NP D

J. Fireplaces and Chimneys

Comments:

Master Bedroom Fireplace / Chimney

- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The roof level chimney mortar cap/crown is in need of improvement.



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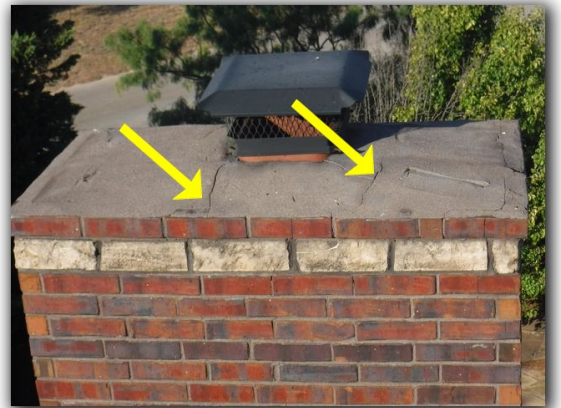
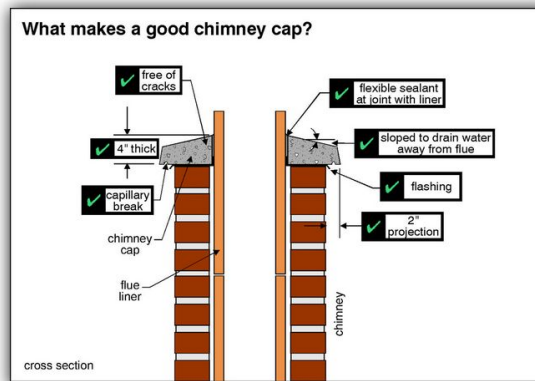
D=Deficient

I NI NP D



Living Area Fireplace / Chimney

- The firebox damper does not appear to be functioning properly.
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The roof level chimney mortar cap/crown is in need of improvement.



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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.

L. Other

Comments:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box

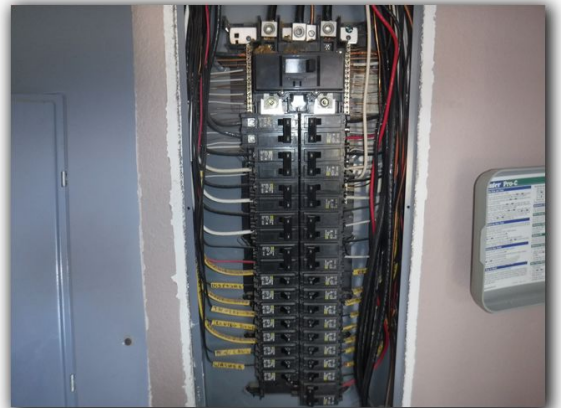
Box Rating and/or Main Disconnect Rating: 200 amps

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.



Sub Panel

Box Location: Garage

Cabinet Manufacturer: Square D

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



Grounding / Bonding

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

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.

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

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A. Heating Equipment

Type of System: **Main House Central Heating System**

Energy Source: Heat-pump with electric heat strip backup

Brand Name: RUUD

Comments:

The operation of the heating system was not checked due to the outside ambient temperature being above 70 Degrees. If any concerns exist about the future operation of the heating 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 the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.

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Upstairs Central Heating System

Energy Source: Heat-pump with electric heat strip backup

Brand Name: RUUD

Comments:

The operation of the heating system was not checked due to the outside ambient temperature being above 70 Degrees. If any concerns exist about the future operation of the heating 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 the time, a limited visual inspection will be performed and if any defects are found they will be listed in this section.



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B. Cooling Equipment

Type of System: **Main House Central Cooling System**

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

Approximate System Age: **2004**

Approximate System SEER: **22**

Approximate System Size: **5 ton**

Filter Size: **20 x 25 x 4** Location: **At Attic Unit**

Brand Name: **RUUD**

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:

- **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.
- The auxiliary/secondary drain pan under the coil housing is holding water at the time of this inspection. The cause and remedy should be further evaluated and corrected as necessary.
- **Note:** The primary condensate drain line is terminated next to the exterior foundation perimeter beam. It is recommended that the drain line terminate further away from the foundation beam or to an approved waste system.

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.

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.



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Upstairs Central Cooling System

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

*Approximate System Age: **2004***

*Approximate System SEER: **22***

*Approximate System Size: **1.5 ton***

*Filter Size: **16 x 25** Location: **At Attic Unit***

*Brand Name: **RUUD***

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 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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C. Duct Systems, Chases, and Vents

Comments:

- Ductwork insulated covering was observed to be damaged and/or pulling loose.



IV. PLUMBING SYSTEMS

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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.*
- The exterior water hose bibb (faucet) is leaking at the handle when operated on the north side of the structure.

Refrigerator Ice Maker Valve

- The refrigerator ice maker valve was not operated at the time of inspection.

Laundry Connections

A clothes washing machine was in place at the time of inspection. I was unable to verify the performance of the clothes washing machine drains and/or hose bibbs. A limited visual survey will be performed and if any deficiencies are found will be listed within this section.

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Laundry Sink

- The laundry sink was observed to be equipped with a hydro pump and was not functioning properly at the time of the inspection.

Kitchen Sink

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

Bedroom Bathroom

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

Bath Between Rooms – “Jack & Jill Bath”

Left Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.
- The sink has some surface damage.
- *Right Lavatory / Sink*
- The stopper is missing.

Right Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Half Bath

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

Master Bathroom

Right Lavatory / Sink

- The stopper does not appear to be functioning properly.
- The sink was observed to drain slowly, suggesting that an obstruction may exist.



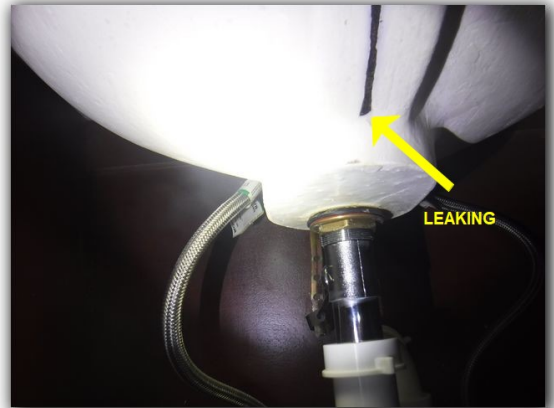
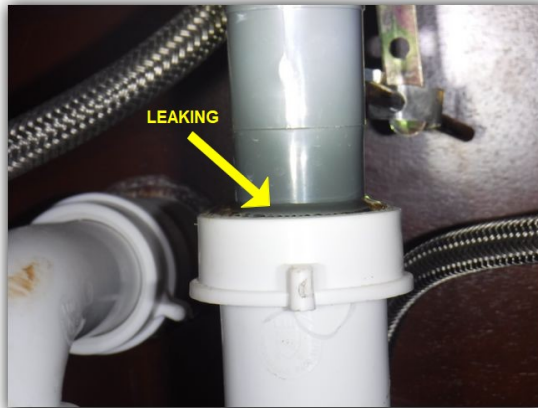
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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B. Drains, Wastes, and Vents

Comments:

All observed fixture drains 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.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Location: Garage

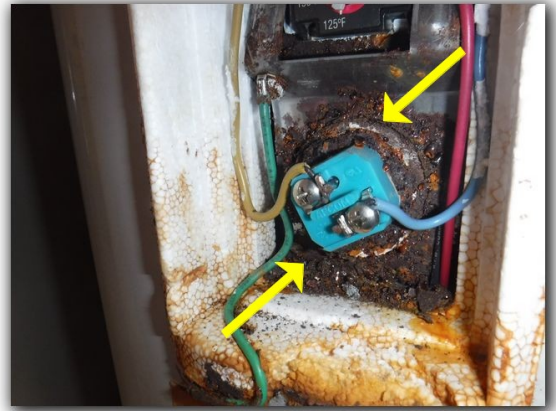
Approximate Age: 2004

Brand Name: A.O. Smith

Comments:

- Some corrosion was observed at the top element of the water heater. Recommend further evaluation and repairs as needed.

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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I	NI	NP	D
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Water Heater

Energy Source: **Electric**

Location: **Garage**

Approximate Capacity: **50 Gallons**

Approximate Age: **2004**

Brand Name: **A.O. Smith**

Comments:

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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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.



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E. Gas Distribution Systems

Comments:

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

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

Brand Name: Frigidaire

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.



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I NI NP D

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C. Range Hood and Exhaust Systems

Comments:

Brand Name: General Electric – GE

- The range exhaust vent fan motor does not function properly.
- The light at the range hood is inoperative.



-

D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: Kenmore

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

Upper/Lower 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 350 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

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



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E. Microwave Ovens

Comments:

Brand Name: General Electric – GE

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.



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G. Garage Door Operators

Comments:

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

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

-

H. Dryer Exhaust Systems

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.



-

I. Other

Comments:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Note: When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Approximate Total Number of Wired Zones: 5

Sprinkler System and Associated Component

The sprinkler system and associated components should be further evaluated and/or serviced by a Licensed Irrigation Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- I was unable to locate a moisture (rain / freeze) sensor device for the sprinkler system. This is an “*as-built*” condition, but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- The sprinkler system control panel (box) is loose at the wall and should be better secured.
- There appears to be a sub-surface leak or damaged water lines in station(s); **4, 5**. The cause and remedy should be further evaluated and corrected as necessary.



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

Type of Construction: In Ground

Type of Filter: Cartridge

Filter Gauge Pressure Reading: 20 to 25 psi

Comments:

Swimming Pool and Equipment

Some of the pool components appear to have deficiencies that are beyond normal. The buyer should have this condition further evaluated by a pool technician familiar with pool structures and associated pool components for remedial cost estimates. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

- Some cracking of the deck was observed.
- The skimmer housing was observed to be cracked and/ damaged. This condition should be further evaluated and corrected as necessary.
- 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.

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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.

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.



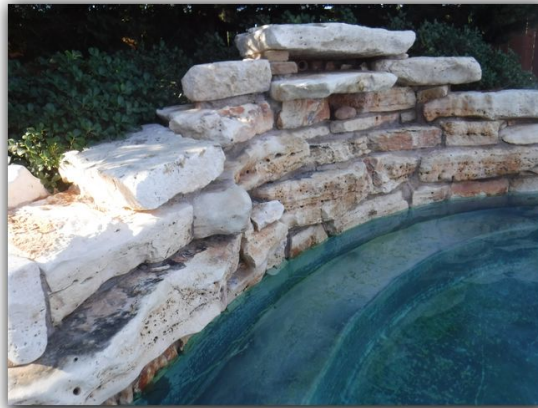
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REPORT SUMMARY

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

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

FOUNDATIONS

- One or more of the post tension cable ends are exposed and need to be properly sealed on the south side of the structure.

GRADING AND DRAINAGE

- The soil line is too high on the north, east, west and south sides of the structure.

WALLS (INTERIOR AND EXTERIOR)

- The steel lintels over the exterior doors and windows should be painted.
- The wood veneer has some deterioration and/or damage on the west side of the structure.
- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames.
- Some deterioration and/or damage to the stucco type veneer/cladding was observed on the east side of the structure.

DOORS (INTERIOR AND EXTERIOR)

- The door hardware is missing to the kitchen.

FIREPLACES AND CHIMNEYS

- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The roof level chimney mortar cap/crown is in need of improvement.
- The firebox damper does not appear to be functioning properly.
- When artificial gas logs are installed in a firebox with a damper; the damper should be permanently blocked open with a damper clamp to prevent accidental spillage of carbon monoxide into the living space.
- The roof level chimney mortar cap/crown is in need of improvement.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.

COOLING EQUIPMENT

- The auxiliary/secondary drain pan under the coil housing is holding water at the time of this inspection.

DUCT SYSTEMS, CHASES, AND VENTS

- Ductwork insulated covering was observed to be damaged and/or pulling loose.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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

Laundry Sink

- The laundry sink was observed to be equipped with a hydro pump and was not functioning properly at the time of the inspection.

Bath Between Rooms – "Jack & Jill Bath"

Left Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.
- *Right Lavatory / Sink*
- The stopper is missing.

Right Lavatory / Sink

- The drain leaks water into the cabinet when drained under pressure with a large volume of water.

Master Bathroom

Right Lavatory / Sink

- The stopper does not appear to be functioning properly.
- The sink was observed to drain slowly, suggesting that an obstruction may exist.

WATER HEATING EQUIPMENT

- Some corrosion was observed at the top element of the water heater.

RANGE HOOD AND EXHAUST SYSTEMS

- The range exhaust vent fan motor does not function properly.
- The light at the range hood is inoperative.

GARAGE DOOR OPERATORS

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

DRYER EXHAUST SYSTEMS

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

- The sprinkler system control panel (box) is loose at the wall and should be better secured.
- There appears to be a sub-surface leak or damaged water lines in station(s); **4, 5**. The cause and remedy should be further evaluated and corrected as necessary.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT

- Some cracking of the deck was observed.
- The skimmer housing was observed to be cracked and/ damaged. This condition should be further evaluated and corrected as necessary.
- Missing and/or failing mastic (Deck-O-Seal) was observed between the deck and coping. The mastic requires improvement at this time.
- 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.