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INSPECTED FOR

**5101 Bridle Path Ln  
Abilene, TX 79606**

**September 12, 2022**



# PROPERTY INSPECTION REPORT FORM

_____	09/12/2022 Date of Inspection
Name of Client	
5101 Bridle Path Ln, Abilene, TX 79606 Address of Inspected Property	
David Renner Name of Inspector	20502 / NAWT #12181ITC TREC License #

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time In: **1:30 pm** Time Out: **3:30 pm** Property was: **Vacant**

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

Weather Conditions During Inspection: **Cloudy Overcast**

Outside temperature during inspection: **90+ Degrees**

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

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The digital pictures in this report are a SAMPLE of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

When a deficiency is reported, it is the CLIENTS responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists, or ever could exist, but only those material defects observed on the date of the inspection.

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

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

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

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE**

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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.
- **Note:** Some minor damage/voids were observed in the exterior foundation perimeter beam which appears to be from the original concrete pour. Minor repairs may be made if desired.
- **Note:** Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal.

#### **Foundation Maintenance & Care**

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





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**B. Grading and Drainage**

*Comments:*

- Fill dirt is needed on the north and east sides 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.
- **Note:** No gutters have been installed on this property. Gutters are recommended for proper water drainage away from the structure's foundation.



**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

**Roof Covering**

- Damaged shingles were observed on the north and south sides of the roof structure.
- One or more of the ridge cap shingles were observed to be damaged.
- The composition roofing material has experienced granular loss in various locations throughout the roof.

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- **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.

**Turbine(s)**

- One or more of the roof structure turbine(s) is not working properly.





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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 7" to 9"

*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**

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

**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. Note: The fasteners in place are too short and not engaging the framing.

**Roof Sheathing**

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



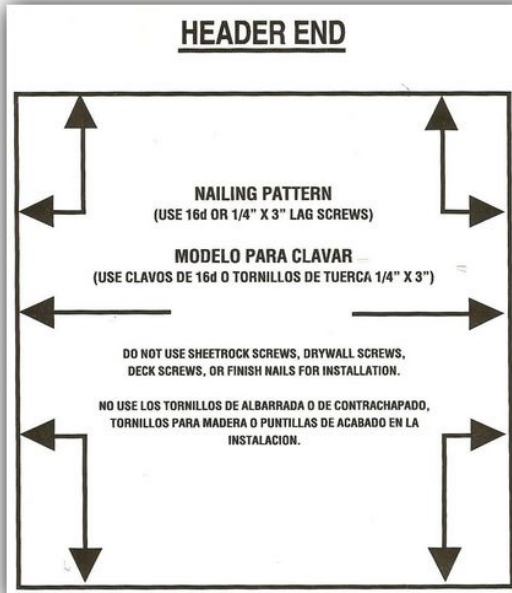
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**E. Walls (Interior and Exterior)**

*Description of Exterior Cladding:* Wood Type Veneer and Brick Veneer

*Comments:*

**Interior Walls & Surfaces**

- Wall surface damage was observed in the garage, rear corner bedroom.

**Exterior Walls & Surfaces**

- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The garage door trim has some deterioration and/or damage at the bottom.
- **Note:** Typical minor mortar and/or brick cracks were observed in the exterior veneer on the north, south and west sides of the structure.
- Frieze board separations were observed.
- The wood veneer has some deterioration and/or damage on the east side of the structure.
- The exterior wood window casing has some deterioration and/or damage on the east side of the structure.
- The steel lintels over the exterior doors and windows should be painted.
- Some of the exterior wood surfaces needs a fresh coat of paint.





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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

- The ceiling texture has some deterioration and/or damage in the garage.
- Typical ceiling joint cracks were observed in the various locations throughout the house.

**Floors**

- The floor covering is noticeably worn and/or damaged in the guest bathroom.



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**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**

- The exterior door frame has some deterioration and/or damage to the front entry door(s).

**Garage Entry Door**

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

**Overhead Garage Door**

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

##### Windows

- Cracked and/or broken window glass was observed in the rear corner bedroom.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the following: front corner bedroom.

**Special Notice:** Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.



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**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.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Panel Box**

*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Garage

*Cabinet Manufacturer:* Westinhouse

*Comments*

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



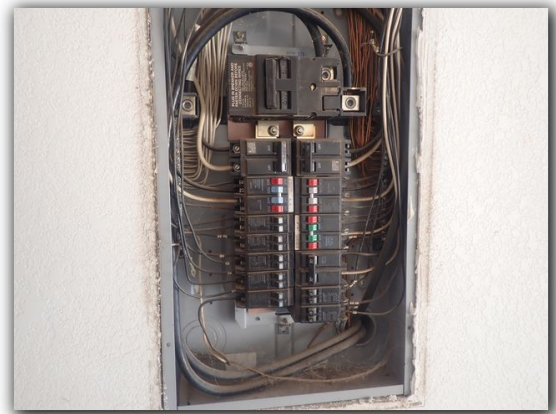
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

**Receptacle Outlets**

- None of the receptacles are tamper resistant. Under current installation standards all receptacles located less than 66 inches above the floor should be tamper resistant.
- 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.

**Arc-Fault Circuit Interrupter Protection (AFCI)**

- None of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas receptacle and lighting outlets (receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

**Switches**

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**

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

**Doorbell / Chime**

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

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

Type of System: **Central Heating System**

Energy Source: Electric

Brand Name: Lennox

Comments:

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



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**B. Cooling Equipment**

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

*Today's Temperature Differential (Delta-T):* **15 Degrees**

*Approximate System Age:* **2009**

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

*Approximate System Size:* **4 ton**

*Brand Name:* Lennox

*Comments:*

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



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**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.

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



**C. Duct Systems, Chases, and Vents**

*Comments:*

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

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

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

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

*Static water pressure reading:* 50 to 60 psi

*Type of supply piping material:* Copper

*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 west side of the structure.

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**Laundry Connections**

- One of the laundry connection hose bibbs were observed to be leaking at the bibb handles.

**Kitchen Sink**

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

- **Note:** Some corrosion was observed at one and/or both of the water supply shutoff valves.

**Hall Bathroom**

*Lavatories / Sinks*

- **Note:** Some corrosion was observed on the metal p-trap under the sink. This condition should be closely monitored and replaced when necessary.
- **Note:** Some corrosion was observed at one and/or both of the water supply shutoff valves.

**Master Bathroom**

*Lavatories / Sinks*

- **Note:** Some corrosion was observed at one and/or both of the water supply shutoff valves.



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**B. Drains, Wastes, and Vents**

*Type of drain piping material:* PVC

*Comments:*

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

- **Note:** I was unable to locate the plumbing cleanout(s) nor inspect the drain system performance at the main drain line location.
- **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:* **50 Gallons**

*Location:* **Garage**

*Approximate Age:* **2020**

*Brand Name:* **Rheem**

*Comments:*

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



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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 and Gas Appliances**

*Location of gas meter:*

*Type of gas distribution piping material:*

*Comments:*

**V. APPLIANCES**

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**A. Dishwashers**

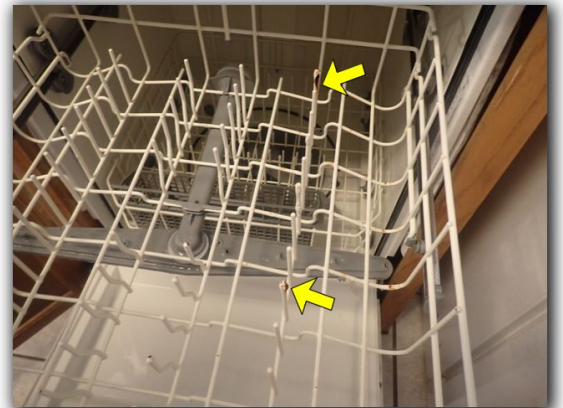
*Comments:*

**Brand Name:** Frigidaire

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

**Additional Observations and/or Comments:**

- Some rusting of the dishwasher interior components was observed.



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**B. Food Waste Disposers**

*Comments:*

**Brand Name:** In-sink

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

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**C. Range Hood and Exhaust Systems**

*Comments:*

**Brand Name:** Kenmore

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

**Additional Observations and/or Comments:**

- The light at the range hood is inoperative.



**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Brand Name:** Kenmore

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

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

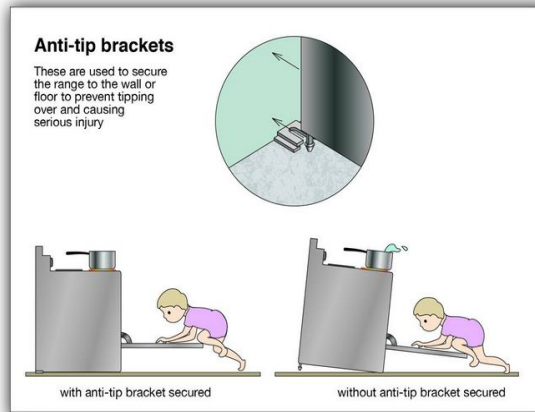
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**E. Microwave Ovens**

*Comments:*

**Brand Name:** Kenmore

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



**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.



**H. Dryer Exhaust Systems**

*Comments:*

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





## 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.*

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### GRADING AND DRAINAGE

- Fill dirt is needed on the north and east sides of the structure.

### ROOF COVERING MATERIALS

- Damaged shingles were observed on the north and south sides of the roof structure.
- One or more of the ridge cap shingles were observed to be damaged.
- The composition roofing material has experienced granular lose in various locations throughout the roof.
- One or more of the roof structure turbine(s) is not working properly.

### ROOF STRUCTURES AND ATTICS

- The attic ladder was observed to be installed with improper fasteners.

### WALLS (INTERIOR AND EXTERIOR)

- Wall surface damage was observed in the garage, rear corner bedroom.
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards.
- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- The garage door trim has some deterioration and/or damage at the bottom.
- Frieze board separations were observed.
- The wood veneer has some deterioration and/or damage on the east side of the structure.
- The exterior wood window casing has some deterioration and/or damage on the east side of the structure.
- The steel lintels over the exterior doors and windows should be painted.

### DOORS (INTERIOR AND EXTERIOR)

- The exterior door frame has some deterioration and/or damage to the front entry door(s).
- The garage entry door is not equipped with a self-closing device.

### WINDOWS

- One or more of the window screens were observed to be damaged.
- One or more of the window screens were observed to be missing.
- Cracked and/or broken window glass was observed in the rear corner bedroom.
- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows no longer function as designed when they loose their seal and replacement may be necessary. The windows that have noticeably lost their seals are listed but may not be limited to the

following:  
front corner bedroom.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

### **Receptacle Outlets**

- None of the receptacles are tamper resistant. Under current installation standards all receptacles located less than 66 inches above the floor should be tamper resistant.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.

### **Arc-Fault Circuit Interrupter Protection (AFCI)**

- None of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas receptacle and lighting outlets (receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

### **Carbon Monoxide Alarms**

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

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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

### **Laundry Connections**

- One of the laundry connection hose bibbs were observed to be leaking at the bibb handles.

## DISHWASHERS

- Some rusting of the dishwasher interior components was observed.

## RANGE HOOD AND EXHAUST SYSTEMS

- The light at the range hood is inoperative.

## RANGES, COOKTOPS, AND OVENS

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

## DRYER EXHAUST SYSTEMS

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