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INSPECTED FOR

**Home Inspection
7412 Tuscany Dr
Abilene, TX 79606**

December 1, 2022



PROPERTY INSPECTION REPORT FORM

Home Inspection <i>Name of Client</i>	12/01/2022 <i>Date of Inspection</i>
7412 Tuscany Dr, Abilene, TX 79606 <i>Address of Inspected Property</i>	
Felipe Cruz <i>Name of Inspector</i>	22478 <i>TREC License #</i>

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.

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): **East**

Weather Conditions During Inspection: **Cloudy Overcast**

Outside temperature during inspection: **30 to 40 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 Home Inspection. 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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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately With Some Movement

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did observe some evidence of foundation movement, however this movement did not appear to indicate the presence of adverse performance or significant deficiencies in the foundation. I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. If there are concerns about the foundation performance, I would recommend further evaluation by licensed engineer and/or foundation repair company.

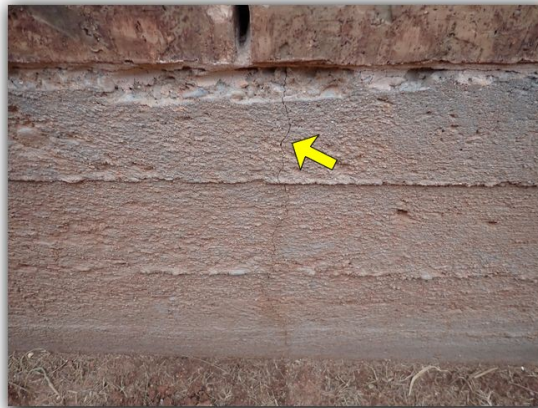
Note: The rendering of this opinion is made without any sophisticated equipment and cannot guarantee any future settling and/or movement. If any concern exists about the foundation, then a structural engineer licensed by the state of Texas should be further consulted prior to the end of option/warranty 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.
- Stress cracks were observed in the exterior veneer.
- Stress crack(s) were observed in the exterior foundation perimeter beam.

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:

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

Gutter & Downspout System

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

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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 east side of the roof structure.
- **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: Foamed Rafters / Roof Decking

Approximate Average Thickness of Vertical Insulation: Unable to Determine

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

Insulation Type: Foam

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)

- One or more of the attic ladder fasteners were observed to be missing.



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E. Walls (Interior and Exterior)

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

Comments:

Interior Walls & Surfaces

- Interior wall stress cracks were observed in the garage.

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the exterior door frames, window frames and garage door trim boards.
- The area between the exterior veneer and the outside HVAC condenser/coils refrigerant lines needs to be properly sealed.
- Mortar improvements are recommended for the exterior masonry veneer on the north, east, west and south sides of the structure.
- The steel lintels over the exterior doors and windows should be painted.



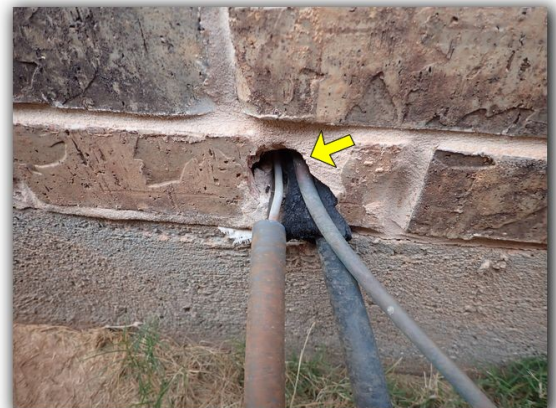
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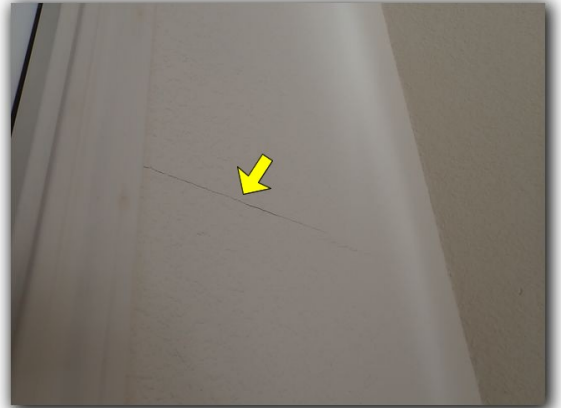
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F. Ceilings and Floors

Comments:

Ceilings

- Ceiling stress cracks were observed in the master bedroom.

Floors

- The floor tile(s) were observed to be cracked and/or damaged in various locations throughout the house.



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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- One of the barn doors does not stay in open position.
- The door(s) are not latching properly and/or sticking in master bathroom. Recommend minor adjustments to the hinges and/or striker plates.
- The door has some surface damage to the master bathroom.

Exterior Doors

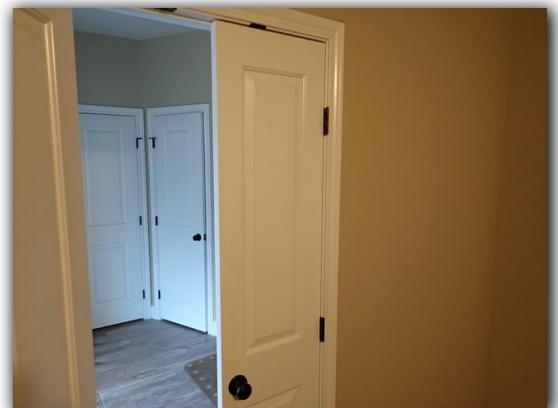
- The exterior door trim has some deterioration and/or damage to the front entry door(s).
- **Note:** Prior repairs were observed at the back porch entry door frame.

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

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

Windows

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

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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



K. Porches, Balconies, Decks, and Carports

Comments:

- Some cracking of the concrete flatwork was observed.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Box

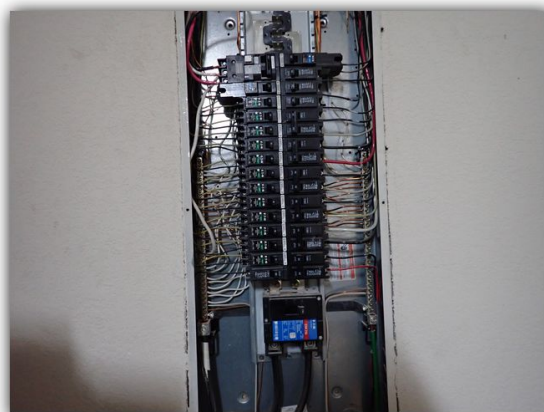
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: Garage

Cabinet Manufacturer: EATON

Comments:

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



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.
- One or more of the receptacles is missing its cover plate in the back porch.

Switches

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

Fixtures

- One or more of the light fixtures appear to be inoperative in the east exterior wall. This may be due to

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a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

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: Central Heating System

Energy Source: Electric

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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B. Cooling Equipment

Type of System: **Central Cooling System**

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.
Degrees

Approximate System Age: **2017**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **3 ton**

Brand Name: Rheem

Comments:

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

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

- Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser. This is typically an inexpensive item which can easily be obtained at home improvement stores.
- The electrical wire conduit has pulled loose at the outside condenser housing and/or service disconnect.

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

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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: 50 to 60 psi

Type of supply piping material: PEX

Comments:

Water Supply System

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

Exterior Faucets/Fixtures

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

Laundry Connections

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

Kitchen Sink

- The sprayer does not appear to be working properly.

Hall Bathroom

Bathtub

- The bathtub shower head diverter is not functioning properly and leaks when operated.

Commode / Toilet

- The commode is loose at the floor mount.

Master Bathroom

Left Lavatory / Sink

- The stopper does not appear to be functioning properly.

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.

Shower

- Cracked, deteriorated and/or missing shower stall grout and/or caulking should be repaired or replaced as necessary.
- The shower handle is not functioning properly.

Commode / Toilet

- The commode is loose at the floor mount.



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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:** Debris were observed in the shower drain at the master bathroom.
- **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: 2017

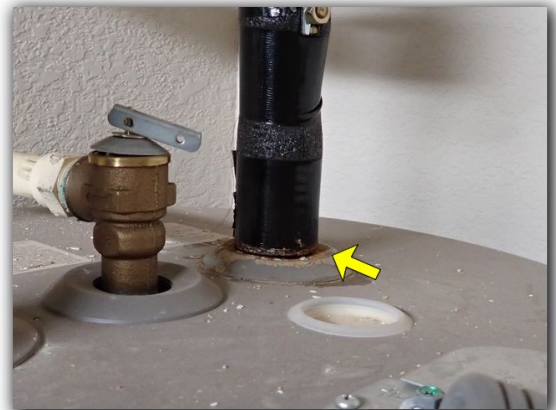
Brand Name: Rheem

Comments:

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

Additional Observations and/or Comments:

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



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

A. Dishwashers

Comments:

Brand Name: General Electric – GE

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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C. Range Hood and Exhaust Systems

Comments:

Brand Name: General Electric – GE

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

Additional Observations and/or Comments:

- The range exhaust vent filter is missing.



D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: General Electric – GE

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.

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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.



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 bathrooms exhaust vent termination point could not be located.

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G. Garage Door Operators

Comments:

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



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H. Dryer Exhaust Systems

Comments:

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

VI. OPTIONAL SYSTEMS

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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: 4

Sprinkler System and Associated Components

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.