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INSPECTED FOR

**Rob Baker**  
**133 S View Trail**  
**Abilene, TX 79602**

**October 6, 2020**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Rob Baker  
(Name of Client)

**Concerning:** 133 S View Trail, Abilene, TX 79602  
(Address or Other Identification of Inspected Property)

**By:** Felipe Cruz, Lic #22478 / NAWT #13743ITC 10/06/2020  
(Name and License Number of Inspector) (Date)

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### 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](http://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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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

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

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **80 to 90 Degrees**

Parties present at inspection: **Seller and Contractors**

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 Rob Baker. 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
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## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab on Ground

*Comments:*

#### **Foundation Is Performing Adequately / Evidence of Previous Repairs Observed**

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.

#### **Additional Observations and/or Comments:**

- You should be aware that there is visible evidence of previous foundation repairs. You are strongly encouraged to consult the current homeowner on previous foundation work performed and warranty information. Since I have not reviewed the property prior to the foundation work and I was not present at the time the foundation work was performed, an opinion as to whether the work was performed properly and as to whether foundation movement will continue or, if so, the extent of such movement cannot be rendered.
- The rendering of this opinion is made without any sophisticated equipment. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer licensed by the State of Texas prior to the end of option/warranty periods for a more definitive opinion of the foundations performance.
- Misalignment of interior doors due to foundation movement.
- Interior door(s) stick and/or not closing due to foundation movement.
- Floor slopes and/or unlevelness were observed.
- Interior sheet rock cracks and/or stress indicators.
- Deflection cracks were observed in the exterior veneer.

**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.*

#### **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.

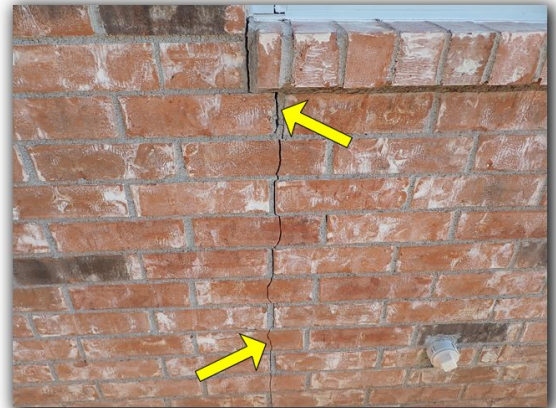
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**B. Grading and Drainage**

*Comments:*

- Fill dirt is needed around 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.

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**C. Roof Covering Materials**

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

**Roof Covering**

- One or more of the ridge cap shingles were observed to have some minor damaged at the garage area.
- **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)**

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



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**D. Roof Structures and Attics**

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 10" to 13"

*Approximate Average Thickness of Vertical Insulation:* 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**

- Split valley board was observed in the attic over living room area(s).
- One or more of the roof structure rafters were observed to be pulling away and/or cut too short from the top ridge board.
- Some separation in the diagonal splice of the hip board was observed over the living room area(s). The diagonal splice in the hip board needs to be properly supported.

**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 does not close completely. The cause and remedy should be further evaluated and corrected as necessary.





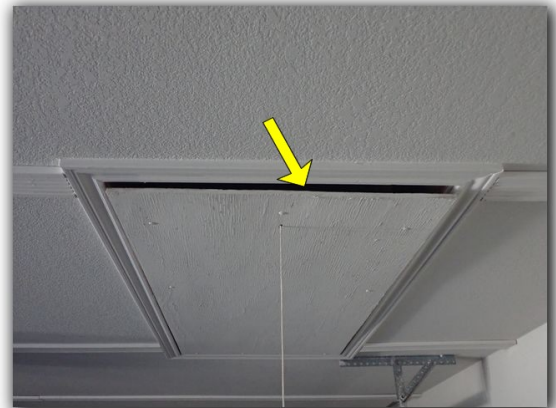
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**E. Walls (Interior and Exterior)**

*Description of Exterior Cladding:* Brick Veneer

*Comments:*

**Interior Walls & Surfaces**

- **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.
- Interior wall stress and/or joint cracks were observed in the various locations throughout the house.
- The tape lines are pulling and/or twisting in the wall intersections in the garage
- master bathroom closet. This condition is sometimes related to adverse foundation performance and should be further evaluated.
- Recommend sealant material improvements for the area between the interior walls and window frames.

**Exterior Walls & Surfaces**

- **Note:** Typical minor mortar and/or brick cracks were observed in the exterior 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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I NI NP D



**F. Ceilings and Floors**

*Comments:*

**Ceilings**

- Typical ceiling joint cracks were observed in the kitchen.

**Floors**

- The floors were observed to be out-of-level in some areas of the house.
- The floor tile grout was observed to be cracked and/or damaged in breakfast area.

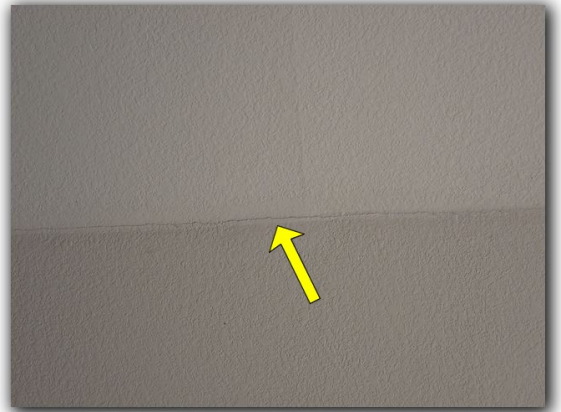
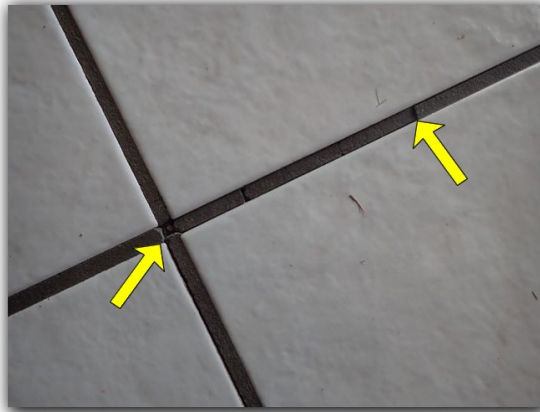
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**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

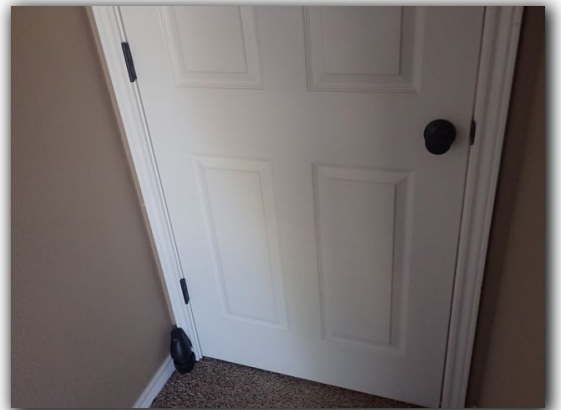
- The door(s) are not latching properly and/or sticking in front corner bedroom, side middle bedroom. Recommend minor adjustments to the hinges and/or striker plates.
- Some of the interior doors are out of square and have been shaven at the top to help them fit the opening. This may be due to adverse foundation performance.

**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**

- One or more of the window screens were not installed at the time of the inspection.

**Windows**

- **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.
- The window lock(s) do not appear to be latching properly in the breakfast area.
- The window glass plastic sealing strip damaged and/or missing at one or more of the windows and improvements are recommended.



**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.

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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:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

**Panel Box**

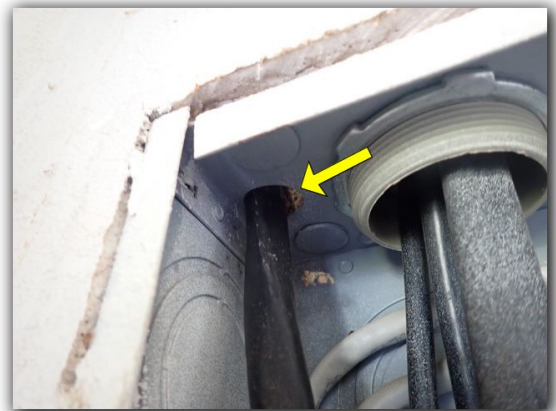
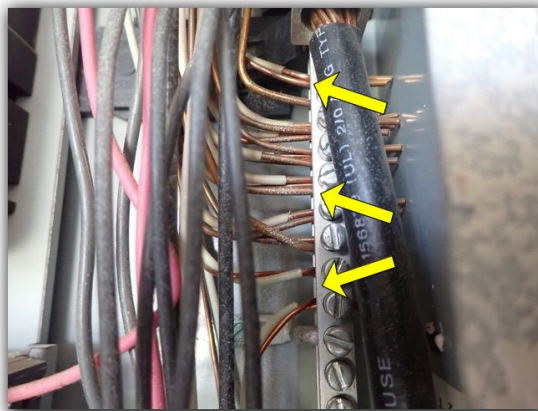
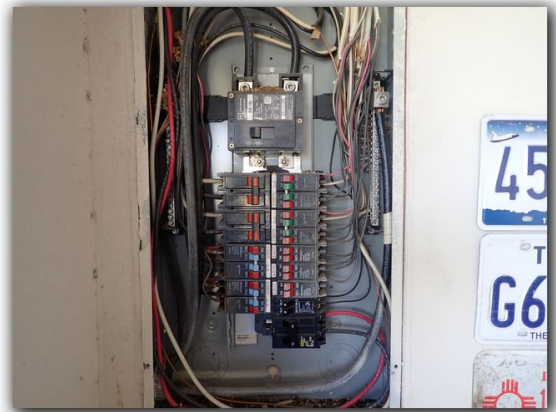
*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Garage

*Cabinet Manufacturer:* Cutler-Hammer

*Comments:*

- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- One or more of the neutral wires are incorrectly connected under a single screw on the grounding/neutral bus bar. Under current installation standards, the ground and neutral wires should be under separate screws with no more than one neutral wire per screw.



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

*Type of Wiring:* Copper

*Comments:*

**Receptacle Outlets**

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the garage receptacles should have GFCI protection.
- 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.
- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located at the kitchen.

**Switches**

- The switch does not appear to be functioning properly in the hall bathroom.

**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.



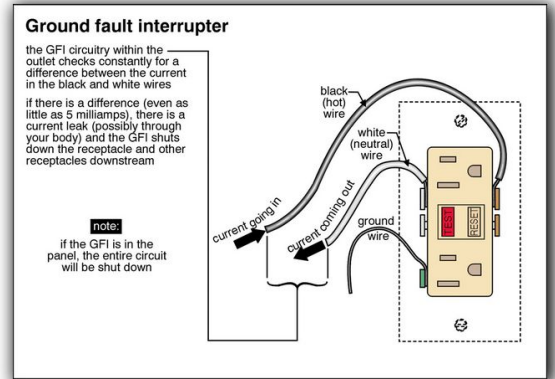
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of System:* **Central Heating System**

*Energy Source:* Electric

*Brand Name:* Lennox

*Comments:*

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:* **Central Cooling System**

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

*Approximate System Age:* **2011**

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

*Approximate System Size:* **5 ton**

*Filter Size:* **20 x 20 and 14 x 14**    *Location:* **Interior Ceiling Mounted**

*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.

**Additional Observations and/or Comments:**

- The fins of the outdoor portion of the air conditioning system were observed to be have some minor damaged. This condition can reduce the efficiency of the system.
- The outdoor unit of the air conditioning system is noisy. The cause and remedy should be further evaluated and corrected as necessary.

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**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.



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

*Comments:*

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

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Front Curb

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

*Static water pressure reading:* 50 to 60 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.*

**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.

**Kitchen Sink**

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



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

**Hall Bathroom**

*Right Lavatory / Sink*

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

*Bathtub*

- The bathtub shower head diverter is not functioning properly.

*Commode / Toilet*

- The commode is loose at the floor mount.

**Master Bathroom**

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



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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.



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**C. Water Heating Equipment**

*Energy Source:* **Electric**

*Capacity:* **50 Gallons**

*Location:* **Interior Closet**

*Approximate Age:* **2016**

*Brand Name:* **Bradford White**

*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:**

- There is no pan installed under the water heater. It is suggested that the correct sized pan and associated drain pipe system be installed per current installation requirements; at least the next time the water heater is replaced.
- Some corrosion was observed at the water supply connections at the top of the water heater.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Gas Distribution Systems**

*Comments:*

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**F. Other**

*Comments:*

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

**Brand Name:** LG

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

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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:** Whirlpool

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

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

*Comments:*

**Range Brand Name:** Maytag

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.

**E. Microwave Ovens**

*Comments:*

**Brand Name:** Whirlpool

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.

**Bathroom Heaters**

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

**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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**I. Other**

Comments:

**VI. OPTIONAL SYSTEMS**

**A. Private Sewage Disposal (Septic) Systems**

Type of System: **Traditional or Low Pressure Dosing Septic System**

Location of Drain Field: **Southeast Side of Structure**

Comments:

**Operation Opinion: Acceptable – Good to Fair Condition**

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection. There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.

**Additional Observations and/or Comments:**

- It is not recommended to have a food waste disposer when a septic system is in use.



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I NI NP D
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For more information about Septic Systems [Click Here.](#)

**Company Disclaimer**

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

Renner Inspection Services has not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

# 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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## FOUNDATIONS

- Misalignment of interior doors due to foundation movement.
- Interior door(s) stick and/or not closing due to foundation movement.
- Floor slopes and/or unlevelness were observed.
- Interior sheet rock cracks and/or stress indicators.
- Deflection cracks were observed in the exterior veneer.

## GRADING AND DRAINAGE

- Fill dirt is needed around the structure.

## ROOF COVERING MATERIALS

- One or more of the ridge cap shingles were observed to have some minor damaged at the garage area.

## ROOF STRUCTURES AND ATTICS

- Split valley board was observed in the attic over living room area(s).
- One or more of the roof structure rafters were observed to be pulling away and/or cut too short from the top ridge board.
- Some separation in the diagonal splice of the hip board was observed over the living room area(s).
- The attic ladder does not close completely.

## WALLS (INTERIOR AND EXTERIOR)

- Interior wall stress and/or joint cracks were observed in the various locations throughout the house.
- The tape lines are pulling and/or twisting in the wall intersections in the garage
- master bathroom closet.
- Recommend sealant material improvements for the area between the interior walls and window frames.
- The steel lintels over the exterior doors and windows should be painted.

## CEILINGS AND FLOORS

- The floors were observed to be out-of-level in some areas of the house.
- The floor tile grout was observed to be cracked and/or damaged in breakfast area.

## DOORS (INTERIOR AND EXTERIOR)

- The door(s) are not latching properly and/or sticking in front corner bedroom, side middle bedroom.
- Some of the interior doors are out of square and have been shaven at the top to help them fit the opening.

## WINDOWS

- One or more of the window screens were not installed at the time of the inspection.
- The window lock(s) do not appear to be latching properly in the breakfast area.
- The window glass plastic sealing strip damaged and/or missing at one or more of the windows and improvements are recommended.

## SERVICE ENTRANCE AND PANELS

### **Panel Box**

- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- One or more of the neutral wires are incorrectly connected under a single screw on the grounding/neutral bus bar.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

### **Receptacle Outlets**

- The garage receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.
- One of the ground fault circuit interrupter (GFCI) devices does not appear to be functioning properly at the time of this inspection. The device in question is located at the kitchen.

### **Switches**

- The switch does not appear to be functioning properly in the hall bathroom.

### **Carbon Monoxide Alarms**

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

## COOLING EQUIPMENT

- The fins of the outdoor portion of the air conditioning system were observed to be have some minor damaged. This condition can reduce the efficiency of the system.
- The outdoor unit of the air conditioning system is noisy.

## 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.  
**Note:** *This is not uncommon to observe with a home of this age and can easily be obtained at home improvement stores if desired.*

### **Hall Bathroom**

#### *Bathtub*

- The bathtub shower head diverter is not functioning properly.

#### *Commode / Toilet*

- The commode is loose at the floor mount.

## WATER HEATING EQUIPMENT

- There is no pan installed under the water heater. It is suggested that the correct sized pan and associated drain pipe system be installed per current installation requirements; at least the next time the water heater is replaced.
- Some corrosion was observed at the water supply connections at the top of the water heater.

## DRYER EXHAUST SYSTEMS

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