



## SUMMARY

1234 Main Street Waco TX 76708

Buyer Name  
01/16/2024 9:00AM

Kris Cline  
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Riverbend Inspections PLLC  
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### 2.1.2 A. Foundations

#### FOUNDATION CRACKS - MINOR



Recommendation

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. It not appear to be more than 1/4" wide or show signs of vertical displacement, or being wider at the top or bottom. Recommend monitoring for more serious shifting/displacement. If you have any further concerns about these cracks we recommend having a foundation specialist provide further evaluation and repair as recommended.

[Here is an informational article](#) on foundation cracks.

Recommendation  
Recommend monitoring.



Back beside patio

### 2.1.3 A. Foundations

#### POTENTIAL ANIMAL BORROW



Recommendation

There was a hole in the ground near the front left corner downspout that may be a potential animal burrow but further evaluation would be needed by a pest control specialist to confirm. The hole is beside the foundation and goes below the footing. This hole may collect water and impact the integrity of the soil at the foundation which could lead to foundation issues if not corrected. Recommend a pest control specialist evaluate further and infill the hole after any pest concerns have been take care of.

Recommendation  
Contact a qualified professional.



### 2.2.1 B. Grading and Drainage

#### LOW SOIL LEVELS



Recommendation

Low soil levels were observed at multiple locations at the foundation perimeter beam. Fill dirt is needed against the foundation perimeter wall to help support the foundation properly and to prevent ponding and erosion. Correction of low soil levels at the foundation is recommended.

Recommendation

Contact a qualified landscaping contractor



Left Side at Back



Back Left



Left Front



Outside Back Patio

### 2.2.2 B. Grading and Drainage

#### **NO GUTTERS AT RIGHT AND LEFT SIDES**

 Recommendation

There was signs of erosion below the roofline where water is running off the roof where there is no guttering. In order for proper drainage away from foundation, and to prevent further erosion, installing guttering at the right and left sides is recommended.

Recommendation

Contact a qualified professional.





2.2.3 B. Grading and Drainage

**TERMINATION TOO CLOSE AND EROSION AT DOWNSPOUTS**

 Recommendation

Erosion was observed at multiple downspouts. An extension or splash block is recommended to divert water at least 5 feet away from the foundation to prevent erosion and expanding of soil that may have an adverse impact on foundation performance.

Recommendation  
Contact a handyman or DIY project



2.2.4 B. Grading and Drainage

**INSUFFICIENT DOWNSPOUTS**

 Recommendation

There should be a downspout for roughly every 40 feet of gutter. Recommend additional downspouts be installed between the two at both the front and back to properly drain water away. This may be a potential factor in the low spot at the back patio, and the settlement at the front entry sidewalk

Recommendation  
Contact a qualified professional.





### 2.3.1 C. Roof Covering Materials

#### **ROOFING SEALANT AT VENT BOOT**

 Recommendation

There was roofing sealant used to seal edges of vent boots at multiple locations. May be a potential repair to a leaking flashing. Recommend inquiring of the current owner about any leaks or repairs that may have been made. Sealants at flashings are not a permanent solution. Repair and replacement by a qualified roofing contractor is recommended if this was an attempted repair.

#### Recommendation

Contact a qualified roofing professional.



### 2.4.1 D. Roof Structures and Attics

#### **ATTIC PULLDOWN STAIR DOOR NOT FIRE RATED**

 Recommendation

The attic stair door was not fire rated and breaks the continuity of fire separation between the home and attached garage which is required by current standards.

#### Recommendation

Contact a qualified carpenter.



#### 2.4.2 D. Roof Structures and Attics

### EVIDENCE OF RODENTS

There was a significant amount of rodent droppings in the attic. Recommend a pest control specialist provide further evaluation and make necessary corrections to prevent further damage (see note regarding damage in walls section).

Recommendation  
Contact a qualified professional.



#### 2.5.1 E. Walls (Interior and Exterior)

### CRACKS - SEAM (COSMETIC):

Seems cracks are common over time and due to minor settlement and are cosmetic in nature. There were seem cracks observed at the following locations:

Recommendation  
Contact a qualified professional.





Pantry Door



Beginning of Hallway

2.5.2 E. Walls (Interior and Exterior)

**CRACKING- MORTAR MINOR**

 Recommendation

There were multiple locations observed that had minor mortar crack. The cracks appear to shrinkage cracks and are mostly cosmetic in nature. Mortar Cracks can allow moisture intrusion and cause further deterioration of masonry cladding.

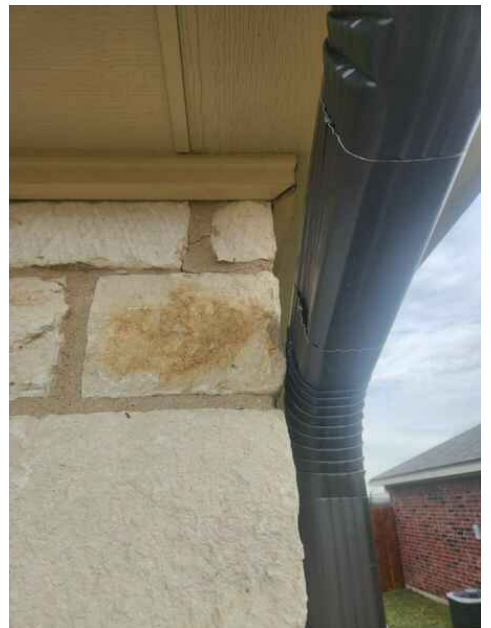
Recommendation  
Contact a qualified professional.



Front Window by Front Door



Front Right Window



Front Right Corner





Garage Door



Back Patio

### 2.5.3 E. Walls (Interior and Exterior)

#### **CRACK IN MASONRY**

A crack was observed at the exterior cladding that goes through both the mortar and masonry. Recommend repair of crack and monitoring for additional movement and/or expansion.

Recommendation  
Recommend monitoring.

 Recommendation



### 2.5.5 E. Walls (Interior and Exterior)

#### **SEALANT IMPROVEMENTS AT EXTERIOR TRIM**

Sealant was observed to be missing, deteriorated, or inadequate and in need of improvement at exterior trim at one or more locations. Recommend improvement be made to prevent moisture, pest, and insect intrusion.

Recommendation  
Contact a handyman or DIY project

 Recommendation



Multiple Windows



Front Entry Siding Transition

### 2.5.7 E. Walls (Interior and Exterior)

#### **NO SEALANT AT CONTROLS JOINTS**

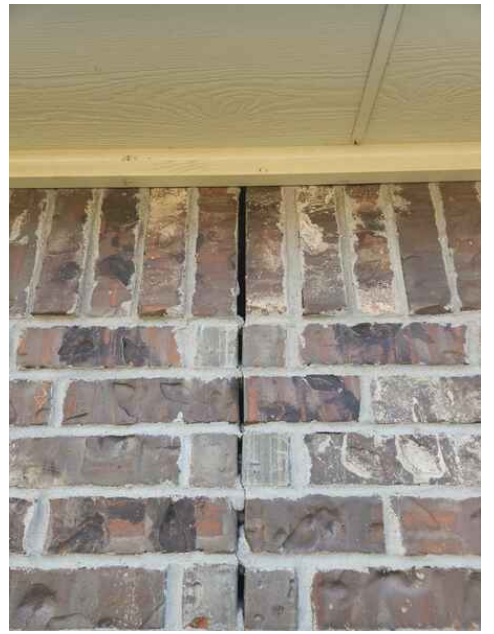
 Recommendation

There was no sealant observed in the brick control joints. It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation

Contact a handyman or DIY project





### 2.5.8 E. Walls (Interior and Exterior)

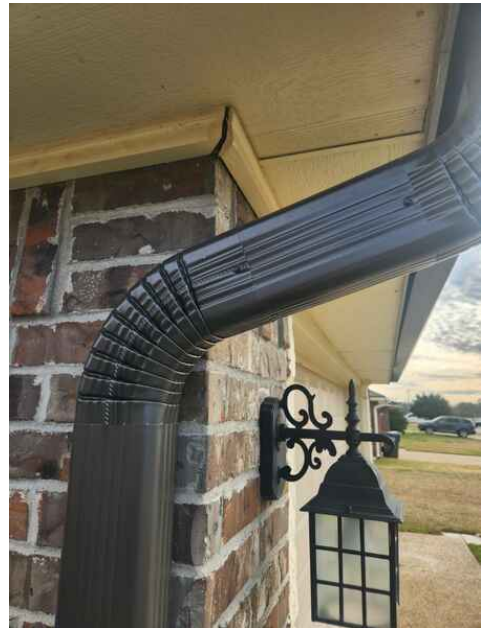
#### **FRIEZE BOARD GAP**



The frieze board trim has separated at several corners. It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation

Contact a handyman or DIY project





#### 2.5.9 E. Walls (Interior and Exterior)

### WOOD COLUMN DETERIORATION

 Recommendation

There is some signs of deterioration at the bottom of the wood column at the back patio. Recommend a qualified contractor or handyman install a metal bracket or other form of separation between the concrete and wood column.

Recommendation  
Contact a qualified professional.



#### 2.5.10 E. Walls (Interior and Exterior)

### SEALANT AT BACK PATIO FIXTURE

 Recommendation

It is recommended that sealant be properly installed to seal this gap to prevent water, pest, and insect intrusion.

Recommendation  
Contact a qualified professional.





2.5.11 E. Walls (Interior and Exterior)

**PAINT IMPROVEMENTS**

Paint is chipping and or peeling at eve below drip edge at left side of house. Recommend painting improvement be made as needed to protect the trim and prevent moisture damage.

Recommendation  
Contact a qualified professional.

 Recommendation



Left side eve

2.5.12 E. Walls (Interior and Exterior)

**MOISTURE DAMAGE AT GARAGE DOOR TRIM**

Slight moisture damage at Garage door surround. This is very common, and mostly cosmetic, as the trim is usually installed to close to grade. Recommend qualified professional cut back trim for 1 to 2 inches of clearance to avoid any further damage.

Recommendation  
Contact a qualified professional.

 Recommendation



2.5.13 E. Walls (Interior and Exterior)

**POTENTIAL RODENT DAMAGE**

 Recommendation

What appeared to be rodent damage and access point was observed in the corner of the master bedroom walk-in closet. Recommend a pest control specialist evaluate further and make corrections as require.

Recommendation  
Contact a qualified professional.



Master closet

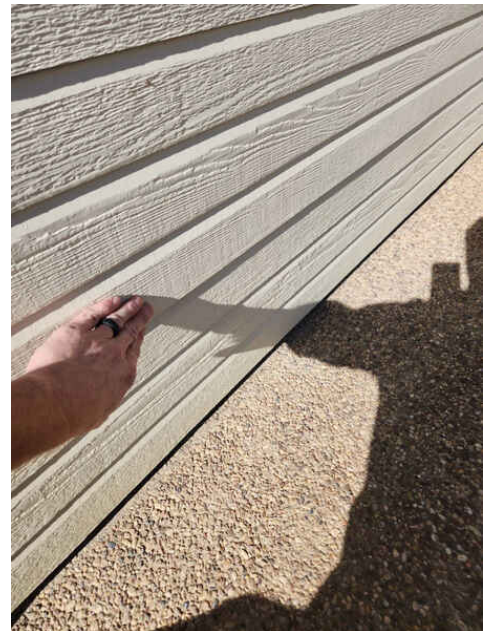
#### 2.5.14 E. Walls (Interior and Exterior)

### LOOSE SIDING

 Recommendation

There was a section of siding that was loose and bowed out from wall slightly at the front entry. Recommend a qualified carpenter make the necessary repairs.

Recommendation  
Contact a qualified professional.



Right of garage at entry

#### 2.6.1 F. Ceilings and Floors

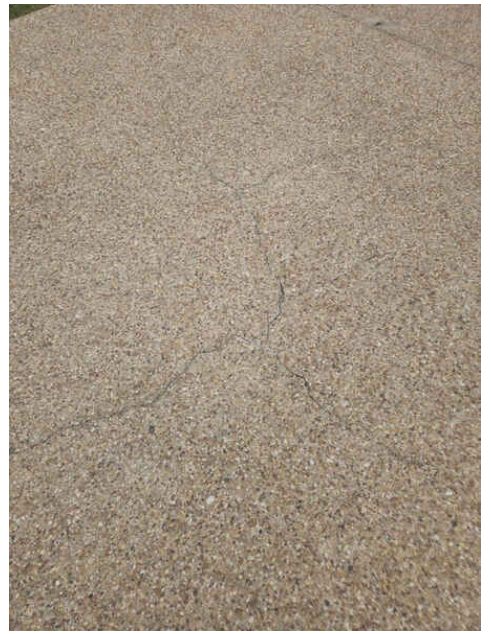
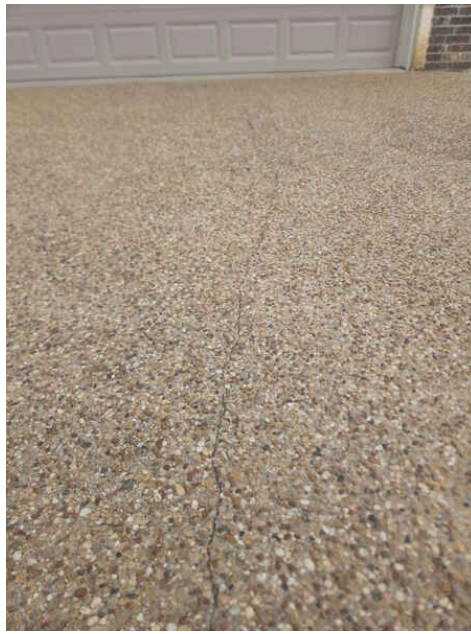
### CRACKS IN CONCRETE (MODERATE)

 Recommendation

There were cracks in the concrete that are larger than shrinkage crack. This may be due to settlement. Monitor cracks for expansion and movement. If these cracks are cause for concern we recommend further evaluation by a qualified professional.

Recommendation  
Recommend monitoring.





#### 2.6.2 F. Ceilings and Floors

### **DAMAGE TO CONCRETE AT PATION**

 Recommendation

The surface is spalling off and there is a damaged section of the concrete at the front patio concrete. Recommend monitoring to see if further spalling continues. If these items are a cause for concern, repair by a qualified contractor is recommended.

#### Recommendation

Contact a qualified concrete contractor.



2.6.3 F. Ceilings and Floors  
**EXPOSED REINFORCING**

 Recommendation

Recommend repair by a qualified contractor to prevent further deterioration.

Recommendation

Contact a qualified concrete contractor.



2.6.4 F. Ceilings and Floors  
**DRIVEWAY DAMAGE**

 Recommendation

Mild damage was observed at the driveway. Recommend repairing or sealing as needed to prevent further damage or deterioration.

Recommendation

Contact a qualified concrete contractor.





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2.6.5 F. Ceilings and Floors

**ABANDONED HOLE**

 Recommendation

There was an abandoned hole in the closet ceiling. Recommend repairing hold as required.

Recommendation

Contact a handyman or DIY project



Closet of first bedroom on right

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2.7.1 G. Doors (Interior and Exterior)

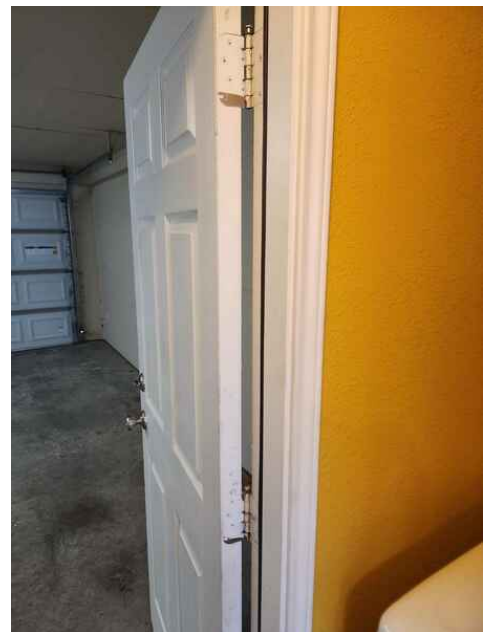
**GARAGE PASSAGE DOOR NOT SELF CLOSING**

 Recommendation

The passage door of an attached garage should have self closing hinges. The ensures the door will always close and not compromise the fire barrier between the garage and the inhabitable area of the home. Recommend installation of self closing door hinges.

Recommendation

Contact a qualified professional.



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3.1.1 A. Service Entrance and Panels

**SERVICE CONDUIT**

 Recommendation

The service conduit was not properly connected together at the panel box. This separation can allow moisture, insects, and rodents into the conduit and panel box. Recommend this be corrected by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

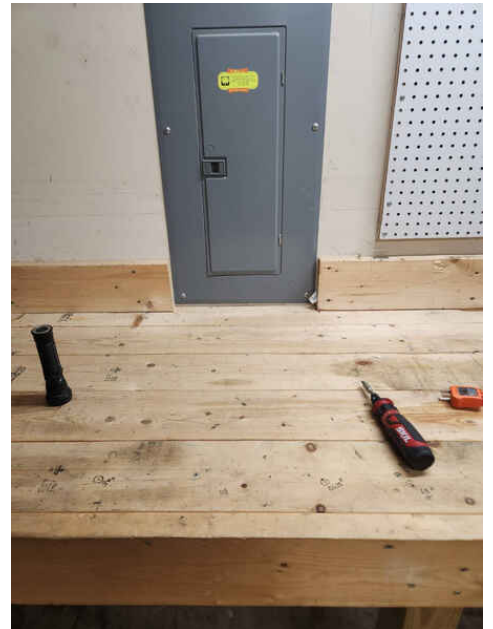


### 3.1.2 A. Service Entrance and Panels

#### **IMPROPER CLEARANCE**

There should be 3 feet in front of the panel and 30 inches side to side for clearance for anyone to safely work at the panel if needed. Recommend making corrections as needed for the proper clearance.

Recommendation  
Contact a qualified professional.



### 3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

#### **ABSENCE OF GROUND FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION**

GFCI protection (Breaker or receptacle) are required in the following locations per current building standards; bathroom receptacles, garage and accessory building receptacles, outdoor receptacles, crawl space receptacles and lighting outlets, basement receptacles, receptacles that serve kitchen countertops, receptacles that are located within six feet of the outside edge of a sink, shower, or bathtub, laundry area receptacles, indoor damp and wet location receptacles, kitchen dishwasher receptacle, and electrically heated floors. Recommend a qualified electrician make the necessary repairs to provide GFCI protection for locations noted.

Recommendation  
Contact a qualified electrical contractor.







Dishwasher Plug in Under Sink



Garage



Garage

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

**EXTENSION CORD WIRING**

Extension cord(s) used as permanent electrical conductors was observed. Electrical standards do not allow extension cords to be used for permanent wiring and is considered a safety hazard. Recommend replacement of extension cord wiring with the appropriate electrical conductors by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Front Bedroom Closet

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

**CARBON MONOXIDE ALARM(S) MISSING**

Carbon monoxide (CO) alarm(s) were not present in all required locations at the time of the inspection and was a safety hazard. CO alarms are required outside each separate sleeping area in the immediate vicinity of the sleeping rooms when there is a fuel fired appliance in the home or an attached garage with opening into the home. Recommend installation of CO alarms per current standards

Recommendation

Contact a handyman or DIY project



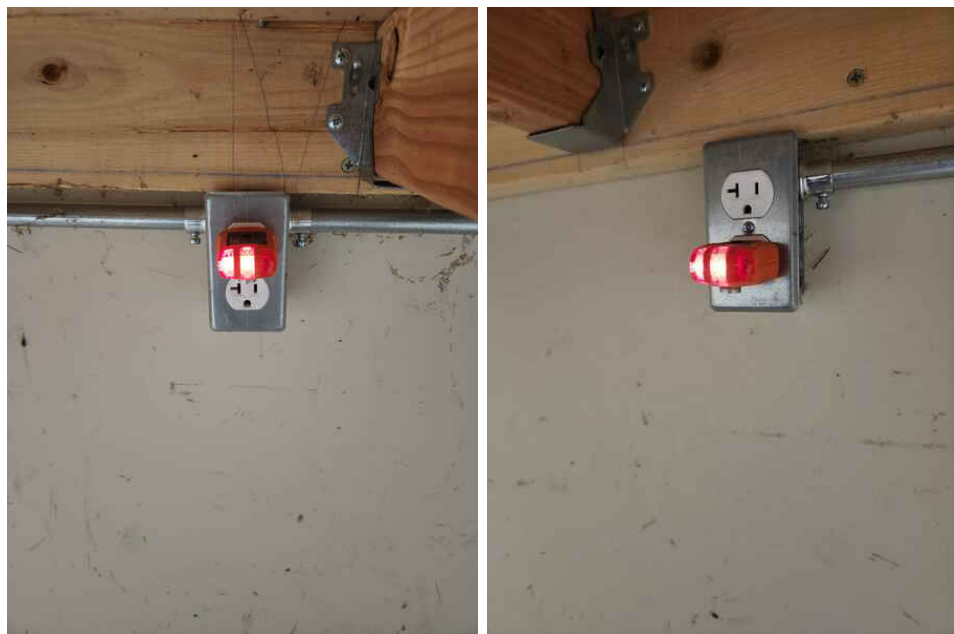
3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

**REVERSE POLARITY**



One or more receptacles showed to be wired incorrectly when tested with a receptacle Tester. Reverse Polarity is when the the hot and neutral wires are reversed and connected to the wrong connections on the outlet. Receptacle that have revers polarity increase the risk for shock or fire and are a safety hazard. Recommend a qualified electrician repair any receptacles that are wired incorrectly.

Recommendation  
Contact a qualified electrical contractor.



3.2.6 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

### EXPOSED ELECTRICAL BOX

Electrical outlet and receptacle were exposed at left side exterior receptacle. This could lead to moisture entering the outlet and poses a safety risk. Recommend the necessary repairs be made by a qualified professional to protect electrical outlet and receptacle from water exposure.

Recommendation  
Contact a qualified professional.



Left side exterior

3.2.7 B. Branch Circuits, Connected Devices, and Fixtures

### ONE FIXTURE WAS NOT ON AN ARC FAULT CIRCUIT

 Recommendation

The fixture above the sink remained on when all the AFCI Breakers were tripped, indicating it is not AFCI protected. Recommend a qualified electrician make the necessary repairs.

Recommendation  
Contact a qualified professional.



3.2.8 B. Branch Circuits, Connected Devices, and Fixtures

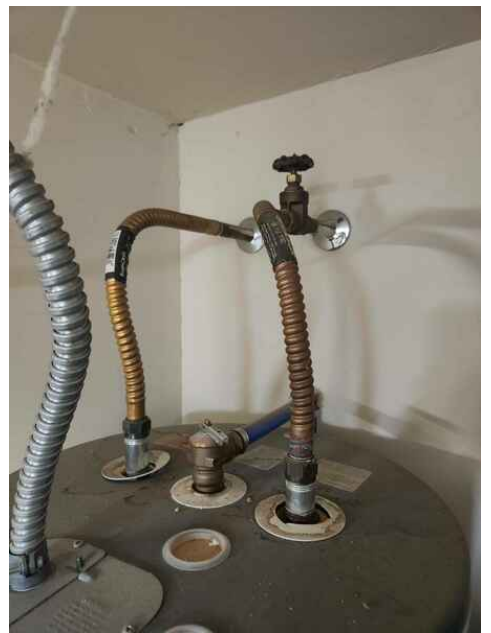
Recommendation

**NO BONDING AT WATER HEATER SUPPLY LINES**

Recommend a qualified electrician install bonding as required.

Recommendation

Contact a qualified electrical contractor.



3.2.9 B. Branch Circuits, Connected Devices, and Fixtures

Recommendation

**OUTSIDE RECEPTACLE INOPERABLE**

Both the front and back patio exterior receptacles did not show they were live when tested with outlet tester. Further Evaluation by a qualified electrician is recommended.

Recommendation

Contact a qualified electrical contractor.



Back patio

4.2.1 B. Cooling Equipment

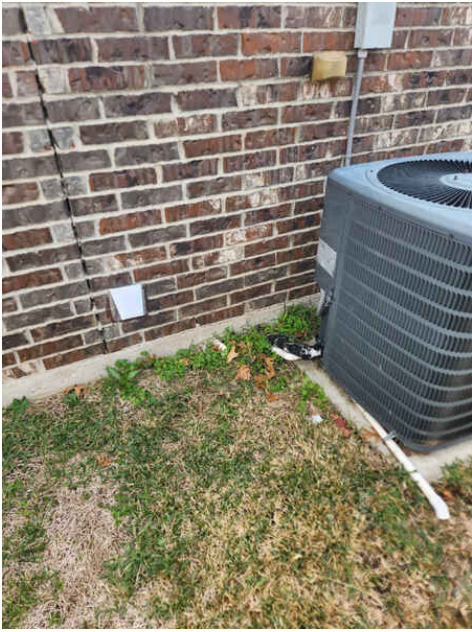
Recommendation

**DRYER EXHAUST TOO CLOSE TO CONDENSER UNITS**

Dryer exhaust vents should terminate at least 3 feet away from condenser units. The exhausted heat can make the condenser inefficient at expelling heat, exhaust lint that can clog the coils and decrease efficiency, and the exhaust can contain chemicals that may damage the condenser. Recommend repair by a qualified professional to have the exhaust as far away from the condenser unit while maintaining requirements for dryer vent.

Recommendation

Contact a qualified professional.

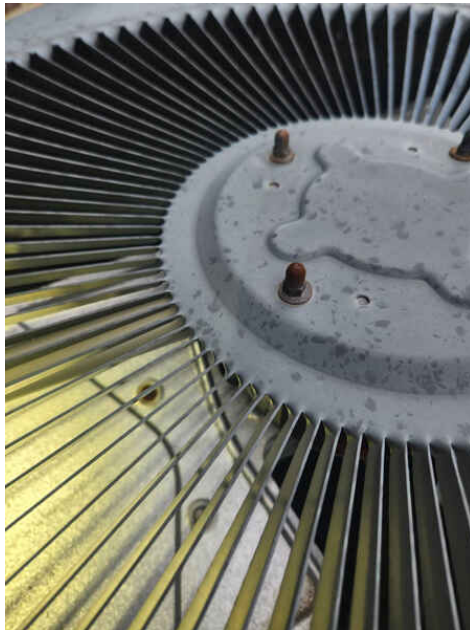


#### 4.2.3 B. Cooling Equipment **RUST AT CONDENSER UNIT**

This is likely due to age of the outdoor unit.

Recommendation  
Contact a qualified professional.

 Recommendation



#### 4.2.4 B. Cooling Equipment **DIRTY BLOWER FAN**

Recommend a qualified HVAC professional clean the blower fan on the forced air unit.

Recommendation  
Contact a qualified HVAC professional.

 Recommendation





#### 4.2.5 B. Cooling Equipment

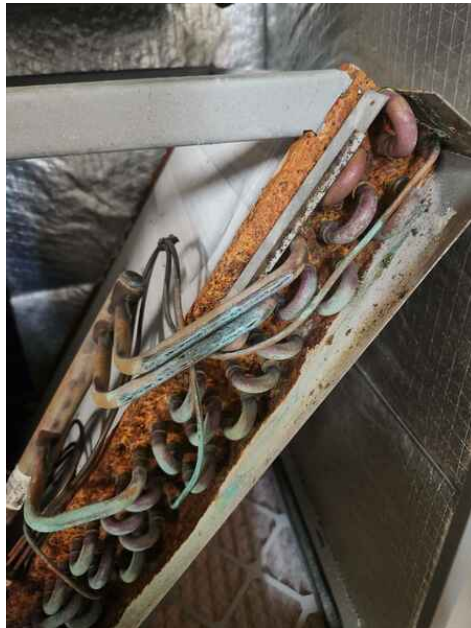
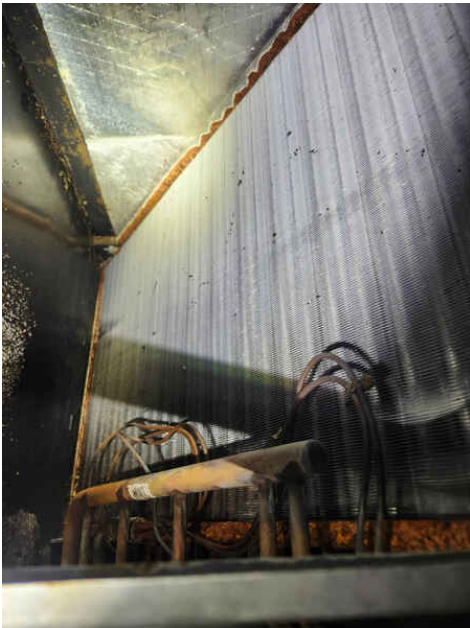
### RUST AND DIRT AT EVAPORATOR COIL

 Recommendation

Rust may lead to leaks over time and result in evaporator coil needing replaced. Dirt was also observed on the coil. Recommend a qualified HVAC professional clean as required.

Recommendation

Contact a qualified HVAC professional.



#### 5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

### HIGH WATER PRESSURE

 Recommendation

The water pressure was observed to be between 80 and 85 PSI when tested. It is recommended that a pressure reducing valve be installed when water pressure is over 80 PSI to protect pipes and fixtures from damage. Recommend a pressure reducing valve be installed by qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

5.3.1 C. Water Heating Equipment  
**IMPROPER TPR VALVE EXTENSION MATERIAL**

Recommendation

The TPR valve extension material was observed to be a PEX type pipe which is not approved for this purpose. Recommend replacement with proper type of material.

Recommendation

Contact a handyman or DIY project



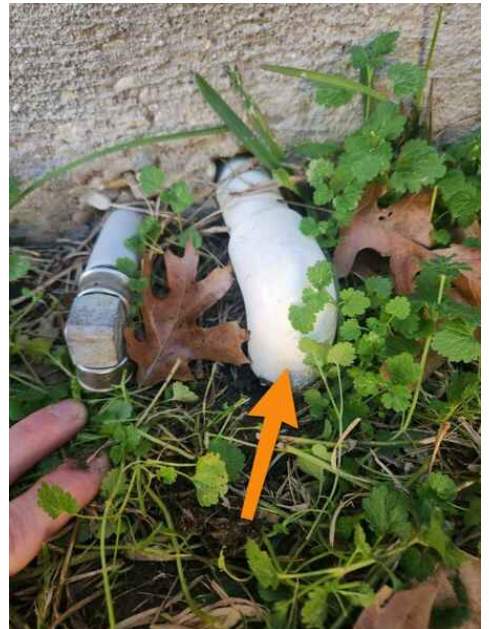
5.3.2 C. Water Heating Equipment  
**DRAIN TERMINATES TO CLOSE TO GRADE**

Recommendation

A drain termination (appears to be either water heater drain pan or condensate drain but could not be determined) was below the grade level. Recommend correction by a qualified professional so it can drain properly

Recommendation

Contact a qualified professional.



6.8.1 H. Dryer Exhaust Systems  
**DRYER EXHAUST TOO CLOSE TO CONDENSER UNITS 2**

Recommendation

Dryer exhaust vents should terminate at least 3 feet away from condenser units. The exhausted heat can make the condenser inefficient at expelling heat, exhaust lint that can clog the coils and decrease efficiency, and the exhaust can contain chemicals that may damage the condenser. Recommend repair by a qualified professional to have the exhaust as far away from the condenser unit while maintaining requirements for dryer vent.

Recommendation

Contact a qualified professional.