

## Summary Only

Property Address:  
4541 Sunrise Dr  
Chandler TX 75758



Reynolds Professional Real Estate Inspections  
Allen Allcorn TL#24382  
19294 Hiddenlake Dr  
Tyler, Texas 75703  
903-360-9794  
aallcorn@reynoldsinspectiongroup.com

This is not the complete home inspection report. It is only the Summary Items.

## General Summary



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### Customer

### Address

4541 Sunrise Dr  
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The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## I. STRUCTURAL SYSTEMS

### K. Porches, Balconies, Decks and Carports

#### Inspected, Deficiency

Porches have many areas of wood to ground contact. Many of the support posts have water damage along ground line, leading to some crushing/settling at bases. Porch railings are loose in several spots do to this.

Water staining noted on porch ceiling. Appears to be aged. Unable to verify. Moisture reading was normal but no rain in awhile.

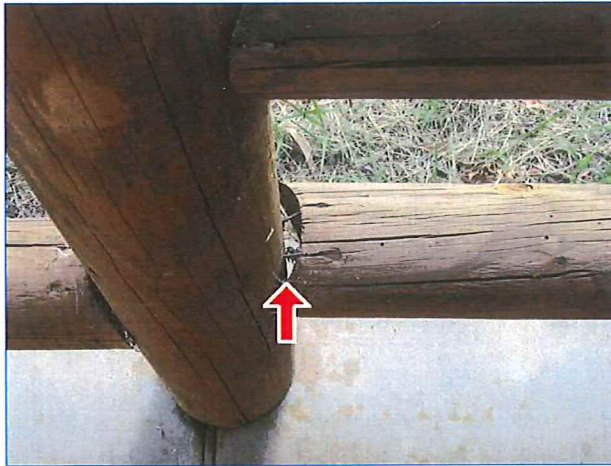




K. Item 1(Picture)



K. Item 2(Picture)



K. Item 3(Picture)



K. Item 4(Picture)



K. Item 5(Picture)



K. Item 6(Picture)





K. Item 7(Picture)



K. Item 8(Picture)



K. Item 9(Picture)

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Inspected, Deficiency

We attempt to access all areas of the electrical system and outlets and review for safety, operation, integrity of installation and specifics. Some areas of access may be limited or inaccessible due to many factors, especially if an occupied structure with furniture and belongings. We will detail limitations as to why in comments below if beyond normal limitations. Example: insulation in the attic limits access to wiring. Furniture limits access to outlets. If we cannot access 100% of the electrical system in an older structure that has been updated, we are limited on actual verification of full upgrade (as many upgraded systems are upgraded on/at panel and some wiring - leaving some areas such as lights, switches and hard to replace wiring in place).

**E - MAIN** - Main panel located in the master bathroom and appears to function as designed.

**E - MAIN** - The main panel is NOT clearly labeled throughout on all breakers.

**E - GENERAL** - *This structure cannot be expected to meet all current codes or current requirements, and have perfect conditions of materials due to age of construction, date of upgrade and lack of 100% visibility of all wiring. Panel may be considered "current" or "as-is" in design due to age and requirements reflective of electrical standards at time of installation.*

**E - AFCI** - The panel does not have AFCI breakers for bedrooms, study, hallway and other areas as required by today's safety standards and today's required defect inspection report comments. **HOWEVER - this structure**



*appears to be functioning as designed at time of construction PRIOR to these required AFCI breaker needs. We are required to comment on the lack of and as defective when AFCI breakers are not present.*

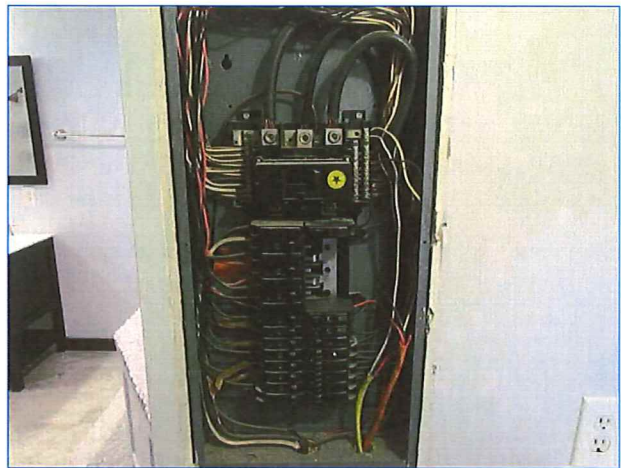
**E- DEFECT AGED - I am defecting as per strict TREC requirements. Please note that the system does appear to be functioning as designed and installed based on age and era of construction of this structure. The operation of the aged system is not the reason for a defective rating. The standards, installation and lack of current requirements are the reason for defective rating, even though the system has not been updated and cannot be expected to meet these current standards and requirements. This is a grey area being defecting for legal reasons and liability.**

Effective in 2020 - A Type 1 or Type 2 surge protective device (SPD) is required for homes. The SPD may be installed inside or adjacent to the panel. **Your house is grandfathered and NOT required to meet this code**, if any updates are made to the panel it will be required to be updated to code. We are required to comment on the lack of and as defective when SPD is not present.

Effective in 2020 - This house has an interior electrical panel, new NEC code requires an exterior emergency disconnect for interior panels. **Your house is grandfathered for this code and NOT required to meet this code**, if any updates are made to the panel it will be required to be updated. We are required to comment on the lack of and as defective when exterior shut off is not present.



A. Item 1(Picture)



A. Item 2(Picture)

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

### Inspected, Deficiency

We attempt to access all areas of the electrical system and outlets and review for safety, operation, integrity of installation and specifics. Some areas of access may be limited or inaccessible due to many factors, especially if an occupied structure with furniture and belongings. We will detail limitations as to why in comments below if beyond normal limitations. Example: insulation in the attic limits access to wiring. Furniture limits access to outlets. If we cannot access 100% of the electrical system in an older structure that has been updated, we are limited on actual verification of full upgrade (as many upgraded systems are upgraded on/at panel and some wiring - leaving some areas such as lights, switches and hard to replace wiring in place).

**BE - Outlets, switches and fixtures appear to function as designed at time of inspection. No significant defect to note.**

**BE - Incandescent bulbs in closets could be considered fire hazards based on proximity of storage. Consider covered fixtures.**

**BE - Several lights did not function and may be due to bad or missing bulb(s).**

**BE - ALL kitchen, bathroom, laundry room, exterior and any receptacles within 6' of a sink do not have GFCI safety protection outlets as required by current standards.**

**BE - Reverse polarity reading at many outlets randomly throughout the house as per test equipment.**

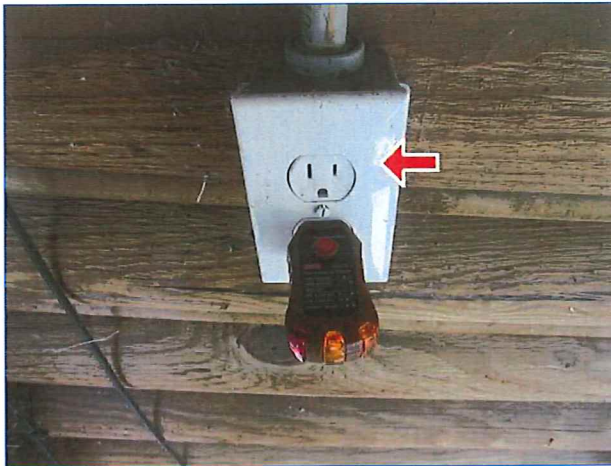
**All exterior outlets don't have weatherproof covers as required.**

Fridge outlet and one outlet in master bedroom are missing cover plate.

**BE - I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet.**

**BE - The outside weatherproof outlet cover is damaged/or missing and needs repair or replace.**

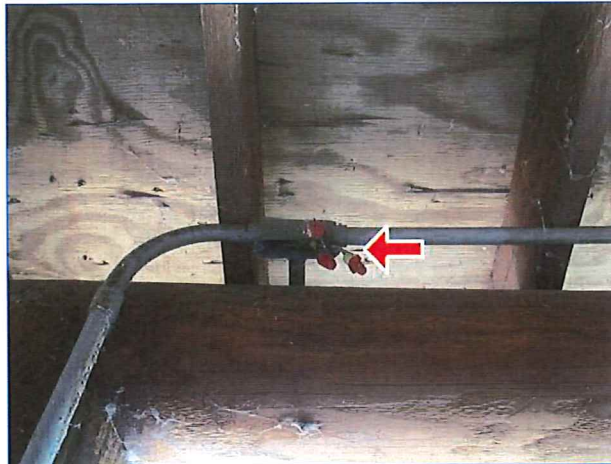
**BE - Exposed splices noted on the back porch - recommend general sweep to ensure all splices are contained in proper J boxes.**



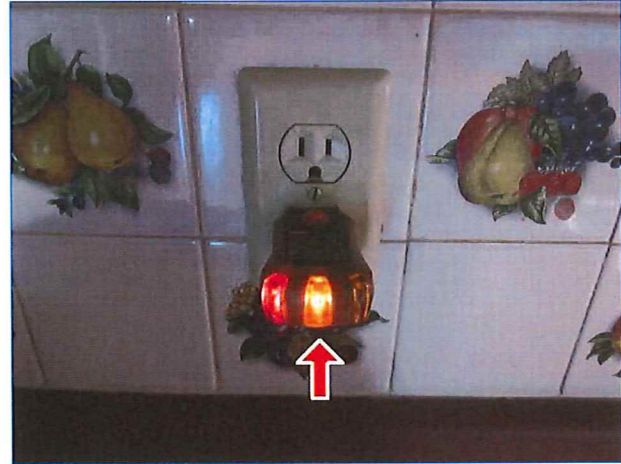
B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

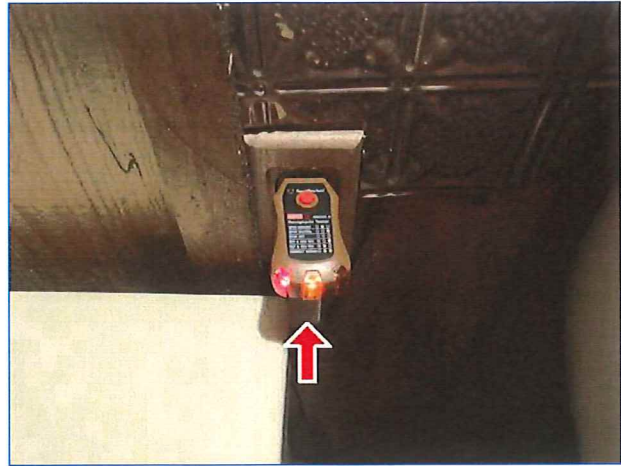


B. Item 4(Picture)

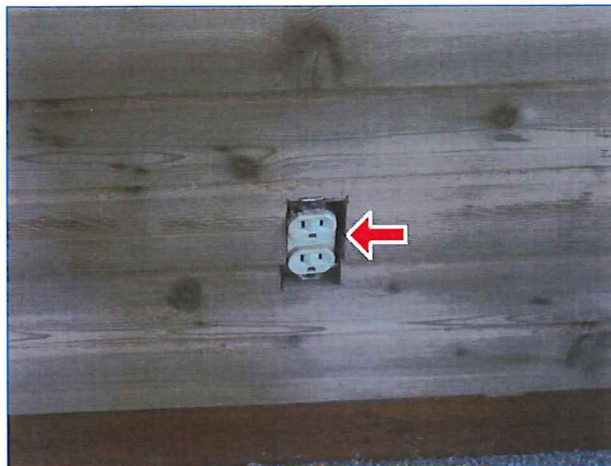




B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

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

#### A. Heating Equipment

Inspected, Deficiency

**GENERAL HVAC - Due to age (not new - meaning at least up to 1 year old or more) and used conditions (meaning any real in use full time service of any length of time) with comments below (if any) we Recommend a yearly service call by a licensed HVAC person to ensure proper operation, clean as needed, and ensure unit is effective and efficient as designed. Yearly service calls are recommended on all HVAC systems as normal service and maintenance, and preventative maintenance - be it the very 1st service on units up to 1 year with in use conditions on up. I recommend any and all service or maintenance to be performed prior to end of option period if possible.**

1995 Model Year / Coils replaced in 2019

F - The furnace was **visually inspected** only due to local temperature at time of inspection and possible damage that could occur from operating at temperatures over 65 degrees. The unit is generally clean and appear to be installed properly. The interior of the unit has some rust noted.

**F - The gas line into the furnace is a flexible line. This line should be a solid pipe through the housing. Only solid gas piping should be installed inside furnace cabinet.**

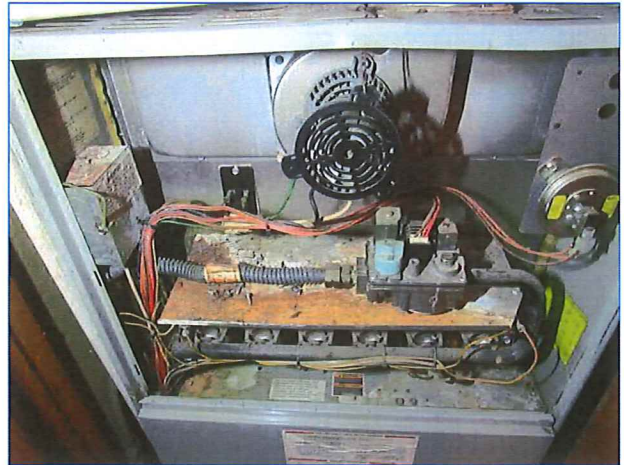
**Furnace heater has a Type B exhaust pipe vents, this type pipe has a recommend 1" clearance gap from all**



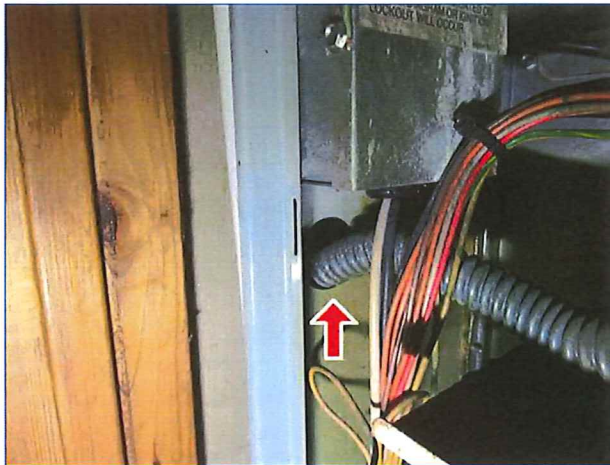
**combustibles. Recommend pulling away all combustibles that are in contact with pipe.**



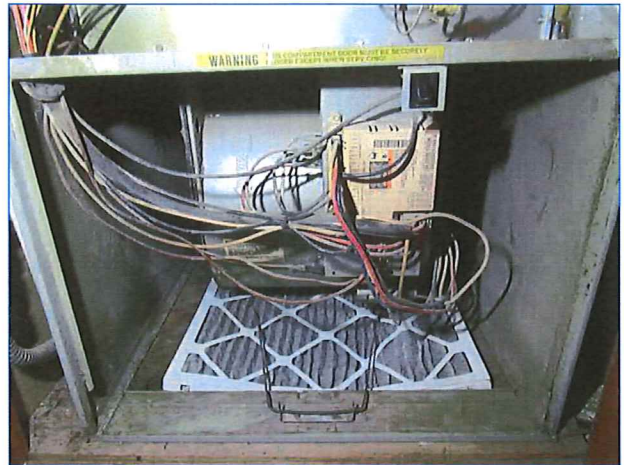
A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)



A. Item 5(Picture)



A. Item 6(Picture)

**IV. PLUMBING SYSTEM**

**C. Water Heating Equipment**



Inspected, Deficiency  
2019 Model Year

**WH - Electrical unit.** Unit appears to function as designed at time of inspection.

**WH - Defected for installation comments - unit did appear to function and operate properly.**

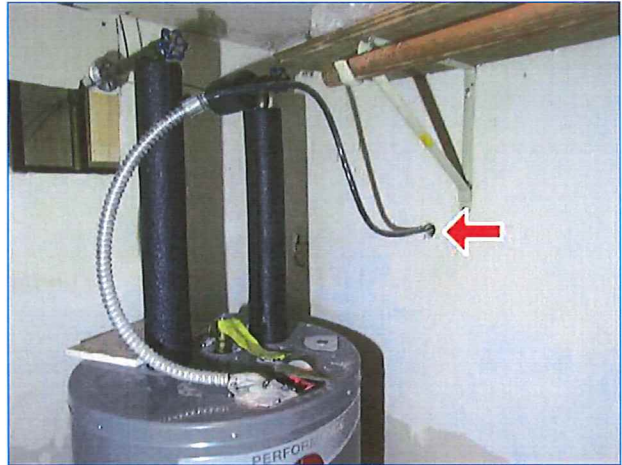
**Drain pan should terminate over a drain or on the exterior of structure.**

**The TPR valve pipe is not installed. The TPR (Temperature/Pressure Release) valve on water heater needs a 3/4" pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.**

**WH - E - Electrical shut off is not local as required**



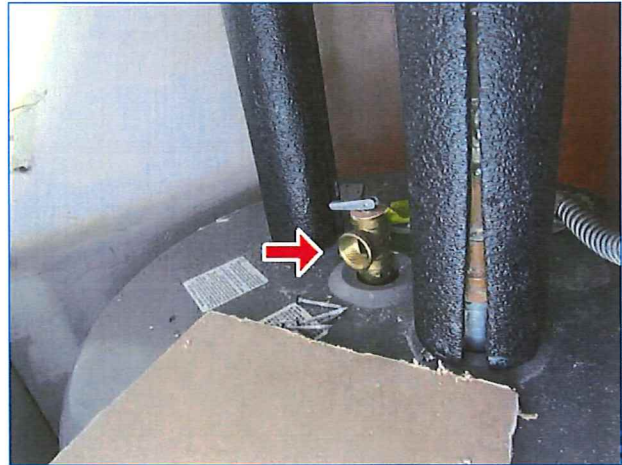
C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)



C. Item 4(Picture)

## V. APPLIANCES

### B. Food Waste Disposers

Inspected, Deficiency

**Unit did NOT function as intended at time of inspection.**



B. Item 1(Picture)

**F. Mechanical Exhaust Vents and Bathroom Heaters**

**Inspected, Deficiency**

No operational defect noted.

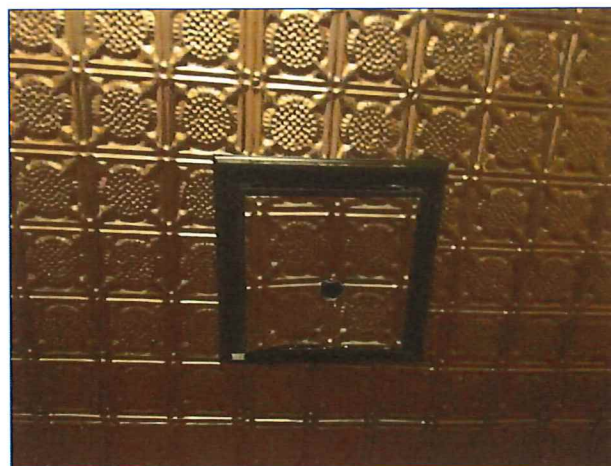
Bathroom vents terminate into the attic. All vents are required to vent out through the attic. Recommend repair as needed.



F. Item 1(Picture)



F. Item 2(Picture)



F. Item 3(Picture)



F. Item 4(Picture)





F. Item 5(Picture)

**J. FIRE ALARMS/SMOKE DETECTORS/CARBON MONOXIDE**

**Inspected, Deficiency**

**Detectors not noted in bedrooms, hallways and kitchen area. Recommend new units installed as needed.**

Recommend service of all existing or new units in all bedrooms, hallways and kitchen areas.



J. Item 1(Picture)

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Report Identification: 4541 Sunrise Dr

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