

1st Rate Inspections

Property Inspection Report



5907 Bridgegate Dr, Spring, TX 77373
Inspection prepared for: Anthony Echevarria
Real Estate Agent: -

Date of Inspection: 12/10/2019 Time: 1:30 PM
Age of Home: 1976 Size: 1380
Order ID: 13986

Inspector: David Philp
License #21284
9630 Cannock Chase, Houston, TX 77064
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1stRateInspections.com

PROPERTY INSPECTION REPORT

Prepared For:	<u>Anthony Echevarria</u>	
	<small>(Name of Client)</small>	
Concerning:	<u>5907 Bridgegate Dr, Spring TX, 77373</u>	
	<small>(Address or Other Identification of Inspected Property)</small>	
By:	<u>David Philp, License #21284</u>	<u>12/10/2019</u>
	<small>(Name and License Number of Inspector)</small>	<small>(Date)</small>

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.

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

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, bathrooms, 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 require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions

you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):

- Slab Foundation

Comments:

A.1. -There have been some signs of movement, although I do not feel that major foundation repairs are warranted at this time. You may wish to consult with a foundation company, structural engineer and/or drainage specialist for further evaluation as some movement has been noted.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Grading & Drainage
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Comments:

B.1. -The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear, front



-The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear



-The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - front

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C. Roof Covering Materials

Type(s) of Roof Covering:

- -3-Tab composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

Viewed From:

- -Due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed from the edge of the roof or the ground, binoculars may be used if needed. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Comments:

C.1. -Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

C.2. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.



-Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

-Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition.

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D. Roof Structure and Attic

Viewed From:

- The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.

- The type of roof system is conventional.

- The type of attic ventilation is ridge vents, eave vents.

Approximate Average Depth of Insulation:

- The ceiling insulation is fiberglass batts.

- Ceiling insulation is approximately 8-10 inches in depth.

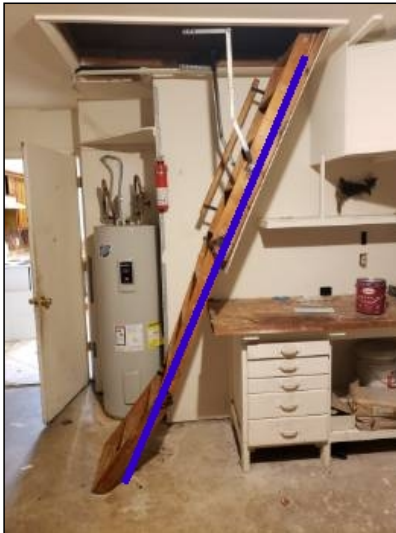
- Vertical insulation is fiberglass batts.

- Insulation is approximately 5-8 inches in depth.

Comments:

D.1. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge.

D.2. -Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.



-Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- -Prevalent exterior siding is made of brick , masonite.

Comments:

E.1. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.

E.2. -Settlement cracks were noted in the brickwork. Mainly at - front right, right

E.3. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - garage

E.4. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - garage

E.5. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear, left, right

E.6. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left

E.7. -Settlement cracks were noted in the drywall. Mainly at - living room, front right bedroom

E.8. -There is damage to the drywall, recommend repairs as needed. Mainly at - throughout

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-Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear



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-Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



-Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



-There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left



-Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - garage

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-Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - garage



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-Settlement cracks were noted in the brickwork. Mainly at - front right



-Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.



-Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - right



-Settlement cracks were noted in the brickwork. Mainly at - right

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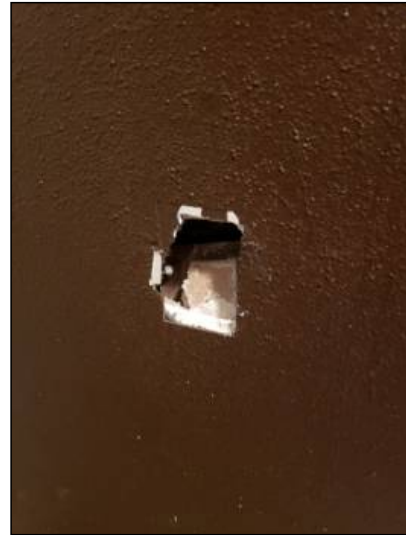
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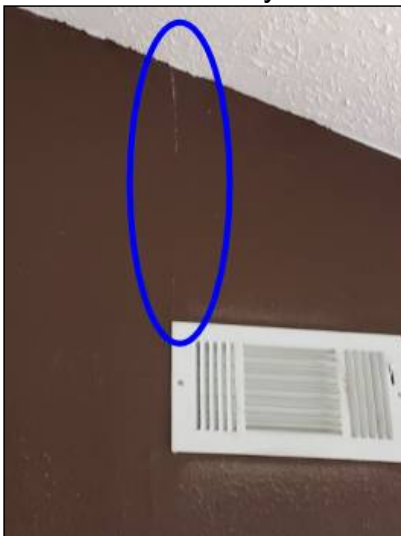
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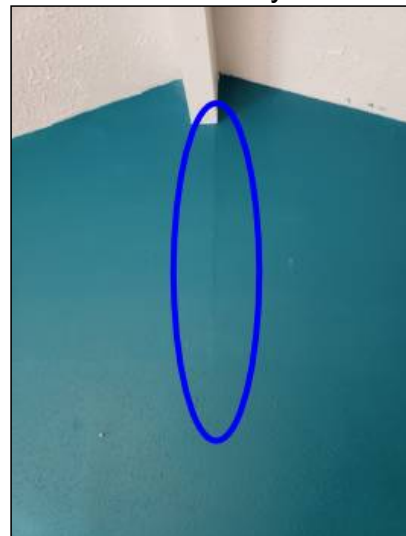
-There is damage to the drywall, recommend repairs as needed. Mainly at - throughout



-There is damage to the drywall, recommend repairs as needed. Mainly at - throughout



-Settlement cracks were noted in the drywall. Mainly at - living room



-Settlement cracks were noted in the drywall. Mainly at - living room

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-There is damage to the drywall, recommend repairs as needed. Mainly at - throughout



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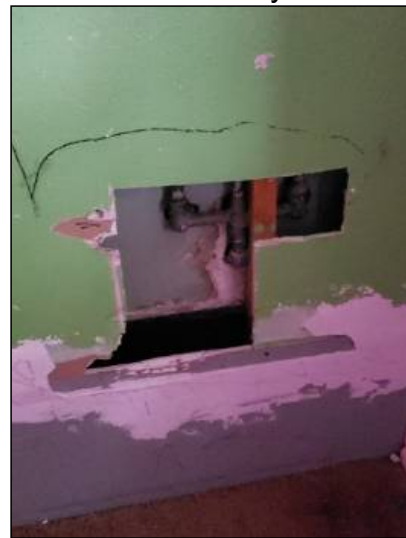
-There is damage to the drywall, recommend repairs as needed. Mainly at - throughout



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-There is damage to the drywall, recommend repairs as needed. Mainly at - throughout



-Settlement cracks were noted in the drywall. Mainly at - front right bedroom

F. Ceilings and Floors

Comments:

F.1. -Previous repairs were noted in the ceiling. Mainly at - breakfast nook

F.2. -Paint is peeling in the garage ceilings. This is a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration.

F.3. -There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.

F.4. -Cracks were noted in the tile. Mainly at - master bath

F.5. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout

F.6. Carpet is damaged. Mainly at- master bedroom

F.7. Hole in ceiling. Mainly at- front left bedroom

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-There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.



-Paint is peeling in the garage ceilings. This is a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration.



-There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.



-Previous repairs were noted in the ceiling. Mainly at - breakfast nook

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Carpet is damaged. Mainly at- master bedroom



-Cracks were noted in the tile. Mainly at - master bath



Hole in ceiling. Mainly at- front left bedroom

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G. Doors (Interior and Exterior)

Comments:

G.1. -Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - back door, garage exterior door

G.2. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.

G.3. -There is visible light noted around the door. Mainly at - back door

G.4. -The door hits frame when closing. Mainly at - master bath, master bedroom

G.5. -The door is missing. Mainly at - front left and right bedrooms, right bedroom closet, hall closet

G.6. -The skin on the door is loose, recommend re-securing. Mainly at - hall bath

G.7. -The door knob is missing. Mainly at - master closet

G.8. Door header is loose. Mainly at- garage exterior door

G.9. Threshold is sloped into the house. Threshold should slope toward the outside to shed water. Mainly at- back door



-Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - back door



-Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - garage exterior door

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Door header is loose. Mainly at- garage exterior door



-There is visible light noted around the door. Mainly at - back door



Threshold is sloped into the house. Threshold should slope toward the outside to shed water. Mainly at- back door



-The skin on the door is loose, recommend re-securing. Mainly at - hall bath

H. Windows

Window Types:

- Windows in the home are single pane. The new codes require double pane windows for proper energy efficiency.

Comments:

H.1. -Screens were missing on the home. Mainly at - rear(4)

H.2. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front porch

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-Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front porch

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplace and Chimney

Locations:

- - Fireplace is located in the living room.

Types:

- -Fireplace is prefabricated metal box and flue.

Comments:



Overview of fireplace

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Comments:

L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - garage ceiling

L.2. -Although cabinets are not inspected it was noted that cabinets are damaged throughout.



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-Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - garage ceiling

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II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations:

- -Main electrical panel is on the rear exterior.
- -Unable to inspect underground services.

Materials, Amp Rating & Brand:

- -Main Panel aluminum wiring 150 Amp Bryant

Comments:

A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.

A.3. -There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.



Overview of main electrical panel



-There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating.

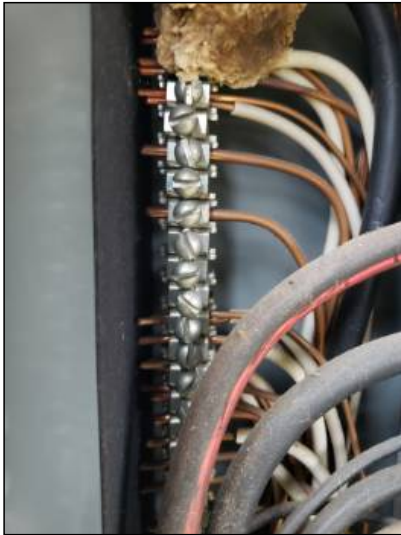
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-There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws.



-There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
 • -Branch circuits are copper wiring.
 • -**GFCI**'s locations - kitchen
 Comments:

B.1. -Arc-Fault Circuit Interrupters (**AFCI**'s) were not noted in all of the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habital rooms and that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office and we will get you in touch with your inspector.

B.2. -Switch plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - garage

B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - throughout

B.4. -Light fixture globe is missing or damaged. Mainly at - left exterior

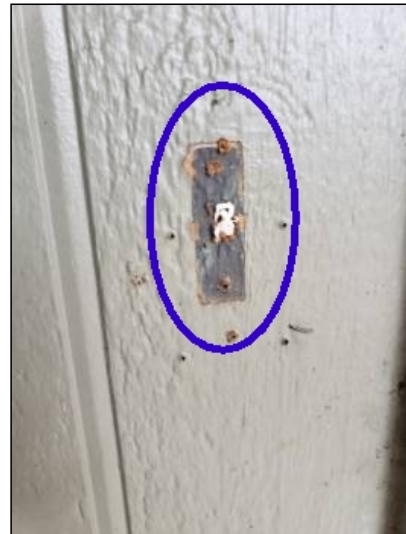
B.5. -Ceiling fan(s) did not respond to the control. Mainly at - living room

B.6. Doorbell button is missing.

B.7. Light fixture is damaged. Mainly at- master bedroom



-Light fixture globe is missing or damaged. Mainly at - left exterior



Doorbell button is missing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-Switch plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - garage



Light fixture is damaged. Mainly at- master bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- -Central Forced Air
- -There is one **A/C** & heating unit for this property.
- -AC/Heating unit #1 is located in the main attic and covers the entire home.
- -Heating unit #1 electric heat air temperature is 110 This is a differential of , it is recommended that there be at least a 20 degree differential for proper heating.

Energy Sources:

- -Heating unit(s) is electric.

Comments:

A.1. -The thermostat is missing. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

B. Cooling Equipment

Type of Systems:

- -Central Forced Air
- -A/C compressor(s) is electric.

Comments:

B.1. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

B.2. -There are electrical wires located outside of the cage of the fan on the outdoor condenser unit. This could pose a safety issue and these wires should be located inside unit.

B.3. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.

B.4. -The thermostat is missing. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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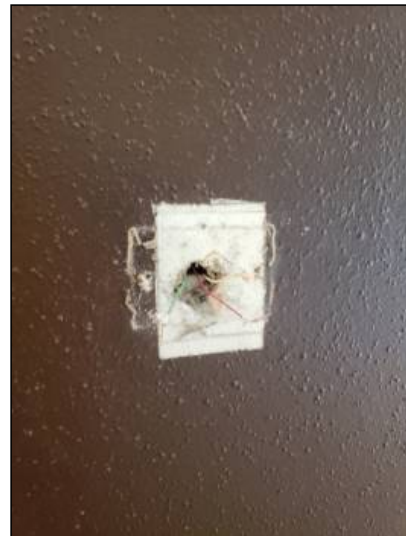
-The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.



-There are electrical wires located outside of the cage of the fan on the outdoor condenser unit. This could pose a safety issue and these wires should be located inside unit.



-There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.



-The thermostat is missing. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.

C. Duct system, Chases, and Vents

Comments:

C.1. -Filter type is disposable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Water Supply System and Fixtures
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Location of Water Meter:

- -The water meter is located at the left curb.
- -The water meter was checked for any movement to check for possible leaks and no movement was noted at time of inspection.
- -There was no gas service for the location.

Location of Main Water Supply Valve:

- -Water supply lines are made of pex tubing.
- -Water supply lines are made of galvanized. Galvanized piping may need future repair or replacement.
- -The main water shutoff is located on the right interior wall of garage.
- -Static Water Pressure Reading:60

Comments:

A.1. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

A.2. -Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath

A.3. -Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. Mainly at - master bath, hall bath

A.4. -The house is plumbed with the majority of the original galvanized pipe. Galvanized piping has a life expectancy of 40 to 50 years depending on condition of water and origin of the piping. Galvanized pipes may need future repair or replacement. At the time of inspection there were signs of previous repairs or current leaks. If previous repairs or leaks were noted at the time of inspection it is recommended that the plumbing system be evaluated by a licensed plumber for evaluation of entire plumbing system and cost estimates for possible repair or replacement cost.

A.5. Shower faucet handles missing. Mainly at- master bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Shower faucet handles missing. Mainly at- master bath

-Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

B.1. -Drain and waste pipes are made of plastic.

B.2. -Overflows are not tested.

B.3. -The sink drain stopper is missing. Mainly at - master bath

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is electric.

Capacity:

- The water heater #1 is 50 gallon capacity.

- Water heater(s) is/are located in the garage for the entire home.

Comments:

C.1. -There is no drain line for the water heater T&P (Pop-Off) valve.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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-There is no drain line for the water heater T&P (Pop-Off) valve.

Overview of water heater(s)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

A.1. -Dishwasher is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
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Comments:

B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.



-Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
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Comments:

C.1. -The range vent is recirculating.

C.2. -The range vent is operating as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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Comments:

D.1. -Range is electric

D.2. -Oven Thermostat to Temperature Reading: 350F / 340-345F

D.3. -There is no anti-tip device installed for the oven/range.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

F.1. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Dryer Exhaust Systems
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Comments:

H.1. -The exterior dryer vent hood is damaged.



-The exterior dryer vent hood is damaged.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Other
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Comments:

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:
• Metal
Comments:



Overview of shed

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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Type of System:
Location of Drain Field:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Other
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Comments:

F.1. -Indications of mold/fungus like substance is noted. Mold/fungus is caused by moisture or wet conditions. Location -

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	A.1. -There have been some signs of movement, although I do not feel that major foundation repairs are warranted at this time. You may wish to consult with a foundation company, structural engineer and/or drainage specialist for further evaluation as some movement has been noted.
Page 4 Item: B	Grading & Drainage	B.1. -The soil and or rock level around the home is higher than recommended or in contact with the siding materials. Recommend lowering the soil line to help prevent water penetration and/or damage to the structure. Mainly at - rear, front
Page 5 Item: C	Roof Covering Materials	C.1. -Due to the excessive granular loss on the roof covering the roof may age prematurely. We recommend further review of the roof system for a better understanding of the present condition. C.2. -Recommend a roofer be consulted for further evaluation/repairs and check for other repairs that may be needed at that time.
Page 6 Item: D	Roof Structure and Attic	D.1. -The attic pull-down stairs are not supported properly. It should be hung with 16 penny nails or lag screws in the empty hole at the bracket on the hinge side of the stairway and on the side hinge. D.2. -Attic stairway not cut properly to the floor, recommend cutting ladder so the ladder is a straight line when in the down position, otherwise it will put undue stress at the hinge and can cause ladder to fail.

Page 7 Item: E	Walls (Interior and Exterior)	<p>E.1. -Recommend trimming vegetation so that it is not in contact with the house. Vegetation in contact with the structure can hold moisture against the structure and promote damage to building materials and conducive conditions for wood destroying insects.</p> <p>E.2. -Settlement cracks were noted in the brickwork. Mainly at - front right, right</p> <p>E.3. -Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - garage</p> <p>E.4. -Deterioration was noted at the trim, recommend replacing all deteriorated trim. Unable to determine the condition of the underlying materials. Mainly at - garage</p> <p>E.5. -Deterioration was noted at the siding, recommend replacing all deteriorated siding to help prevent further deterioration and water penetration. Unable to determine the condition of the underlying materials. Mainly at - rear, left, right</p> <p>E.6. -There is some damage to the exterior siding, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - left</p> <p>E.7. -Settlement cracks were noted in the drywall. Mainly at - living room, front right bedroom</p> <p>E.8. -There is damage to the drywall, recommend repairs as needed. Mainly at - throughout</p>
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Page 15 Item: F	Ceilings and Floors	<p>F.1. -Previous repairs were noted in the ceiling. Mainly at - breakfast nook</p> <p>F.2. -Paint is peeling in the garage ceilings. This is a common occurrence due to high moisture of unconditioned garage space, recommend repainting to help prevent further deterioration.</p> <p>F.3. -There is at least one hole in the ceiling in the garage. All holes in the garage ceilings or wall against living areas should be patched to help keep the recommended fire barrier between the home and garage.</p> <p>F.4. -Cracks were noted in the tile. Mainly at - master bath</p> <p>F.5. -Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped. Mainly at - throughout</p> <p>F.6. Carpet is damaged. Mainly at- master bedroom</p> <p>F.7. Hole in ceiling. Mainly at- front left bedroom</p>
Page 18 Item: G	Doors (Interior and Exterior)	<p>G.1. -Deterioration was noted mainly along the door jamb, recommend repair or replacement to help prevent water penetration. Unable to determine the condition of the underlying materials. Mainly at - back door, garage exterior door</p> <p>G.2. -Door stops were missing or damaged and should be repaired or replaced to help prevent damage to walls.</p> <p>G.3. -There is visible light noted around the door. Mainly at - back door</p> <p>G.4. -The door hits frame when closing. Mainly at - master bath, master bedroom</p> <p>G.5. -The door is missing. Mainly at - front left and right bedrooms, right bedroom closet, hall closet</p> <p>G.6. -The skin on the door is loose, recommend re-securing. Mainly at - hall bath</p> <p>G.7. -The door knob is missing. Mainly at - master closet</p> <p>G.8. Door header is loose. Mainly at- garage exterior door</p> <p>G.9. Threshold is sloped into the house. Threshold should slope toward the outside to shed water. Mainly at- back door</p>

Page 20 Item: H	Windows	H.1. -Screens were missing on the home. Mainly at - rear(4) H.2. -Window screens were damaged or had holes in them and should be repaired to help prevent insects from entering. Mainly at - front porch
Page 21 Item: L	Other	L.1. -Mold like stains are present, recommend remediation or cleanup as needed. Unable to determine condition of the underlying materials. Mainly at - garage ceiling L.2. -Although cabinets are not inspected it was noted that cabinets are damaged throughout.

ELECTRICAL SYSTEMS

Page 23 Item: A	Service Entrance and Panels	A.1. -There is no antioxidant on main aluminum feeds to the panel box. This should be used to help prevent overheating. A.2. -There are more than one neutral wire located under the same screw. Neutral wires should be separated to individual screws. A.3. -There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.
Page 25 Item: B	Branch Circuits, Connected Devices, and Fixtures	B.1. -Arc-Fault Circuit Interrupters (AFCI's) were not noted in all of the recommended areas at time of inspection according to present codes. It is now recommended that Arc-Fault Circuit Interrupters be installed in all habital rooms and that dishwashers, garbage disposals and washing machines be combination GFCI/Arc-Fault protected and microwaves should now be Arc-Fault protected. This may not have been required at time of construction if home was built before Sept. 2002, for more information please feel free to call our office and we will get you in touch with your inspector. B.2. -Switch plate is broken or missing, recommend replacing covers to help prevent electrical shock. Mainly at - garage B.3. -Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operation correctly in all none functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - throughout B.4. -Light fixture globe is missing or damaged. Mainly at - left exterior B.5. -Ceiling fan(s) did not respond to the control. Mainly at - living room B.6. Doorbell button is missing. B.7. Light fixture is damaged. Mainly at- master bedroom

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 27 Item: A	Heating Equipment	A.1. -The thermostat is missing. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.
Page 27 Item: B	Cooling Equipment	<p>B.1. -The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.</p> <p>B.2. -There are electrical wires located outside of the cage of the fan on the outdoor condenser unit. This could pose a safety issue and these wires should be located inside unit.</p> <p>B.3. -There is water noted in the A/C pan. This is an indication that the main condensation line is clogged, recommend contacting an A/C specialist to remove clog and restore drain to normal operating procedure. It is also recommended to have the unit checked for proper operation and for cleanliness.</p> <p>B.4. -The thermostat is missing. Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time.</p>

PLUMBING SYSTEM

Page 29 Item: A	Water Supply System and Fixtures	<p>A.1. -At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.</p> <p>A.2. -Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - hall bath</p> <p>A.3. -Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. Mainly at - master bath, hall bath</p> <p>A.4. -The house is plumbed with the majority of the original galvanized pipe. Galvanized piping has a life expectancy of 40 to 50 years depending on condition of water and origin of the piping. Galvanized pipes may need future repair or replacement. At the time of inspection there were signs of previous repairs or current leaks. If previous repairs or leaks were noted at the time of inspection it is recommended that the plumbing system be evaluated by a licensed plumber for evaluation of entire plumbing system and cost estimates for possible repair or replacement cost.</p> <p>A.5. Shower faucet handles missing. Mainly at- master bath</p>
Page 30 Item: B	Drains, Wastes, and Vents	B.3. -The sink drain stopper is missing. Mainly at - master bath
Page 30 Item: C	Water Heating Equipment	C.1. -There is no drain line for the water heater T&P (Pop-Off) valve.

APPLIANCES

Page 32 Item: B	Food Waste Disposers	B.1. -Disposal was hard wired, has no disconnect. Disposal should have a cord and plug connection.
Page 33 Item: D	Ranges, Cooktops, and Ovens	D.3. -There is no anti-tip device installed for the oven/range.
Page 33 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	F.1. -Bath or laundry exhaust vents terminate in attic, recommend all exhaust vents terminate to the exterior.
Page 33 Item: H	Dryer Exhaust Systems	H.1. -The exterior dryer vent hood is damaged.