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Associate Member of Houston Association of Realtors

7534 Rosepath Ln.

Richmond, TX 77407

Prepared for: Sheila Philips

Date: 06/11/2021

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# PROPERTY INSPECTION REPORT

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**Prepared For:** Sheila Philips  
(Name of Client)

**Concerning:** 7534 Rosepath Ln., Richmond, TX 77407  
(Address or Other Identification of Inspected Property)

**By:** Sam Hestand, Lic #24118 06/11/2021  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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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**

Thank you for choosing Hestand Home Inspections. This report provided by Hestand Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

- *That all defects have been found or that company will pay for repair of undisclosed defects.*
- *That any of the items inspected are designed or constructed in good and workmanlike manner.*
- *That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.*
- *That any of the items inspected are merchantable or fit for any particular purpose.*

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors.

Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

***The following descriptions are used to identify comments in this report:***

***Systems and Topic Headings:***

Texas Real Estate Commission Property Inspection Report Form REI 7-5 (Revised 5/2015)

***Note:***

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

***Deficiencies:***

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

***Front, Rear, Left and Right:*** Denotes location by facing the property from the street.

Check boxes are used to denote location, identification purposes and items that are listed as deficient.

***Conditions at the time of inspection:***

Present at Inspection:     Buyer             Buyers Agent         Listing Agent             Occupant

Other: Inspector client, House keepers

Building Status:             Vacant             Owner Occupied     Tenant Occupied     Other

Weather Conditions:         Partly cloudy

88 Outside Temperature 62% Humidity

Hard Rain in last 3 days:  Most likely not  Yes

Utilities On:  Yes  No Water  No Electricity  No Gas

House Faces: east

Special Notes: .

**Inaccessible or obstructed areas:**

- Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas
- Floors Covered assistance from the moisture meter.  Plumbing Areas - Only Visible Plumbing Inspected with
- Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding
- Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas
- Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
P.O. BOX 12188, AUSTIN, TX 78711-2188

05-04-15



## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-I

**Some of the Equipment Used During the Inspection**

**Tramex Moisture Meter**

Relative Moisture Meter Reading Range

<b>Normal</b>	<b>Higher Than Normal</b>	<b>High</b>
Relative reading of	Relative reading of	Relative reading of
0 -- 13	14 -- 19	20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.



I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

A. **Foundations**

Comments:

*Type of Foundation(s): Most likely Slab on Grade*

**Foundation Performance Opinion:**

On the basis of today's observations, it is the inspector's opinion that the foundation is functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

*Foundation Performance Note: Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.*

*Suggested Foundation Maintenance & Care: Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit <http://www.houstonlabfoundations.com>*

*Note: Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at the following locations: front dwelling, left guest quarters, left garage, rear dwelling, right guest quarters.*

**Observations of Structural Movement or Settlement:**

No indications of defects observed at the time of inspection.

**Foundation Deficiencies:**



Exposed or deteriorated slab reinforcing or rebar observed



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Corner fractures (possible insect penetration)

SLAB CRACKS:



A slab crack was noted on the back right addition. Continue to monitor.

B.

### Grading and Drainage

Comments:

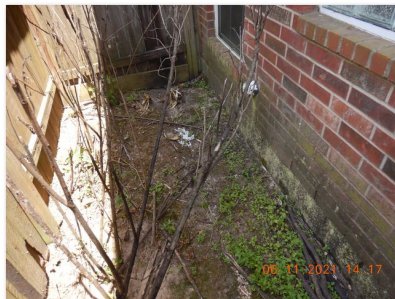
*Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.*

*Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.*

*Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.*

Grading and Drainage Deficiencies:

GRADING:



Evidence of ponding water was noted.



High soil levels exposed under wood surfaces.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Lower mulch levels at the planting beds



Signs of insect activity were noted at the back of the garage.

**DOWNSPOUTS:**

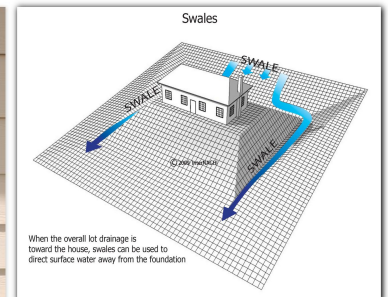


Gutter downspout directional diverters missing

**SUBSURFACE DRAINAGE:**



The front gutter drain line is not negatively sloped so water is not draining out of it.



I=Inspected

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I NI NP D

The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option to improve drainage and/or in- ground drains should be designed and added to divert rainwater and runoff away from the house as appropriate and/or drainage swale should be improved/installed.

C. **Roof Covering Materials**

*Comments:*

*Type(s) of Roof Covering: Asphalt Shingles*

*Viewed From: Walked the roof*

*Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.*

*Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.*

*Roof Performance Opinion:*

The roof covering is experiencing signs of excessive wear, deterioration or in need of repairs. A certified roofing company should be consulted.

*Roof Covering Deficiencies:*



Note: Previous roof repairs were noted at the time of inspection.

**SHINGLES:**



Nail heads are exposed at the flashing and/or composition shingle.



I=Inspected

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I NI NP D

Scuffed and/or damaged shingles were noted at various locations.



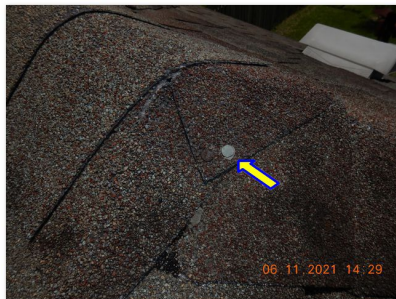
Lifted shingles were noted at various locations.



Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause this item was not inspected.

Information: All shingles are required to have a minimum of four fasteners per shingle, six fasteners in high wind zones.

**RIDGE CAP SHINGLES:**



Caulk face nailed ridge cap shingles where missing.



Excessive aggregate loss observed at ridge cap shingles was noted.

**FLASHINGS:**

I=Inspected

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I NI NP D



J flashing was used to seal the junctions between the roof's surface and the side walls. Step flashign should have been installed.

**ROOF JACKS/VENTS:**



Paint plumbing vents and other vents to protect from UV damage at roof level where deteriorated.



Caulk face nailed roof jacks where missing.



The house is old enough to require the boot jacks to be re caulked due to deterioration at the seal or possibly changed.

**TREES:**

The roof has tree limbs coming in close contact with the roof covering. Tree limbs can cause damage to the covering and allow access to the roof for unwanted pest. I recommend trimming back all tree limbs away from roof.

**DECK SURFACE:**

I=Inspected

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NP=Not Present

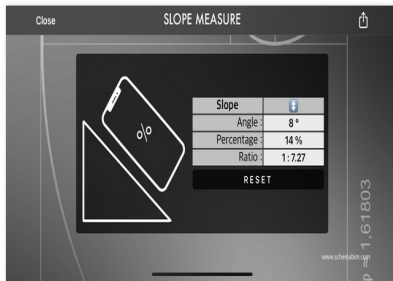
D=Deficient

I NI NP D



Satellite dishes have been installed on the roof. These penetrations should be caulked at the fasteners.

**ROOF SLOPE:**



Composition shingles installed on a roof slope with less than a 2/12 pitch at the back right addition.

**DRIP EDGE FLASHING**



The roofing felt did not extend to the rakes or bottom of the roof deck in all of the areas that were inspected.

**D. Roof Structures and Attics**

*Comments:*

*Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.*

*Approximate Average Depth of Insulation: 0 to 12 inches*

*Insulation Type: Loose Fill*

*Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.*

**Insulation Deficiencies:**

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I NI NP D



Redistribute insulation where missing or moved at the attic floor.



Some of the batt insulation has fallen out of place, is missing, lacking, or does not fit correctly against the vertical wall in the attic. Netting or straps should be used to hold the insulation in place.

*Ventilation Deficiencies:*

No indications of defects observed at the time of inspection.

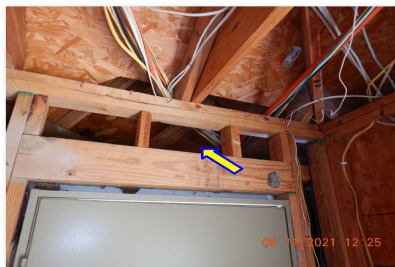
*Attic Framing Deficiencies:*



Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on one side, the appropriate number on the other.



Rafters cuts not flush at the ridge, hip and or valley boards in the attic.



Note: Proper firestopping could not be verified between the garage and home.



I=Inspected

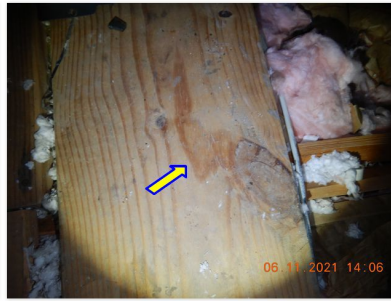
NI=Not Inspected

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**Attic Moisture Deficiencies:**

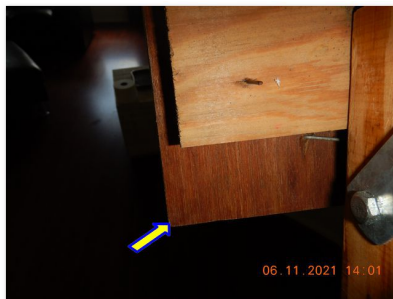


Evidence of moisture stains was noted.



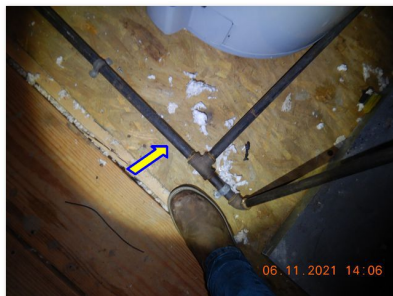
Insulation is missing on the condensate drain line and/or water lines in the attic. The water and drain lines should be completely insulated in the attic.

**Attic Access Ladder Deficiencies:**



Disappearing attic access ladder is not installed with a weather strip at the ceiling.

**Attic Service Access Deficiencies:**



Gas pipes and/or wires and/or water lines are crossing directly over the top of the attic service walkway.

**Other Attic Deficiencies:**

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I NI NP D



The construction debris and other material should be removed from the attic, or appropriately placed out of the way.

Walls (Interior and Exterior)

Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations.

Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

Interior Wall Deficiencies:



Cracks/damage/repairs in the drywall observed were noted. Some Examples: Master bedroom, Master bathroom, Back right addition, Back left addition, Laundry room, 2nd floor back left bedroom.

Exterior Wall Materials:

- Brick, Stone, Wood, Stucco Veneer, Composite Siding, Vinyl, Aluminum, Asbestos, Cement Board, Other: Hardie Board

Exterior Wall Deficiencies:

BRICK



Cracks observed in the brick veneer and/or mortar.

SIDING:

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Moisture stains/damage were noted at the back patio ceiling covering.



Cement board siding and/or trim damaged at various locations.

Exterior siding did not meet the current standard of 4 - 6 inch clearance from grade at the time of the inspection.



Exterior siding is in contact with the roof. Separation between the siding and roof covering will minimize moisture entrapment and deterioration of the siding.



Several nails are backed out. All nails should be pitted and caulked over.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

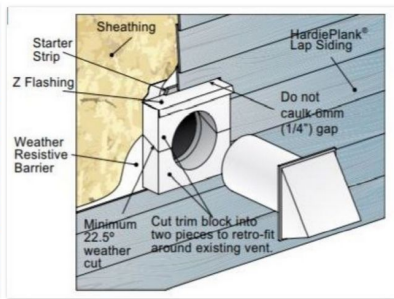
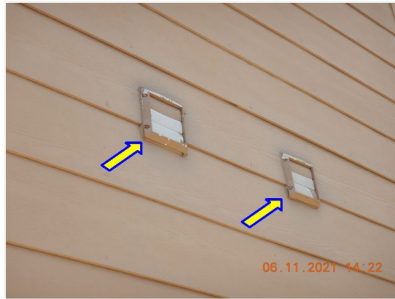
Caulking is needed at all joints and unsealed seams in the siding.



Cement board siding damaged at corner fasteners.



Peeling paint observed was noted.



Holes and penetrations in the cement board larger than 1.5 inches are required to have flashed mounting blocks. For example: dryer vents – kitchen fan vents.

CAULKING:



Seal around penetrations at the exterior walls.



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Caulking/sealant is missing around the exterior light fixtures.

LINTELS:



Metal lintels are rusting above the doors and windows.

FLASHING



The window and/or door and/or other wall penetrations installed through the wood fiber products siding were not properly flashed.

F.

### Ceilings and Floors

Comments:

*Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.*

Ceiling Deficiencies:



Evidence of moisture stains observed. Some Examples: Kitchen, 2nd floor game room, 2nd floor left hallway.



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- Cracks/damage/repairs in the ceiling drywall observed were noted. Some Examples: Front entry, Kitchen, 2nd floor front office, 2nd floor right bathroom, 2nd floor back left bedroom, Master bathroom.
- Nail pops in the ceiling drywall were noted at the following locations: 2nd floor back right bedroom.

*Floor Deficiencies:*

TILE:

- Floor tiles loose or detached in the master bedroom.

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

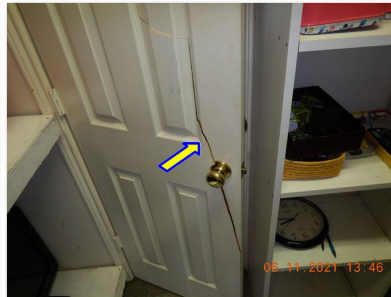
*Comments:*

*Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.*

*Interior Door Deficiencies:*

- Doors rub at the frame when operated at the following locations: Master bedroom, Back left addition.

INTERIOR CONDITION:



- Door damaged at the following locations: Back right addition closet.



- Door trim is missing at the master bedroom.



- Door missing at the following locations: Back right addition.

INTERIOR HARDWARE:

- Door knobs are loose at the following locations: 1st floor right hallway closet.

*Exterior Doors Deficiencies:*

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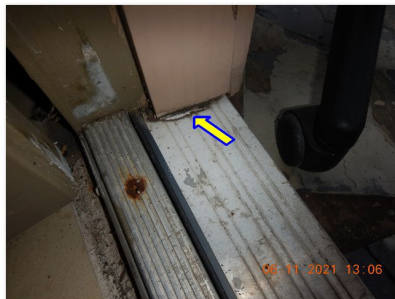
Weather strip damaged was noted. Some Examples: Back addition, Front door.

Weather strip not sealing properly, light visible around the door. Some Examples: Garage entry door.

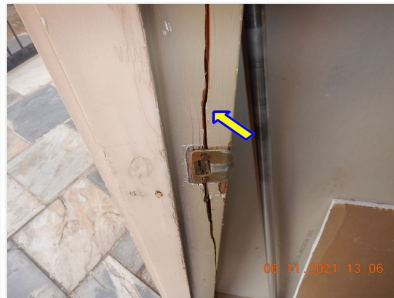


Door and/or door jamb damage was noted at the following locations: Garage entry, Back door.

EXTERIOR CONDITION:



Caulking around the door missing or deteriorated was noted. Some Examples: Garage entry, Back door, Front entry door, Back addition door.



Door and/or door jam casing deteriorated from weathering. Some Examples: Garage entry, Back left addition.

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Insect activity was noted at the back left addition door.

**Garage Doors Deficiencies:**

Type of Door(s):  Metal  Wood  Fiberglass

**GARAGE CONDITION:**



Garage door jambs deteriorated from weathering.



Caulking is deteriorated at the garage door trim.

H. **Windows**

**Comments:**

*Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.*

**Window Deficiencies:**

**INTERIOR:**





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Broken windows observed at the following locations: Master bathroom.



Window locks misaligned at various locations.

Window springs inoperable or detached at various locations.

Gas seal at the double pane window appear to have failed or are leaking at various windows.

**MOISTURE**



Signs of moisture staining on the window sills were present on the windows at the time of the inspection. Location: 2nd floor back right bedroom.



Alarm holes in the sills were present on/in the windows at the time of the inspection. The alarm holes should be re-caulked.

**EXTERIOR:**



Window brick ledges are not properly sloped to shed water. The brick ledge should be installed with a 3/4" slope or at least a 15 degree angle.

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- Caulking around exterior windows deteriorating.
- Window screens missing at various locations.



- Holes in the window screens observed at various locations.

DRAINAGE:



- Window drainage ports obstructed with dirt and debris. Window drainage ports and other components should be cleaned on an annual basis. Otherwise, drainage ports can be blocked allowing water to back up into the wall area below the windows.

I.

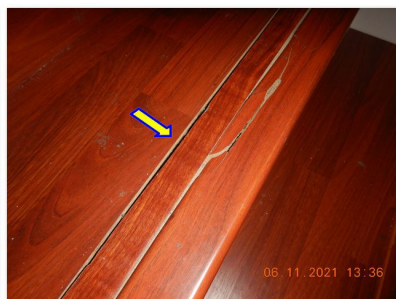
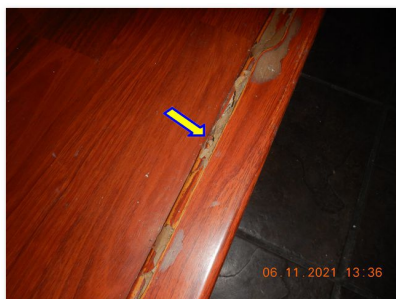
**Stairways (Interior and Exterior)**

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

Stairway Deficiencies:

TREADS, RISERS, STAIRWELLS:



- Several of the stair treads are damaged.

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J. **Fireplaces and Chimneys**

Comments:

Type of Fireplace: *Factory Built*

Flue penetration accessible at the attic: *No*

Gas Valve Location: *Left*

Gas Key Present: *No*

Note: *It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.*

**Fireplace Deficiencies**

**GAS VALVE:**

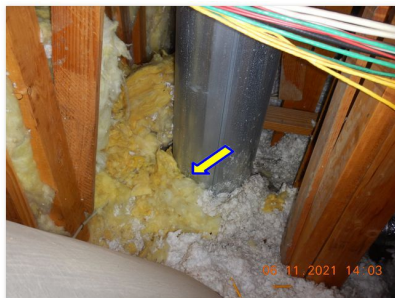


Gas key not present at the time of inspection. Gas valve was not operated.



The area where the gas line enters the fireplace should be sealed.

**VENT PIPE:**



Remove insulation from around the flue vent pipe at the attic.

**CHIMNEY:**

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I NI NP D



The chimney cap should be painted to prevent further rust/deterioration.

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

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

PATIO:



The back patio's floor is near grade (soil level).



Base of the columns are in direct contact with the flatwork. These can deteriorate over time due to water accumulating around them.



Weep holes are missing at the back patio brick work.

FLATWORK:

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The expansion joints in the driveway and walk way are open. Open expansion joints can allow water to get under the concrete surface and expand or wash away the soil causing lifting or settling of the concrete. I recommend filling the expansion joints with an approved expansion joint material.



The front driveway concrete is deteriorated and the reinforcement bars are visible.



Settlement cracks observed at the flatwork at the following locations: Driveway.



Flatwork joints offset at the following locations: Driveway, Back patio. This poses a possible tripping hazard.



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Loose and cracked floor tiles were noted at the back patio.

L. **Other**

Comments:

## II. ELECTRICAL SYSTEMS

A. **Service Entrance and Panels**

Comments:

*Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged by the inspector; operate over current devices.*

*Service-Entrance Type: Below Ground*

*Service-Entrance Deficiencies:*

*No indications of defects observed at the time of inspection.*

*Service Equipment Disconnecting Means Enclosure: Square D Load Center*

*Service Equipment Main Breaker Installed: 150 Amps*

*Service Equipment Disconnecting Means Deficiencies:*

**PANEL BOARD LOCATION AND CONDITION:**



The service equipment disconnecting means panel board enclosure is not installed with proper clearance. A 30" wide and 36" deep area should be free of obstructions at the front of the panel board enclosure. The interior of the panel could not be inspected due to this.

**DEAD FRONT COVER:**



The service equipment disconnecting means panel board dead front cover is missing one or more set screws.

*Service-Entrance Equipment Grounding and Bonding:*

*Grounding and Bonding Deficiencies:*

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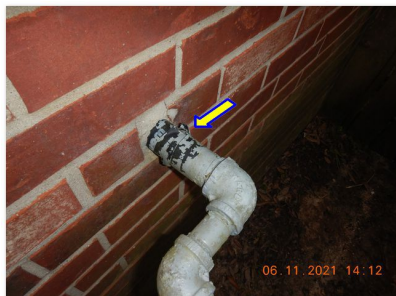


The grounding electrodes should be driven to below top surface of the soil.



The grounding electrode conductor connected to the grounding electrode is not protected from physical damage.

Two means of grounding are required for the service equipment for residential structures. A second means of grounding should be installed. The presence of a proper grounding electrode system should be verified by a licensed electrician or a proper grounding electrode system should be installed for safety.



The metal gas distribution pipe entering the building should be bonded to the electrical system. The metal gas pipe is not bonded or could not be verified at the time of inspection.

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

Comments:

*Type of Wiring: Copper Wiring*

*Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.*

*In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.*

*Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector(s) is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.*

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Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.

Branch Circuit Deficiencies:

GFCI:

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.



☑ Receptacles are not GFCI protected at the following required locations: Laundry room, Front exterior, Back exterior, Garage.

☑ Several of the GFCI receptacles are tripping on their own.

RECEPTACLES:

☑ Exterior receptacles are currently required to have a "weatherproof while in use" cover, also known as a plastic "bubble cover" type.



☑ Note: The 2nd floor right front bathroom outlet could not be tested and appears to be clogged with something.



☑ Receptacle cover plates observed missing at the following locations: Back right addition closet, Back patio, Garage.



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Loose receptacles at the following locations: Kitchen, Back right addition closet.

SWITCHES:



Switch cover plates observed broken at the following locations: 2nd floor back right bedroom, 2nd floor back left bedroom, 2nd floor front left bedroom, 2nd floor left bathroom.



The back right addition switch is not flush mounted on the wall.

LIGHTS:



Light fixture globes missing at the following locations: Attic, Formal dining room, Entry way, Garage.

Light inoperable, possible bulb, at the following locations: Attic, Kitchen, Breakfast area, Formal dining room, Master bathroom, Back right addition closet, Back patio, 2nd floor right bathroom, 2nd floor left hallway.



The back patio light cover is damaged.

WIRING AND CONDUIT:

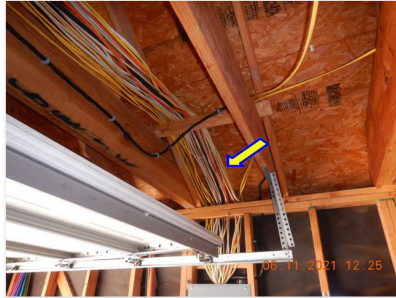
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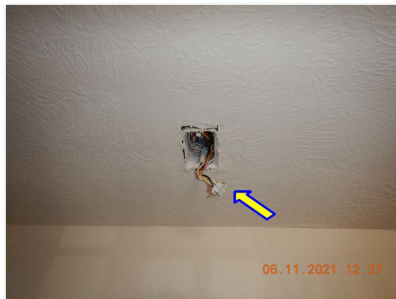
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Branch circuits are bundled at the following locations: Garage. Bundling of conductors for more than 24 inches without maintaining spacing and are not installed in raceways, the allowable ampacity of each conductor shall be reduced as shown in IRC Table E3605.3.

**Smoke and Fire Alarms Deficiencies:**

Smoke alarms not working at all locations.



Smoke alarms missing at the following locations: 2nd floor left hallway.

Carbon monoxide alarms was not found and/or missing. An approved carbon monoxide alarm should be installed outside of the each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.

**Doorbell Deficiencies:**



Door bell button is loose at the interior.

Door bell chime not working properly.

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

A. **Heating Equipment**

Comments:

Type of System: Central

Energy Source: Natural Gas

Note: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the

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*time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

**Heating Equipment Deficiencies:**

**PERFORMANCE:**

The furnace system(s) are not tested for proper operation when the outside air temperature is 70 degrees or more. Hotter temps make it difficult to determine proper function and can potentially damage components of the system

Servicing the furnace and inspecting the heat exchanger when the air conditioning system is evaluated is recommended.

**B. Cooling Equipment**

Comments:

*Type of System: Central*

*Note: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.*

*Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.*

**Temperature Differential:**

*Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F*

Downstairs Unit							
Supply Temp		66.2	Return Temp		72	Difference	5.8

**Cooling Equipment Deficiencies:**

**PERFORMANCE:**

The temperature drop was insufficient on the air conditioning unit(s). This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further

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evaluate this condition and the remedies available for correction.

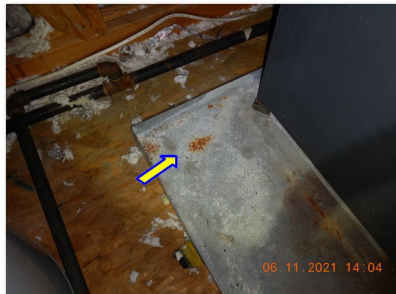


The 2nd floor unit could not be tested due to the batteries being dead in the thermostat.

AUXILIARY DRAIN PAN:



Insulation/debris observed at the A/C auxiliary condensate drain pan.



Rust observed at the A/C auxiliary drain pan. Continue to monitor.

Recommend installing a drain line float switch in case of a primary drain line blockage or back-up.

INSULATION:



Insulation is missing or deteriorated on the A/C suction line at the condensing unit.

DRAIN LINES:

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- Organic growth was noted at the drain line of one of the units in the attic.
- Condensate line termination point(s) was not determined in the attic. It's recommended the condensate line (s) be inspected, treated (chlorine tabs put in drain lines) to avoid possible backups in the wall and ceiling.

EVAPORATOR:



- One of the HVAC covers was removed at the time of inspection. Rust was noted at various locations on the equipment.
- HVAC systems should be inspected and serviced by a licensed technician per manufactures recommendations or on a bi-annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

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

Comments:

*Type of Ducting: Flexible Duct*

*Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.*

**Duct System, Chases, and Vents Deficiencies:**

DUCTWORK:

- Note: The manufacturer recommends that flexible ductwork be replaced every 7-10 years.
- Note: No ducts are installed at the back right building additions.

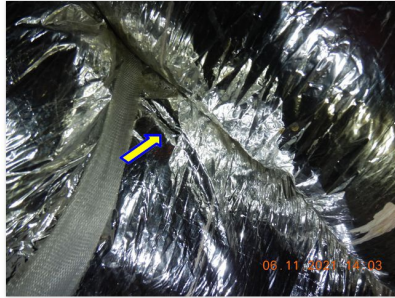
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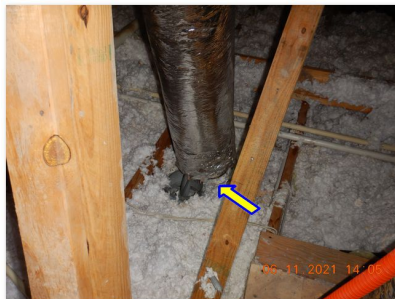
NP=Not Present

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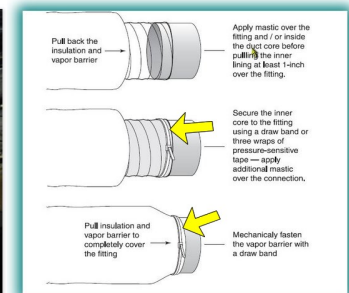


☑ Separate ductwork where touching at attic to prevent thermal bridging. Thermal bridging causes condensation to form between the duct lines and can drip into the attic.



☑ Ductwork damaged or disconnected and blowing into the attic.

LEAKS and AIR FLOW:



☑ Mastic is applied to the outside of the ductwork. Normally, the inner ductwork liner should be sandwiched between two layers of mastic.

#### IV. PLUMBING SYSTEM

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

*Comments:*

*Location of water meter: Front Exterior*

*Location of main water supply valve: Right Exterior*

*Static water pressure reading: Could not be determined due to the water being shut off at the time of inspection.*

*Type of Water Piping System: CPVC*

*Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the*

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I NI NP D

presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

**Plumbing Supply, Distribution Systems and Fixtures Deficiencies:**

☑ Note: The plumbing fixtures could not be tested due to the water being shut off at the time of inspection.

**EXTERIOR:**



☑ Exterior hose bibs not installed with anti-siphon devices at various locations.

**SINKS:**

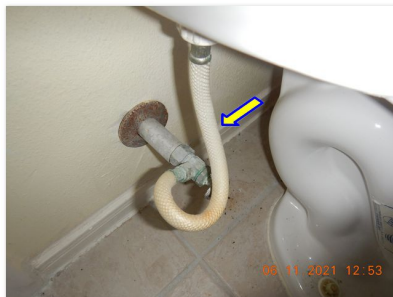
☑ Sinks at multiple locations do not have overflow protection.

**TUBS/SHOWERS:**



☑ Caulk and/or the bathtub and/or shower enclosures and around fixtures where missing or deteriorated at the following locations: Master bathroom, 2nd floor right bathroom, 2nd floor left bathroom.

**WATERLINES:**



☑ Note: Older vinyl supply lines are installed at various fixtures. It is recommended that these be updated to the stainless steel type.

**Gas Supply, Distribution Systems and Fixtures Deficiencies:**

*Gas Meter Location: Right Exterior*

*Bonding Clamp Location: Not properly bonded or could not be verified*

*No indications of defects observed at the time of inspection.*

☑ ☐ ☐ ☑ B. **Drains, Wastes, and Vents**

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I NI NP D

Comments:

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; circulating pumps, free standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:

Drains, Wastes and Vents Deficiencies:

☑ Note: The plumbing fixtures could not be tested due to the water being shut off at the time of inspection.

SINKS:

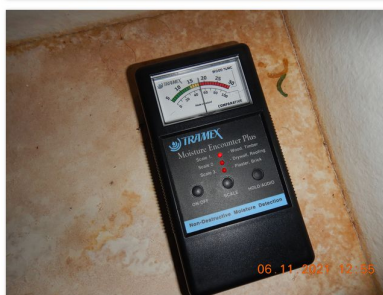
☑ The bathroom sink drain stopper is not functioning properly or improperly installed at the following fixtures: Master bathroom.

☑ The bathroom sink drain stopper is missing at the following locations: 1st floor water closet, 2nd floor back right bathroom.



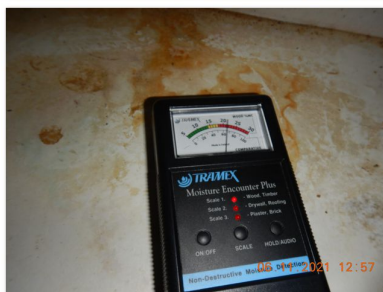
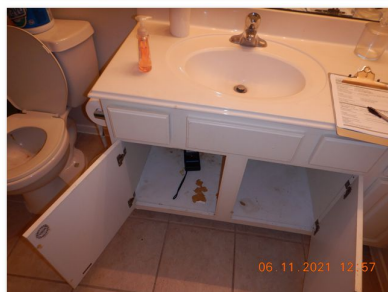
☑ Sink cabinet area- High moisture readings were noted with the moisture meter in the tested area.

Location: 2nd floor front right bathroom.



☑ Sink cabinet area- Higher than normal (Relative reading of 14 -- 19) moisture readings were noted with the moisture meter in the tested area.

Location: 2nd floor back right bathroom.



☑ Sink cabinet area- High moisture readings were noted with the moisture meter in the tested area.

Location: 2nd floor left bathroom.



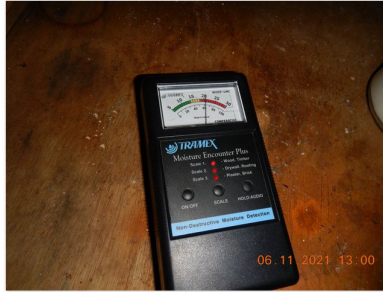
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Sink cabinet area- High moisture readings were noted with the moisture meter in the tested area.

Location: Kitchen.



Moisture stains/damage were noted at the sink cabinets at the following locations: 2nd floor back right bathroom, 2nd floor front right bathroom, Kitchen.

TUBS:

The bathtub drain stopper is missing at the following locations: 2nd floor right bathroom, 2nd floor left bathroom.

C. **Water Heating Equipment**

Comments:

*Energy Source: Natural Gas*

*Capacity: 50 gallon tank*

*Note: The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; determine the efficiency or adequacy of the unit.*

**Water Heater Equipment Deficiencies:**

Note: The water heater could not be tested due to the water being shut off at the time of inspection.

T&P DRAIN:

The temperature and pressure relief test valve was not operated during this inspection due to the possibility of the valve not reseating and water damage resulting. Manufacturers recommend that valves older than three years be removed, cleaned and inspected or replaced.

WATER LINES:



Hot and cold water lines should be insulated within 5' of the unit.

DRAIN PAN:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Insulation/debris observed at the water heater auxiliary drain pan.

INSTALLATION:



The old water heater should be removed from the attic.

D. **Hydro-Massage Therapy Equipment**

Comments:

*Note: The inspector is not required to determine the adequacy of self-draining features of circulation systems.*

*Hydro-Massage Therapy Equipment Deficiencies:*

Note: The hydro-massage therapy equipment could not be tested due to the water being shut off at the time of inspection.

The hydro-massage therapy tub at the master bathroom is not installed with an easily accessible inspection panel. The circulation lines and pump/motor could not be visually inspected at the time of inspection.

E. **Other**

Comments:

**V. APPLIANCES**

A. **Dishwashers**

Comments:

*Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.*

*Dishwasher Deficiencies:*

Note: The dishwasher could not be tested due to the water being shut off at the time of inspection.

B. **Food Waste Disposers**

I=Inspected

NI=Not Inspected

NP=Not Present

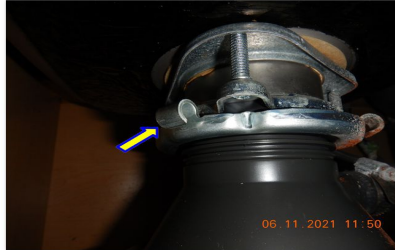
D=Deficient

I NI NP D

Comments:

**Food Waste Disposal Deficiencies:**

Note: The food waste disposal could not be tested due to the water being shut off at the time of inspection.



The food waste disposal connection clamp is not locked into place at the sink flange. Disposal vibration may cause the unit to leak or detach at the sink connection.



The food waste disposal whip cord is not properly secured at the clamp at the base of the food waste disposal.

The food waste disposal did not respond to controls when tested.

C. **Range Hood and Exhaust Systems**

Comments:

*Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.*

**Range Exhaust Vent Deficiencies:**

The range hood exhaust fan recycles air directly back into the home.

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

Comments:

*Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.*

**Ranges, Cooktops, and Ovens Deficiencies:**

**COOKTOP:**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

One of the cooktop burner knobs is missing:

OVEN:

Oven temperature registered 435 degrees when set at 350 degrees.

E. **Microwave Ovens**

Comments:

Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Microwave Oven Deficiencies:

No indications of defects observed at the time of inspection.

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

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

No indications of defects observed at the time of inspection.

G. **Garage Door Operators**

Comments:

Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Garage Door Operator(s) Deficiencies:



Disable or remove the garage door manual lock.

The garage door opener automatic reverse is inoperable or needs adjusting.



Garage door opener light is inoperable, possible bulb.

H. **Dryer Exhaust Systems**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Dryer Vents Deficiencies:



The dryer's vent should be cleaned out completely This includes the termination point of the vent system. This material is very flammable.

I.

Other

Comments: