

# Inspection Report

**Tyler West**

**Property Address:**  
6606 Belmont Bend  
Katy TX 77450



**Home Plate Inspections, LLC**

**Steven Walters TREC#22910**  
14918 Gyrfalcon Fork  
Cypress, TX 77429  
281-541-2013

# PROPERTY INSPECTION REPORT

**Prepared For:** Tyler West

(Name of Client)

**Concerning:** 6606 Belmont Bend, Katy, TX 77450

(Address or Other Identification of Inspected Property)

**By:** Steven Walters TREC#22910 / Home Plate Inspections, LLC 11/23/2021

(Name and License Number of Inspector)

(Date)

(Name, License Number of Sponsoring Inspector)

## 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 standard 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.

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

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, 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

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

I   NI   NP   D

## I. Structural Systems

### A. Foundations

**Type of Foundation(s):** Poured concrete

**Method used to observe Crawlspace:** No crawlspace

**Comments:**

At the time of inspection the foundation appeared to be performing as intended.

On the back of the house there are some post tension cable ends that are exposed. These cable ends need to be covered with concrete or sealant to prevent moisture penetration and rust. If the ends of the cables rust it is possible that the rust will leach into the slab. Item 1(Picture)

Corner pops were observed, on the back left corner recommend re-attaching piece of foundation that has been broken off. Item 2(Picture)



A. Item 1(Picture)



A. Item 2(Picture)

### B. Grading and Drainage

**Comments:**

Gutters need to be cleaned to allow water to properly flow through them.

### C. Roof Covering Materials

**Types of Roof Covering:** Asphalt/Fiberglass

**Viewed roof covering from:** Walked roof

**Comments:**

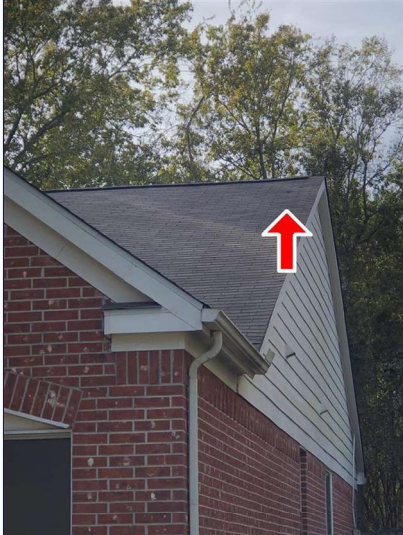
On the roof there were what appeared to be nail pops observed. Towards the front of the house there is a small section near a valley where shingle damage is present. Recommend a roofer to fix nail pops and make any other needed repairs.



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

I	NI	NP	D
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Item 1(Picture) Item 2(Picture) Item 3(Picture)



C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Roof Structures and Attics

**Roof Structure Type:** Engineered wood trusses

**Method used to observe attic:** Walked

**Attic info:** Pull Down stairs

**Approximate Average Depth of Insulation:** R-value equals inches times 3.142857 (Rockwool, Fiberglass, Mineral Fiber)

**Comments:**

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I	NI	NP	D
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E. Walls (Interior and Exterior)

- Wall Structure:** 2 X 4 Wood
- Siding Material:** Wood, Composite board, Full brick
- Wall Material:** Gypsum Board
- Cabinetry:** Wood
- Countertop:** Granite

**Comments:**

On the front of the home there is a crack that runs through the brick and the mortar towards the window casing. This crack needs to be sealed to prevent moisture penetration. Recommend monitoring cracked area for any changes or spreading over time. Item 1(Picture)

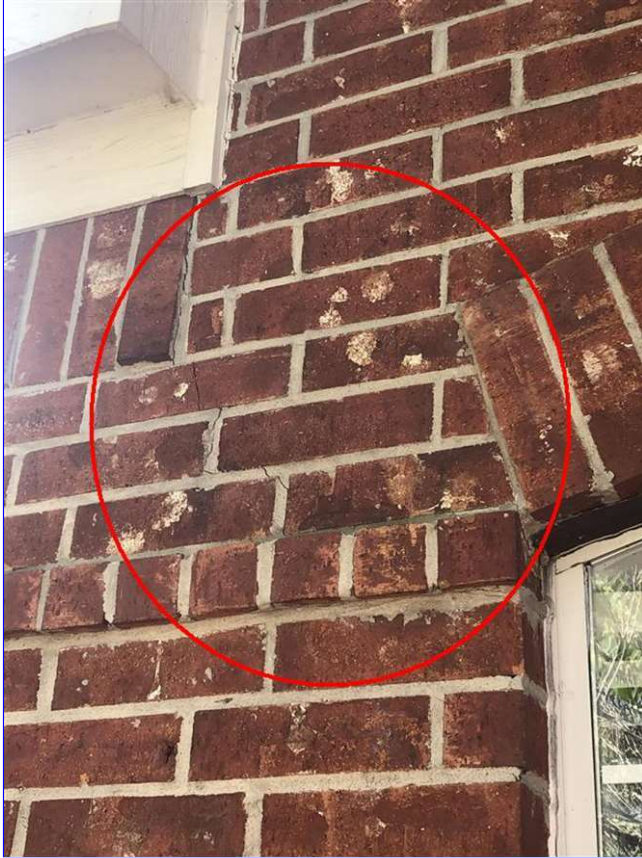
The right side of the garage door - near the soffit needs to be sealed. Currently an area of exposed framing. Item 2(Picture)

On the right side of the house there is some soft/rotten wood near the bathroom window. This casing around the window needs to be replaced before further damage occurs. Also below this window the expansion joint in the brick needs to be re-sealed. Item 3(Picture) Item 4(Picture)

The back left corner of the house there is some rotten wood trim that needs to be replaced, this trim board should also be caulked/sealed the brick. Some broken siding on the back of the house was also observed. Item 5(Picture) Item 6(Picture) Item 7(Picture)

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E. Item 1(Picture)



E. Item 2(Picture)



E. Item 3(Picture)



E. Item 4(Picture)



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

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E. Item 5(Picture)



E. Item 6(Picture)



E. Item 7(Picture)

**F. Ceilings and Floors**

**Ceiling Structure:** 2X6  
**Floor Structure:** Slab  
**Ceiling Materials:** Gypsum Board  
**Floor Covering(s):** Tile, Vinyl  
**Comments:**

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

**Exterior Entry Doors:** Steel  
**Interior Doors:** Hollow core  
**Comments:**

The corner cabinet door does not open/spin as it should, currently there is a screw head sticking up that is keeping the door from working as it is intended to. Recommend installing a flat head screw in place on the current one. Item 1(Picture)

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

I	NI	NP	D
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All bedroom doors need to be adjusted, they are dragging on the carpet which is causing the doors to separate. The tension on them is pulling the facing off the door. The primary bedroom door does not shut properly in the casing as well. Recommend contractor to adjust all interior doors before further damage is done to them. Item 2(Picture) Item 3(Picture) Item 4(Picture)



G. Item 1(Picture)



G. Item 2(Picture)



G. Item 3(Picture)



G. Item 4(Picture)

H. Windows

Comments:

All windows that open are required to have screens for safety. There are numerous windows on the home that are missing these required screens. Recommend seller have proper screens installed. Item 1(Picture) Item 2(Picture) Item 4(Picture)

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

I	NI	NP	D
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There are windows on the front of the house that need to be caulked around to seal to the casing, this is to prevent possible moisture penetration. Item 3(Picture)

Inside - the front left bedroom - the window on the left has broken trim and will not stay open when raised. Recommend adjustment on the window. Item 5(Picture)

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

I   NI   NP   D



H. Item 1(Picture)



H. Item 2(Picture)



H. Item 3(Picture)



H. Item 4(Picture)



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

I   NI   NP   D



H. Item 5(Picture)

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

**Sky Light(s):** None

**Chimney (exterior):** Metal Flue Pipe

**Types of Fireplaces:** None

**Operable Fireplaces:** None

**Number of Woodstoves:** None

Comments:

Note - the home currently does not have a fireplace, however it seems as if it did at one point. There is gas run to the area, a full flue pipe that runs through the roof, and electrical provided in the area.

K. Porches, Balconies, Decks and Carports

**Appurtenance:** Covered porch

**Driveway:** Concrete

Comments:

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

I   NI   NP   D

## II. Electrical Systems

A. Service Entrance and Panels

**Electrical Service Conductors:** Below ground

**Panel Capacity:** 125 AMP

**Panel Type:** Circuit breakers, GFCI Breakers

**Electric Panel Manufacturer:** SQUARE D

**Comments:**

The main panel is located on the right side of the home on the exterior wall. This panel needs to be sealed around it to the brick to prevent moisture penetration behind and inside the panel. It was observed that the dead plate is missing some of the screws that hold it on.

When the inspector removed the dead plate, the main feed lines are missing the needed anti-oxidant paste to protect them from corrosion. Also the bottom left breaker is broken, it does not stay clipped into the panel, the breaker will need to be replaced. There are 2 other breakers that are very loose that had to be clipped back in as well.

Recommend a licensed electrician to assess over all panel and make any needed repairs.

Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture)

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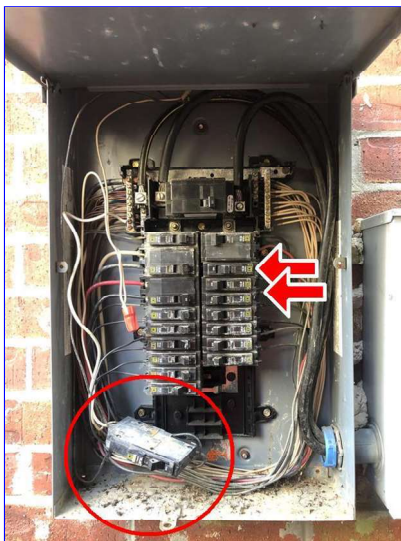
A. Item 1(Picture)



A. Item 2(Picture)



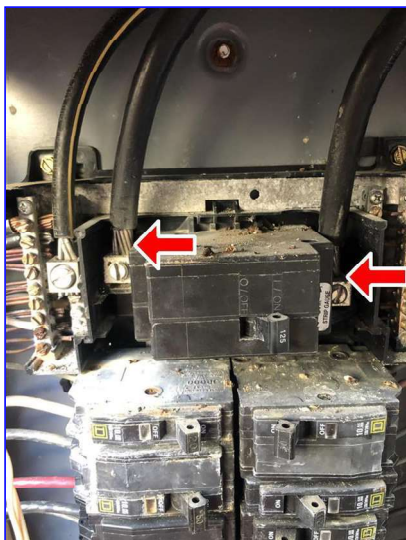
A. Item 3(Picture)



A. Item 4(Picture)

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

I   NI   NP   D



A. Item 5(Picture)

B. Branch Circuits, Connected Devices and Fixtures

**Type of wiring:** Copper

**Wiring Methods:** Romex

**Comments:**

All bathroom plugs must be GFCI protected - none of the bathroom plugs are GFCI protected currently. Recommend a licensed electrician to install proper plugs. GFCI plugs are required within 6 feet of water sinks, as well as in the garage and laundry room. Item 1(Picture) Item 5(Picture) Item 6(Picture)

A plug in the front living area is wired with the hot and neutral wires reversed. Item 2(Picture)

Numerous smoke detectors are missing and need to be installed and tested before the home is occupied. Item 3(Picture) Item 4(Picture)

In the front right bedroom, near the garage, there are 3 plugs that are loose in the wall and need to be installed correctly by an electrician. Item 7(Picture)

The dishwasher is unable to be used. Currently the only outlet under the sink is completely controlled by a switch on the counter, when that switch is powered on it runs the sink disposal. An electrician needs to add a outlet with constant power to allow the dishwasher proper power.



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B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)



B. Item 4(Picture)

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I   NI   NP   D



B. Item 5(Picture)



B. Item 6(Picture)



B. Item 7(Picture)

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

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### III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

**Type of Systems (Heating):** Furnace

**Energy Sources:** Natural gas

**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** CARRIER

**Comments:**

The heating equipment and furnace all appeared to be working as intended at the time of inspection. The heat was metered at 119 average at the supply registers.

Item 1(Picture) Item 2(Picture)



A. Item 1(Picture)



A. Item 2(Picture)

B. Cooling Equipment

**Type of Systems (Cooling):** Air conditioner unit

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Central Air Brand:** GOODMAN

**Comments:**

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

**I   NI   NP   D**

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees, and the return air temperature was 75 degrees. This indicates the range in temperature drop is normal.

The compressor is a 07/2013 goodman, the evaporator coil is a 10/2004 carrier.

The deficiency found is the suction line outside needs new insulation to improve it's efficiency.

Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture)

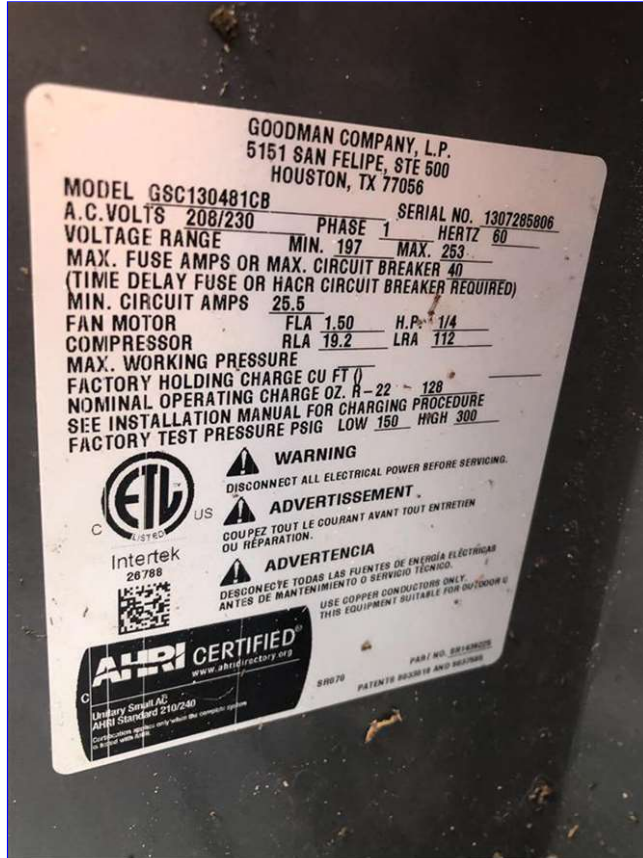


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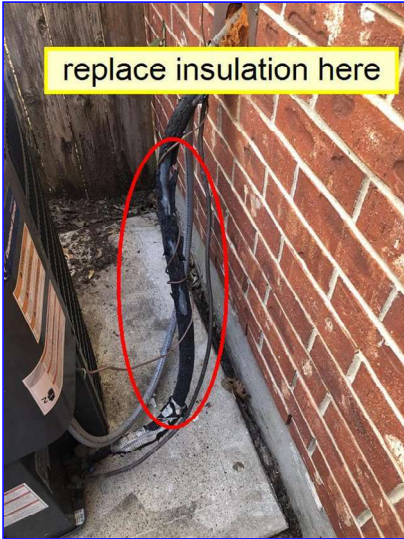
B. Item 1(Picture)



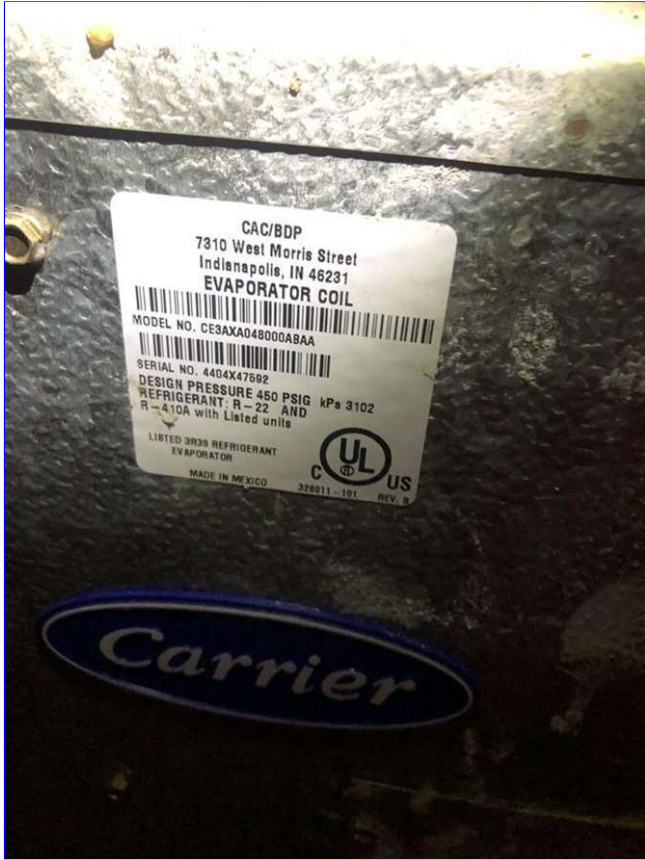
B. Item 2(Picture)

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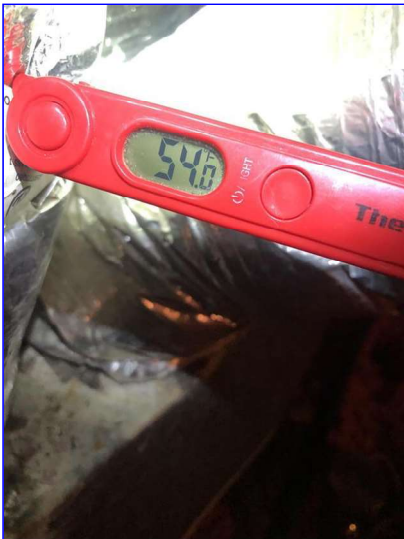
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B. Item 3(Picture)



B. Item 4(Picture)



B. Item 5(Picture)



B. Item 6(Picture)

C. Duct Systems, Chases and Vents

**Ductwork:** Insulated

**Filter Type:** Disposable

**Comments:**

Return chases should be sealed to allow proper air flow back to the unit. The return in the hallway is not

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

I   NI   NP   D

properly sealed on the inside and is missing the bottom portion of the interior walls. Recommend a licensed HVAC installer properly seal the return chase. Item 1(Picture)



C. Item 1(Picture)

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## IV. Plumbing System

A. Plumbing Supply, Distribution System and Fixtures

**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Location of water meter:** at street

**Location of main water supply valve:** exterior wall - right side of house

**Static water pressure reading:** 55 psi

**Comments:**

The main water supply for the house is located on the right side exterior wall near the garage. This main supply needs to be properly insulated to protect it from the weather. Item 1(Picture)

The exterior hose bib on the right side of the house is missing the required back flow preventer. These are installed to prevent possible waste water from back flowing into the home's plumbing system. They also relieve the pressure on the system when the water is turned off with an attachment on the end. Item 2(Picture)

In the front bathroom the shower head trim ring needs to be properly installed. Item 3(Picture)

In the primary bathroom - the sink on the left has the supply lines crossed, currently the hot water is on the right and should be on the left. Item 4(Picture)

Recommend a plumber to address listed deficiencies and make needed repairs.



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

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A. Item 1(Picture)



A. Item 2(Picture)



A. Item 3(Picture)



A. Item 4(Picture)

B. Drains, Waste and Vents

**Plumbing Waste:** PVC

**Comments:**

All bathroom sinks in the house currently have flex pieces installed on the drain lines. While these are sold at hardware stores, a flex line for a drain is not an acceptable material to be used. Sink drains should be made of solid smooth wall pipe. The flex lines can be hit by something put in the cabinet and move causing a possible leak. Recommend a plumber to properly fix drains. Item 1(Picture) Item 2(Picture) Item 3(Picture)



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

I   NI   NP   D



B. Item 1(Picture)



B. Item 2(Picture)



B. Item 3(Picture)

C. Water Heating Equipment

**Water Heater energy sources:** Gas (quick recovery)

**Water Heater Capacity:** 40 Gallon (1-2 people)

**Water Heater Location:** Garage

**WH Manufacturer:** WHIRLPOOL

**Comments:**

Water heater is a January 2015 model. It appeared to be working as intended.

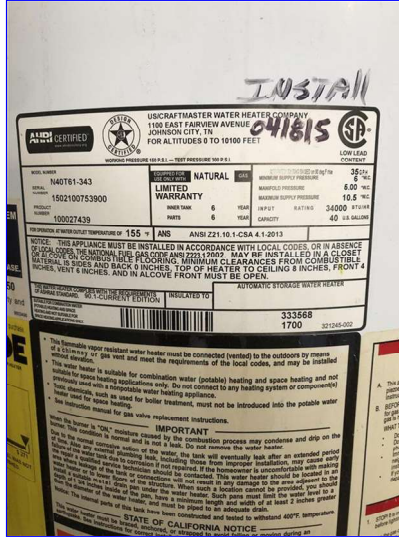
Item 1(Picture) Item 2(Picture) Item 3(Picture)

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C. Item 1(Picture)



C. Item 2(Picture)



C. Item 3(Picture)

D. Hydro-Massage Therapy Equipment

**Comments:**

The hydro-massage equipment was tested and did not work. The pump never turned on when the button was pressed. The power button was sticking when used. Also the inspector was unable to located a GFCI safety reset for the equipment. Recommend a plumber to further assess.

Item 1(Picture)

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

I   NI   NP   D



D. Item 1(Picture)

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

I   NI   NP   D

## V. Appliances

A. Dishwasher

**Dishwasher Brand:** SAMSUNG

**Comments:**

The dishwasher was brand new at the time of inspection, however it was unable to be tested due to an electrical issue where it was plugged in. Currently the plug it uses is on a switch and only has power when turned on, but that same switch turns on the sink disposal. Recommend an electrician to fix the electrical issues then test the dishwasher.

Item 1(Picture)



A. Item 1(Picture)

B. Food Waste Disposers

**Disposer Brand:** IN SINK ERATOR

**Comments:**

C. Range Hood and Exhaust System

**Exhaust/Range hood:** SAMSUNG

**Comments:**

D. Ranges, Cooktops and Ovens

**Range/Oven:** SAMSUNG

**Comments:**

The oven was tested on the bake setting at 350 degrees, after pre-heated it metered between 350-358 degrees putting it well with the needed +/- 25 degrees of set temperature. All burners on the range were tested on low, medium, and high flame and worked as intended.

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Item 1(Picture)   Item 2(Picture)   Item 3(Picture)



D. Item 1(Picture)



D. Item 2(Picture)



D. Item 3(Picture)

E. Microwave Ovens

**Built in Microwave:** SAMSUNG

**Comments:**

Microwave was tested and worked as intended, the surface light and vent fan were also tested and worked properly. Item 1(Picture)



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

I   NI   NP   D



E. Item 1(Picture)

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

Comments:

**G. Garage Door Operator(s)**

**Auto-opener Manufacturer:** GENIE

**Garage Door Type:** One automatic

**Garage Door Material:** Metal

Comments:

At the time of inspection the garage door opener was not working as it is intended to. The door opener was not connected to the door, the inspector connected it for testing. The automatic opener will open the door but will not allow it to shut all the way. Also the garage door currently has a manual lock still intact. When a automatic opener is installed this must be disabled, in the event it is latched and the opener is used, damage will happen to the door and the track.

Recommend garage door installer to assess and make needed repairs to allow the unit to work as intended.

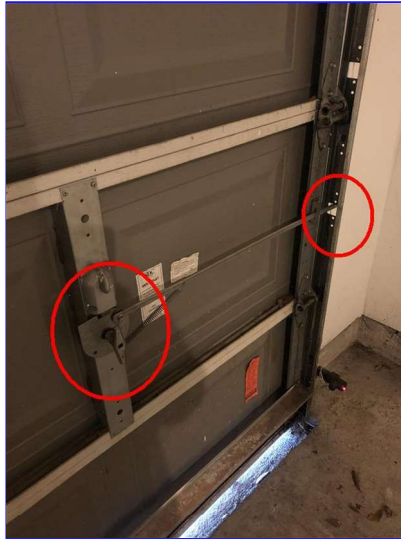
Item 1(Picture) Item 2(Picture)

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I   NI   NP   D



G. Item 1(Picture)



G. Item 2(Picture)

H. Dryer Exhaust System

[Comments:](#)

The dryer exhaust vent pipe is not properly connected in the attic. There is a joint in the two pieces where a gap is currently present. This joint needs to be properly put together and taped to seal it. Item 1(Picture)  
Item 2(Picture)



H. Item 1(Picture)



H. Item 2(Picture)