



TREC REI 7-5

655 S Rivershire Dr  
Conroe TX 77304



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# PROPERTY INSPECTION REPORT

Prepared For: Kate Brown  
(Name of Clients)

Concerning: 655 S Rivershire Dr, Conroe TX 77304  
(Address or Other Identification of Inspected Property)

By: Richard Kinder - Trec #21699 11/17/2021 9:00 am  
(Name and License Number of Inspector) (Date)

## 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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, 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 license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

#### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Thermostat Settings Upon Arrival:*



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

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

**A. Foundations**

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

*Comments:*

**1: Foundation Performance Opinion: Evidence Of Previous Repair**

**▲Further Evaluation/Attention Needed**

The full performance of the foundation was unable to be determined due to the evidence of previous foundation repair observed at the time of the inspection. The foundation performance opinion is determined by movement indicators observed at the time of the inspection. It is unable to be determined if the movement indicators observed occurred before or after the foundation repair was performed. It is recommended the documentation for the foundation repair be obtained and the foundation repair company be consulted. Further evaluation by a structural engineer may be necessary.

Recommendation: Contact a foundation contractor.

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**2: Evidence Of Foundation Repair**

**⊖Moderate/Repair Recommended**

Evidence of previous repairs to the foundation were observed. The homeowner should be consulted on the previous foundation work performed and possible warranty information that may apply. The effectiveness of the foundation repair is not determined.

Recommendation: Contact a foundation contractor.

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**3: Corner Pops**

**✍Minor; Improve as necessary**

Foundation corners cracked and/or sheared off (Corner pops) were observed. This condition does not adversely affect the performance of the foundation, however cosmetic improvements may be necessary.

Recommendation: Contact a foundation contractor.

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**4: Exposed Rebar**

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🔧 Minor; Improve as necessary

Exposed rebar in the foundation was observed. Exposed rebar if left untreated can cause extensive structure damage and may cause the rebar to break away.

Recommendation: Contact a foundation contractor.



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### 5: High Soil Levels

🟡 Moderate/Repair Recommended

High soil levels covering areas of the foundation slab around the structure were observed. High soil levels affects the inspectors ability to fully inspect the foundation slab. High soil levels could result in moisture intrusion and may be covering deficiencies in the foundation slab.

Recommendation: Contact a qualified grading contractor.

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### 6: Foundation Slab Cracks/Fractures

🔧 Minor; Improve as necessary

Cracks/fractures were observed in the foundation slab at the time of the inspection.

Recommendation: Contact a foundation contractor.



**B. Grading and Drainage**

Comments:

#### 1: Grading and Draining Improvement

🟡 Moderate/Repair Recommended

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The soil grade and drainage patterns around areas of the home appeared to be inadequate. We recommend these areas be improved to direct water away from the home.

Recommendation: Contact a qualified grading contractor.

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## 2: High Soil Levels

🟡 Moderate/Repair Recommended

Areas of the soil around the home was observed to be higher than what is recommended. It is recommended that the soil levels be corrected so that 4-6" of the foundation slab is visible below the exterior siding.

Recommendation: Contact a qualified grading contractor.

**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt

*Viewed From:* Ground, Roof, Binoculars, Ladder

*Comments:*

*All Areas Unable To Be Fully Viewed:*

All areas of the roof surfaces were unable to be fully viewed at the time of the inspection.

*Areas Walked; Steep Pitch:*

Areas of the roof surface was able to be walked. Some areas were unable to be walked due to the steep pitch of the roof. These areas were viewed from safe areas of the roof, eaves with a ladder, and from the ground level.

## 1: Gutters: Not Equiped

🔧 Minor; Improve as necessary

Either the whole home or areas of the home was not equipped with a gutter and downspout system.

Recommendation: Contact a qualified gutter contractor

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## 2: Exposed Fasteners

🔧 Minor; Improve as necessary

Exposed fasteners such as staples and/or nails located on the roof surface should be properly sealed.

Recommendation: Contact a qualified roofing professional.



## 3: Raised Shingles

🟡 Moderate/Repair Recommended

Raised/lifted shingles were observed.

Recommendation: Contact a qualified roofing professional.

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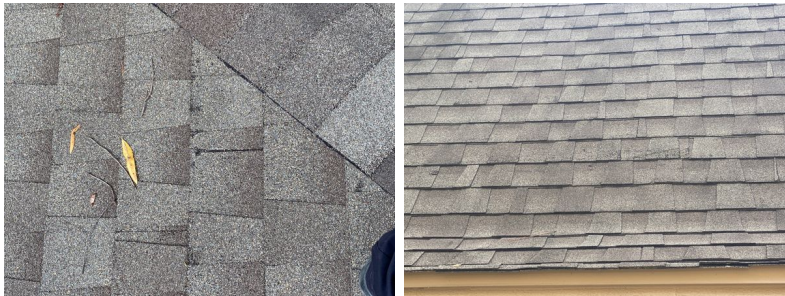
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#### **4: Granule Loss**

🔧 Minor; Improve as necessary

Some wear and granule loss was observed on areas of the shingles. Granule loss is a sign of wear and could shorten the life span of the roof covering materials. Replacement of shingles with excessive granule loss may be necessary.

Recommendation: Contact a qualified roofing professional.



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#### **5: Debris**

🔧 Minor; Improve as necessary

Debris was observed on areas of the roof surface.

Recommendation: Contact a qualified professional.

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#### **6: Overhanging Tree Limbs**

🔧 Minor; Improve as necessary

It is recommended all overhanging tree limbs be trimmed.

Recommendation: Contact a qualified professional.

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#### **7: Raised/Lifted Flashing**

🟡 Moderate/Repair Recommended

Raised/lifted areas of flashing were observed.

Recommendation: Contact a qualified roofing professional.



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**8: Damaged Flashing**

🟡 Moderate/Repair Recommended

Damaged flashing was observed on the roof surface.

Recommendation: Contact a qualified roofing professional.



**9: Drip Edge Flashing Missing**

🟡 Moderate/Repair Recommended

Missing drip edge flashing was noted along areas of the roof surface perimeter.

Recommendation: Contact a qualified roofing professional.



**10: Penetration Flashing Raised/Lifted**

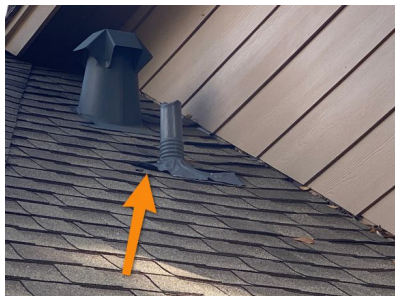
🟡 Moderate/Repair Recommended

Raised/lifted flashing around one or more roof penetrations was observed.

Recommendation: Contact a qualified roofing professional.

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**D. Roof Structures & Attics**

*Viewed From: Attic Deck Space*

*Approximate Average Depth of Insulation: 3-6"*

*Comments:*

**1: Evidence Of Pest**

🟡Moderate/Repair Recommended

Evidence of pest (rodent/varmints) were observed on the interior of the attic structure.

Recommendation: Contact a qualified pest control specialist.

**2: Platform Decking: Moisture Staining/Damage**

🟡Moderate/Repair Recommended

The attic platform/decking to the mechanical equipment was observed to have moisture staining/damage at the time of the inspection.

Recommendation: Contact a qualified professional.



**3: Attic Access Ladder Gaps**

🟡Moderate/Repair Recommended

Gaps were observed between sections of the attic access ladder. This puts undue stress on the ladder and could eventually cause it to fail.

Recommendation: Contact a qualified professional.

**4: Roof Decking Moisture Staining/Damage**

🔴Further Evaluation/Attention Needed

Moisture staining/damage was observed on areas of the roof structure. This indicates a previous/present leak has occurred in the roof.

Recommendation: Contact a qualified professional.

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### 5: Purlin Braces Missing

⚠Moderate/Repair Recommended

Purlin braces were missing in various locations in the attic. Purlin support should be installed to insure the roof structure is being adequately supported.

Recommendation: Contact a qualified professional.

### 6: Rafters Cracked/Damaged

⚠Moderate/Repair Recommended

Cracked/damaged rafters were observed.

Recommendation: Contact a qualified professional.



### 7: Rafters Poorly Cut

⚠Moderate/Repair Recommended

Various rafters were observed to be poorly cut and were separated from the ridge board. The rafters should make full contact with the ridge board to insure the load is properly transferred.

Recommendation: Contact a qualified professional.



### 8: Insulation: Low Amount

⚠Moderate/Repair Recommended

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<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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Areas of the insulation in the attic were observed to be low. Adding additional insulation should be considered.

Recommendation: Contact a qualified professional.

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**9: Vertical Insulation**

✦Minor; Improve as necessary

Vertical insulation was observed to be loose, falling, and/or missing.

Recommendation: Contact a qualified professional.

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**10: Attic Access Ladder Hinges Bent/Damaged**

⊖Moderate/Repair Recommended

The attic access ladder hinges were noted to be bent/damaged. The damage was causing the ladder to be out of level.

Recommendation: Contact a qualified professional.

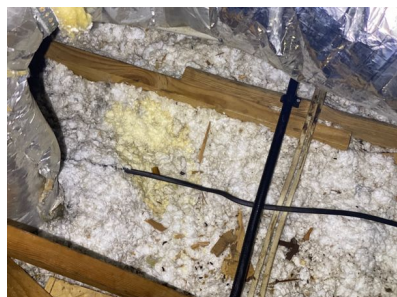
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**11: Insulation Staining**

⊖Moderate/Repair Recommended

Staining was observed on one or more sections of insulation at the time of the inspection.

Recommendation: Contact a qualified professional.



**12: Fireblocking**

⊖Moderate/Repair Recommended

Fire blocking was not observed at the garage to breezeway connection at the time of the inspection.

Recommendation: Contact a qualified professional.

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           **E. Walls (Interior and Exterior)**

*Comments:*

**1: Interior Wall Cracks/Fractures**

✦Minor; Improve as necessary

Interior wall cracks/fractures were observed.

Recommendation: Contact a qualified professional.

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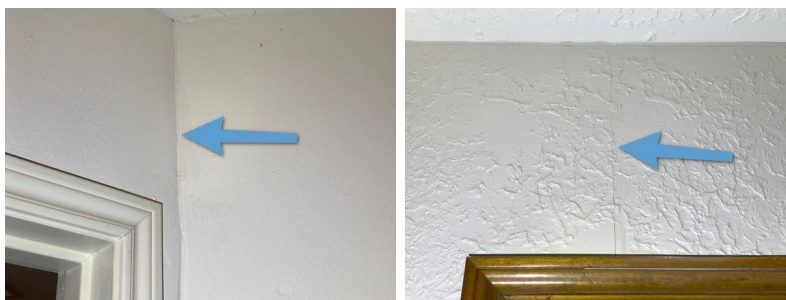


## 2: Drywall Joint Separation

Minor; Improve as necessary

Drywall joint separation cracks were observed. These cracks are mainly cosmetic.

Recommendation: Contact a qualified professional.



## 3: Exterior Wall Cracks/Fractures

Moderate/Repair Recommended

Exterior wall cracks/fractures were observed.

Recommendation: Contact a qualified professional.



## 4: Deficient Exterior Wall Connection Joint Sealant

Minor; Improve as necessary

Cracking, deteriorated, and/or missing sealant was observed around exterior wall connection joints. It is recommended all joints be properly sealed to prevent moisture intrusion.

Recommendation: Contact a qualified professional.

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### 5: Roof Run-Off Stains

🟡Moderate/Repair Recommended

Stains were observed on areas of the exterior walls of the home. The stains appeared to be where moisture is discharging from the roof down the exterior walls. We recommend the areas be cleaned and that improvements be undertaken to promote moisture away from the walls of the home.

Recommendation: Contact a qualified professional.

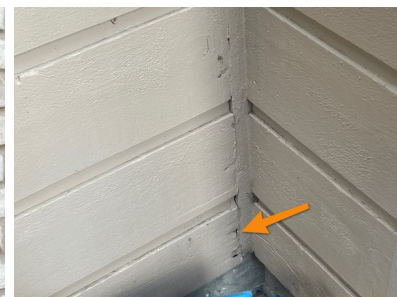


### 6: Siding/Trim Damaged/Rotted

🟡Moderate/Repair Recommended

Areas of the exterior siding/trim were observed to be damaged/rotted.

Recommendation: Contact a qualified professional.



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### 7: Siding/Trim Damaged

🔧 Minor; Improve as necessary

Areas of the exterior siding/trim were observed to be damaged.

Recommendation: Contact a qualified professional.



### 8: Cracks/Fractures Above Steel Lintels

🔧 Minor; Improve as necessary

Cracks/fractures were observed above steel lintels.

Recommendation: Contact a qualified professional.



### 9: Missing Weep Holes Above Steel Lintels

🔧 Minor; Improve as necessary

Weep holes were not present above all of the exterior steel lintels.

Recommendation: Contact a qualified professional.

### 10: Damaged Wall Studs

🟡 Moderate/Repair Recommended

Damaged to the wall studs on the interior of the garage was observed.

Recommendation: Contact a qualified professional.



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I	NI	NP	D
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### 11: A/C Wall Penetrations

🟡Moderate/Repair Recommended

It is recommended the area of the wall where the cooling system utilities penetrate the exterior wall be properly flashed and/or sealed.

Recommendation: Contact a qualified professional.

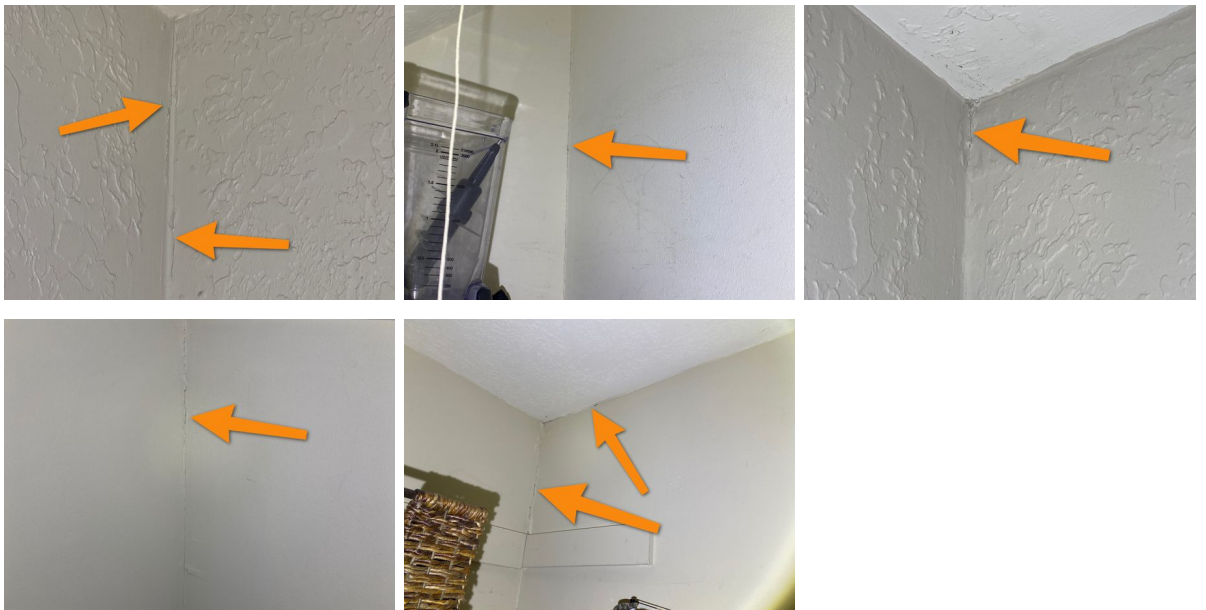


### 12: Cracking/Separation

🟡Moderate/Repair Recommended

Cracking/separation was noted at one or more intersections on the interior of the home at the time of the inspection.

Recommendation: Contact a qualified professional.



### 13: Siding/Wood To Ground Contact

🟡Moderate/Repair Recommended

Siding/wood to ground contact was noted around the garage at the time of the inspection. This condition is conducive for moisture and wood destroying insects.

Recommendation: Contact a qualified professional.



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**F. Ceilings and Floors**

*Comments:*

**1: Ceiling Cracks/Fractures**

**🔧**Minor; Improve as necessary

Interior ceiling cracks/fractures were observed.

Recommendation: Contact a qualified professional.



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**2: Ceilings: Drywall Joint Separation Cracks**

**🔧**Minor; Improve as necessary

Drywall joint separation cracks were observed.

Recommendation: Contact a qualified professional.



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**3: Ceilings: Moisture Stains**

**⚠️**Further Evaluation/Attention Needed

What appeared to be moisture staining/damage was observed on areas of the ceiling.

Recommendation: Contact a qualified professional.

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Master Closet



Living Room



Living Room



2nd Floor Game Room



2nd Floor Game Room



2nd Floor Game Room



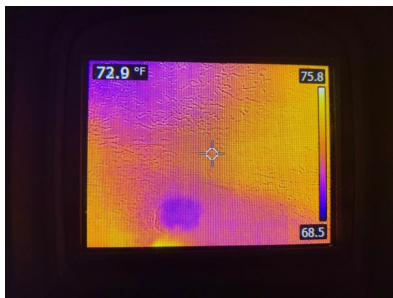
2nd Floor Bedroom #2



Master Closet , Not Active



Living Room , Not Active



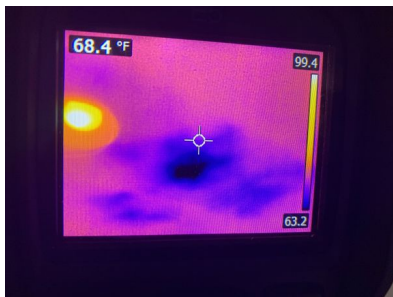
Living Room , Not Active



2nd Floor Game Room , Not Active



2nd Floor Game Room , Not Active



2nd Floor Game Room , Active



2nd Floor Game Room , Active



2nd Floor Game Room , Not Active

**4: Ceilings: Thermal Anamolie**

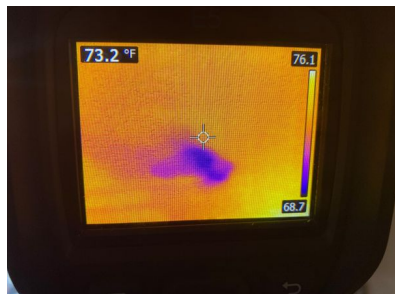
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**▲Further Evaluation/Attention Needed**

Thermal anomalies were observed at the time of the inspection. These areas were tested with a moisture meter and showed elevated signs of moisture.

Recommendation: Contact a qualified professional.



Living Room , Active



Living Room , Active

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**5: Ceilings: Nail Pops**

🔧Minor; Improve as necessary

Nail pops were observed on the interior ceilings.

Recommendation: Contact a qualified professional.



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**6: Ceilings: Stains**

🟡Moderate/Repair Recommended

Unknown stains were observed on areas of the ceiling. The stains and source of the stains were unable to be identified. Further investigation may be necessary.

Recommendation: Contact a qualified professional.



Master Closet



Laundry Room

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**7: Floors: Carpet Stains**

🔧Minor; Improve as necessary

Carpet stains were noted during inspection.

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Recommendation: Contact a qualified professional.

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**8: Floors: Garage Slab Fractures/Cracks**

🟡Moderate/Repair Recommended

Fractures/Cracks were observed in the garage slab.

Recommendation: Contact a qualified professional.



**9: Floors: 2nd Story Noisy When Walked**

🔧Minor; Improve as necessary

Areas of the 2nd story flooring was noisy/squeaking when walked.

Recommendation: Contact a qualified professional.

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**10: Floors: 2nd Story Slope**

🔧Minor; Improve as necessary

Areas of the 2nd story appeared to be sloped/uneven when walked.

Recommendation: Contact a qualified professional.

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**11: Floors: 2nd Story Balusters/Spindles to Far Apart**

🟡Moderate/Repair Recommended

The 2nd story balusters/spindles were installed to far apart. The openings between the balusters/spindles should not exceed 4 inches.

Recommendation: Contact a qualified professional.

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**12: 2nd Story Guard Rail Loose**

🟡Moderate/Repair Recommended

The 2nd story guardrail was noted to be loose at the time of the inspection.

Recommendation: Contact a qualified professional.

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

*Comments:*

**1: Self Closing Doors (Ghost Doors)**

🔧Minor; Improve as necessary

Self closing/opening (Ghost) doors were observed in areas of the home. This can indicate the door jamb is not level.

Recommendation: Contact a qualified professional.

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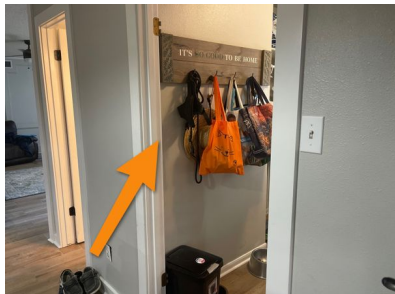
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## 2: Missing Doors

🟡 Moderate/Repair Recommended

Missing/not installed doors were noted.

Recommendation: Contact a qualified professional.



Laundry Room

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## 3: Hardware: Loose

🟢 Minor; Improve as necessary

Loose door hardware was observed.

Recommendation: Contact a qualified professional.

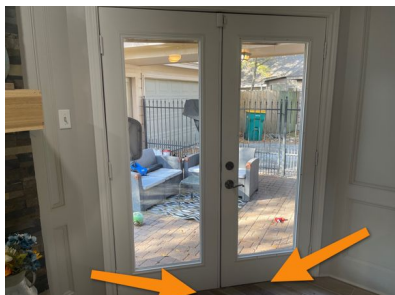
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## 4: Door Sealed

🟡 Moderate/Repair Recommended

The back exterior door appeared to be sealed/difficult to operate at the time of the inspection.

Recommendation: Contact a qualified professional.



## ☒ ☐ ☐ ☒ H. Windows

Comments:

### 1: Deficient Window Caulking

🟢 Minor; Improve as necessary

Cracking, deteriorated, and/or missing caulking/sealant was noted around the interior/exterior of the windows.

Recommendation: Contact a qualified professional.

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**2: Cracked/Damaged Glazing**

⊖Moderate/Repair Recommended

Cracked/damaged window glazing was observed.

Recommendation: Contact a qualified window repair/installation contractor.



Entry

Entry

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

Comments:

**1: Baluster/Spindles To Far Apart**

⊖Moderate/Repair Recommended

Areas of the stair balusters/spindles were installed to far apart. The openings between the balusters/spindles should not exceed 4".

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

**1: Damper: Missing Clamp**

⊖Moderate/Repair Recommended

The fireplace damper did not have a C clamp. This clamp is designed to attach to the damper to ensure that even while the damper is in the closed position, the exhaust flue will be slightly open. This clamp is a safety device used with gas units that can be purchased at most home improvement stores and is easy to attach.

Recommendation: Contact a qualified professional.

**2: Creosote Build-up**

⚠Further Evaluation/Attention Needed

Creosote build-up was observed on the interior of the fireplace/chimney flue.

Recommendation: Contact a qualified chimney sweep.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Deteriorated Mortar**

⊖ Moderate/Repair Recommended

Deteriorated/missing mortar was observed on the interior of the fireplace.

Recommendation: Contact a qualified fireplace contractor.

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**4: Chimney: Spark Arrestor/Cap Not Present**

⊖ Moderate/Repair Recommended

The chimney did not have a spark arrestor/cap installed.

Recommendation: Contact a qualified professional.



**5: Chimney: Cap Cracks/Deterioration**

⚠ Further Evaluation/Attention Needed

Cracking/deterioration was observed in the chimney cap/crown at the time of the inspection.

Recommendation: Contact a qualified chimney contractor.

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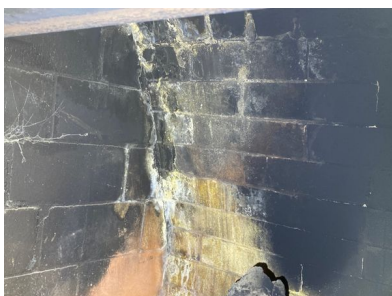


**6: Staining**

⊖ Moderate/Repair Recommended

Staining was observed on the interior of the fireplace at the time of the inspection.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**1: Porch Slab Cracked/Damaged**

 Minor; Improve as necessary

Cracking/damage was noted at the porch slab.

Recommendation: Contact a qualified professional.



## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

**1: Electrician Recommended**

 Further Evaluation/Attention Needed

Due to the deficiencies observed in the electrical system it is recommended a qualified electrician be consulted to further evaluate the electrical system. Hidden/unidentified electrical deficiencies may be discovered upon further evaluation.

Recommendation: Contact a qualified electrical contractor.

---

**2: Older**

 Moderate/Repair Recommended

The electrical system was observed to be older and did not appear to meet current building standards. Upgrading the electrical system to meet current standards should be considered.

Recommendation: Contact a qualified electrical contractor.

---

**3: AFCI's Not Installed**

 Moderate/Repair Recommended

Arc-Fault circuit interrupters (AFCI) devices were not present in all of the required locations. Today's building standards require that AFCI devices be used for all circuits serving family rooms, kitchens, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunroom's, recreation rooms, closets, hallways, laundry areas or similar rooms or areas. Although this may not have been required at the time of construction, it is required practice of today's standards. Older homes not equipped with (AFCI) devices are not required to convert but doing so should be considered.

Recommendation: Contact a qualified electrical contractor.

---

**4: Antioxidant Paste Missing**

 Moderate/Repair Recommended

Antioxidant paste should be applied to the main aluminum conductors to improve the efficiency and service life of the aluminum conductors.



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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified electrical contractor.

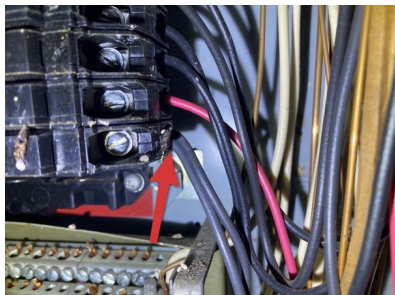
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### **5: Double Taps**

**▲Further Evaluation/Attention Needed**

Double tapped breakers (two conductors under a single lug) were observed. Double tapping is not as firm as single tapping and there may not be sufficient surface contact which can lead to the circuit overloading.

Recommendation: Contact a qualified professional.



### **6: Cable Clamps**

**⊖Moderate/Repair Recommended**

Cable clamps (sometimes referred to as bushing or grommets) were missing. Cable clamps should be installed where conductors pass into the electrical panel.

Recommendation: Contact a qualified electrical contractor.

---

### **7: Neutrals Double Lugged**

**⊖Moderate/Repair Recommended**

Improper double lugging of neutral conductors was observed. Each neutral conductor should terminate to its own individual terminal.

Recommendation: Contact a qualified electrical contractor.

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### **8: Hots not Marked**

**⚡Minor; Improve as necessary**

White insulator on conductors that are being used as "hots or live" conductors should be properly labeled as such. White conductors being used as anything other than neutral conductors should be properly marked/indicated.

Recommendation: Contact a qualified electrical contractor.

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### **9: Improper Conductor Sizes**

**⊖Moderate/Repair Recommended**

Conductors that are not properly sized for the circuit breaker they are supplying was observed. Improperly sized conductors can cause overheating or pre-mature tripping of the circuit.

Recommendation: Contact a qualified electrical contractor.

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### **10: Labeling Deteriorated**

**⚡Minor; Improve as necessary**

The labeling on the electrical panel was observed to be deteriorated in some areas.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified professional.

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**11: Rust On Components In Panel**

🔧 Moderate/Repair Recommended

Rust was observed on components on the interior of the panel.

Recommendation: Contact a qualified electrical contractor.



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**12: Evidence Of Pest**

🔧 Minor; Improve as necessary

Evidence of pest were observed on the interior of the electrical panel.

Recommendation: Contact a qualified professional.

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

*Type of Wiring:* Copper

*Comments:*

**1: Receptacles/Switches: Cracked/Damage Cover Plates**

🔧 Minor; Improve as necessary

Cracked/damaged cover plates were observed.

Recommendation: Contact a qualified electrical contractor.



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**2: Receptacles/Switches: Loose Cover Plates**

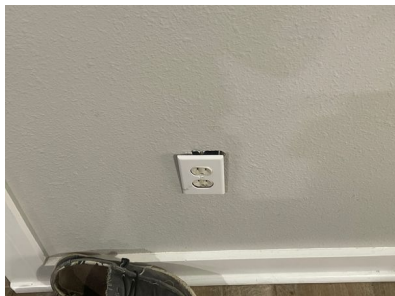
🔧 Minor; Improve as necessary

Loose receptacle/switch cover plates should be properly secured.

Recommendation: Contact a qualified professional.

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

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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Dining Room

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### **3: Receptacles: GFCI Protection**

🟡Moderate/Repair Recommended

The home did not appear to meet current building standards for ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the following locations should be GFCI protected: Bathroom receptacles, garage receptacles, outdoor receptacles, crawls space receptacles, unfinished basement receptacles, kitchen counter top receptacles, within 6' of sinks receptacles, within 6' of bathtub/shower receptacles, laundry areas receptacles, kitchen dishwasher receptacles, boat house receptacles. This is most likely an "as built" condition. Upgrading should be considered.

Recommendation: Contact a qualified electrical contractor.

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### **4: Ceiling Fan Unbalanced**

🟡Moderate/Repair Recommended

One or more ceiling fans were observed to be wobbly, unbalanced, and/or loose when operated.

Recommendation: Contact a qualified professional.

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### **5: Lights Inoperative**

🟢Minor; Improve as necessary

Inoperative lights were observed during the inspection.

Recommendation: Contact a qualified electrical contractor.

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### **6: Lights Open Incandescent Lights**

🟡Moderate/Repair Recommended

Open incandescent light bulbs were mounted in one or more closets. These types of light fixtures are no longer accepted by the national electrical codes and are considered to be a fire hazard. Replacement of these fixtures with safer types of fixtures with globes would be advised.

Recommendation: Contact a qualified electrical contractor.

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### **7: Smoke Alarms: Not Present**

🟡Moderate/Repair Recommended

Smoke alarms were not present at all of the required locations. Smoke alarms are required in each bedroom, outside each bedroom area and on each additional story, including basement & habitable attics.

Recommendation: Contact a qualified professional.

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### **8: Smoke Alarms: Not Interconnected**

🟡Moderate/Repair Recommended

The smoke alarms did not appear to be interconnected. When smoke alarms are interconnected, each alarm can now tell you when there is smoke in any room or area that has a alarm. Current standards

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

I	NI	NP	D
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recommended the smoke alarms be interconnected for improved safety.

Recommendation: Contact a qualified professional.

### 9: Improperly Terminated And/Or Loose Conductors

🟡 Moderate/Repair Recommended

Improperly terminated and/or loose electrical conductors were observed. Conductors should be properly secured and terminated in a junction box with a cover installed to protect against potential shock.

Recommendation: Contact a qualified professional.



## III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

### A. Heating Equipment

*Type of Systems:* Central Forced Air Furnace

*Energy Sources:* Gas

*Comments:*

*Functioning as intended:*

The heating system was tested using normal operating procedures at the thermostat and appeared to be functioning as intended.



### B. Cooling Equipment

*Type of Systems:* Central Forced Air System

*Comments:*

*Manufacturer Label:*

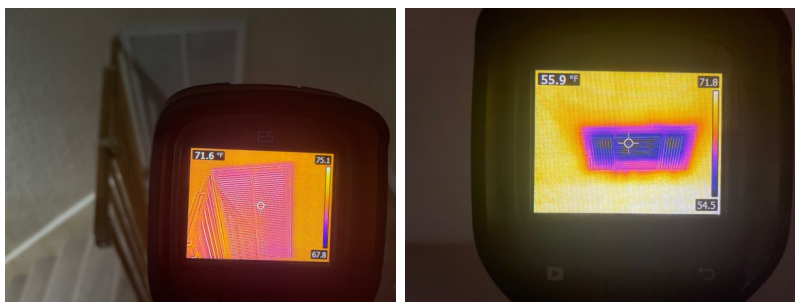
I = Inspected NI = Not Inspected NP = Not Present D = Deficient

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*Good Temperature Differential:*

A temperature differential test was performed and the cooling system performed within normal ranges (14-22 degrees). A reading of the differential temperature of the supply (ambient) air and the return (vent) air was the test performed, disassembly of the air conditioning system was not performed.



**1: Drain Pan: Rust/Evidence Of Previous Moisture**

🟡Moderate/Repair Recommended

Rust, evidence of previous moisture, and/or discoloration/staining was observed in the secondary drain pan under the evaporator coil/air handler. This indicates a previous/present issue exist(ed) with the cooling system. Replacement of the drain pan may be necessary.

Recommendation: Contact a qualified HVAC professional.



**2: Drain Lines: Secondary Condensate Drain Line Capped**

🟡Moderate/Repair Recommended

The secondary condensate drain line (overflow) was observed to be capped. If the primary condensate drain line clogs this can cause the internal tray to overflow inside the unit, rusting the housing and possibly the coil.

Recommendation: Contact a qualified HVAC professional.

**3: Drain Lines: Primary Condensate Drain Line Discharges Near Structure**

🟡Moderate/Repair Recommended

The primary condensate drain line was observed to be discharging near the structure. We recommend extending the drain line at least 3 feet away from the structure.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified professional.

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**4: Drain Lines: Primary Condensate Line Cracking/Deteriorated/Missing Insulation**

⊖Moderate/Repair Recommended

Cracking, deteriorated, and/or missing insulation was observed on the primary condensate line.

Recommendation: Contact a qualified professional.

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**5: Refrigerant Line: Deficient Insulation**

⊖Moderate/Repair Recommended

Cracking, deteriorated, damaged, and/or missing insulation was observed on the cooling system refrigerant line.

Recommendation: Contact a qualified professional.



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**6: Electrical: Disconnect Not Sealed**

⚡Minor; Improve as necessary

The electrical disconnect for the outdoor condenser was not properly sealed.

Recommendation: Contact a qualified professional.

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**7: Electrical: Flexible Conduit Loose/Damaged**

⊖Moderate/Repair Recommended

The flexible electrical conduit at the condenser was observed to be loose/damaged

Recommendation: Contact a qualified professional.



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

*Comments:*

**1: Ducts: Damaged/Crushed**

⊖Moderate/Repair Recommended

Areas of the duct work were observed to be damaged/crushed.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified heating and cooling contractor



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**2: Ducts: Older**

⊖Moderate/Repair Recommended

Sections of the duct system appeared to be older. Replacement in the near future may be necessary.

Recommendation: Contact a qualified HVAC professional.

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**3: Ducts: Damaged/Deteriorated Insulation**

⊖Moderate/Repair Recommended

Damaged/deteriorated insulation was observed on areas of the duct system.

Recommendation: Contact a qualified HVAC professional.

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**4: Ducts: Duct Tape**

⊖Moderate/Repair Recommended

Duct tape was observed on areas of the duct system. Duct tape is not an approved building material and should not be used to seal ducts.

Recommendation: Contact a qualified HVAC professional.



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**5: Ducts: Not Properly Supported/Strapped**

⊖Moderate/Repair Recommended

Areas of the duct system were not properly supported and/or strapped. The duct system should be supported at manufacturer's recommendations but no greater than 4 feet.

Recommendation: Contact a qualified HVAC professional.

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**6: Ducts: Touching**

⊖Moderate/Repair Recommended

Sections of the duct system were observed to be in contact with each other. Condensation can develop between contacted areas of the duct work.

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Recommendation: Contact a qualified HVAC professional.

**7: Output Registers: Rust**

🔧 Minor; Improve as necessary

Rust was observed on output registers.

Recommendation: Contact a qualified HVAC professional.

**8: Output Registers: Organic Growth**

⚠️ Further Evaluation/Attention Needed

What appeared to be organic growth was observed on various output registers.

Recommendation: Contact a qualified professional.



**9: Duct Tape On Plenum**

🔴 Moderate/Repair Recommended

Duct tape was noted on the plenum at the time of the inspection. Duct tape is not an approved building material. Correction is recommended.

Recommendation: Contact a qualified professional.



**IV. PLUMBING SYSTEMS**

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

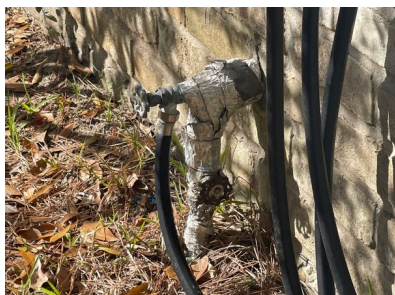
*Location of Water Meter:* Front Of Property

*Location of Main Water Supply Valve :* Left Exterior Wall



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

I	NI	NP	D
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Static Water Pressure Reading: 80-90 PSI



Comments:

**1: Galvanized Steel Piping**

**▲Further Evaluation/Attention Needed**

What appeared to be galvanized steel piping was observed at the time of the inspection. Galvanized pipes are actually a steel pipe with a protective layer of zinc. Over time the zinc begins to erode from the pipe which can lead to corrosion build up on the inner walls. If this occurs in the home plumbing system, the plumbing pipes can clog, which causes low water pressure and possibly leaks. The quality of the water can be an issue as well with rust/corrosion being present on the interior of the water supply piping. Further evaluation of the galvanized steel piping should be considered.

Recommendation: Contact a qualified plumbing contractor.

**2: Low Water Flow At Plumbing Fixture**

**⊖Moderate/Repair Recommended**

Low water flow was observed at one or more plumbing fixtures at the time of the inspection.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor Bathroom #1 , Hot Water Side

**3: High Static Water Pressure**

**▲Further Evaluation/Attention Needed**

The static water pressure reading to the home was observed to be higher than what is considered typical. Normal static water pressure reading should range between 40 and 80 PSI.

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

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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Recommendation: Contact a qualified plumbing contractor.



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#### **4: Exterior Faucets: Anti-Siphon Device**

✎ Minor; Improve as necessary

Anti-siphon devices were not installed on one or more of the exterior faucets at the time of the inspection.

Recommendation: Contact a qualified professional.

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#### **5: Exterior Faucets: Handle Damaged/Missing**

⚠ Moderate/Repair Recommended

One or more exterior faucet handles were observed to be broken/missing. These faucets were unable to be tested/operated.

Recommendation: Contact a qualified professional.



Right Exterior

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#### **6: Exterior Faucets: Leaks When Operated**

⚠ Moderate/Repair Recommended

Leaking was observed at exterior faucets when operated at the time of the inspection.

Recommendation: Contact a qualified plumbing contractor.



Left Exterior

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

I	NI	NP	D
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**7: Bathtubs/showers: Deficient Sealant**

🔧Minor; Improve as necessary

Cracking, deteriorated, and/or missing sealant was noted in/around bathtubs/showers.

Recommendation: Contact a qualified professional.

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**8: Bathtubs/showers: Diverter Not Operating Properly**

🟡Moderate/Repair Recommended

2nd Floor Bathroom #1

Bathtub/shower diverters not operating properly were observed. The diverters were not properly/fully diverting the water when operated.

Recommendation: Contact a qualified plumbing contractor.

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**9: Bathtubs/showers: Diverter Difficult**

🟡Moderate/Repair Recommended

2nd Floor Bathroom #1

Bathtub/shower diverters were observed to be difficult to operate.

Recommendation: Contact a qualified plumbing contractor.

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**10: Bathtubs/showers: Fixture Component Leaks**

🟡Moderate/Repair Recommended

Leaks were observed at bathtub/shower fixture components when operated.

Recommendation: Contact a qualified plumbing contractor.



Master Bathroom

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**11: Sinks: Stoppers Missing**

🔧Minor; Improve as necessary

Missing drain stoppers were noted.

Recommendation: Contact a qualified professional.

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**12: Toilets: Deficient Sealant**

🔧Minor; Improve as necessary

Cracking, deteriorated, and/or missing sealant was noted around the base of one or more toilets.

Recommendation: Contact a qualified professional.

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**13: Toilets: Loose**

🟡Moderate/Repair Recommended

Master Bathroom , Half Bathroom , 2nd Floor Bathroom #1

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

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Loose toilets were observed. Loose toilets should be checked for leaks at the seal, re-secured, and sealed at the base.

Recommendation: Contact a qualified plumbing contractor.

**B. Drains, Wastes, & Vents**

*Comments:*

*Satisfactory Branch Drain lines:*

The branch drain lines appeared to be in satisfactory condition.

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* Tankless

*Comments:*

*Functioning as intended:*

**Water Temperature Safety Chart**

Temperature	Amount of Time to Cause Serious Burn
120°F	More than 5 minutes
125°F	1 ½ to 2 minutes
130°F	Approx. 30 seconds
135°F	Approx. 10 seconds
140°F	Approx. 5 seconds
145°F	Less than 5 seconds
150°F	Approx. 1 ½ seconds
155°F	Approx. 1 seconds

The water heater was observed to be functioning as intended. Adjust the water temperature as needed.



**1: Condensate Drain**

🚫 Moderate/Repair Recommended

The condensate drain line was observed to be discharging near the structure. We recommend extending the drain line at least 3 feet away from the structure.

Recommendation: Contact a qualified professional.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

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

I	NI	NP	D
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*Comments:*

*Functioning as intended:*

The dishwasher was operated and appeared to be functioning as intended.



**1: Drain Hose Missing High Loop Or Air Gap Device**

*Minor; Improve as necessary*

The dishwasher drain hose did not contain a high loop or air gap device. A high loop or air gap device should be installed to prevent potential back flow contamination of the dishwasher.

Recommendation: Contact a qualified appliance repair professional.

**B. Food Waste Disposers**

*Comments:*

*Functioning:*

The food waste disposer was operated and appeared to be functioning.



**1: Abnormally Noisy**

*Minor; Improve as necessary*

The food waste disposer was observed to be abnormally noisy when operated.

Recommendation: Contact a qualified appliance repair professional.

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**2: Missing Wire Clamp Or Bushing**

*Minor; Improve as necessary*

An appropriate wire clamp or bushing should be applied where the electrical wiring enters the metal housing of the food waste disposal.

Recommendation: Contact a qualified professional.

**C. Range Hood and Exhaust Systems**

*Comments:*

*Functioning:*

The range hood was operated and appeared to be functioning.

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

I	NI	NP	D
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**1: Duct Tape On Vent**

🟡 Moderate/Repair Recommended

Duct tape was observed on the range hood vent. Duct tape is not an approved building material and should not be used to seal the vent.

Recommendation: Contact a qualified appliance repair professional.

**2: Corrugated Flex Vent**

🟡 Moderate/Repair Recommended

The corrugated flex vent for the range hood is not permitted for kitchen exhaust fans. The vent should be a solid smooth core vent.

Recommendation: Contact a qualified appliance repair professional.

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

*Comments:*

*Burners: Functioning as intended:*

The burners were operated and appeared to be functioning as intended.



*Oven: Functioning as intended:*

The oven was tested at 350 degrees and read within the acceptable 25 degree range, in my opinion the oven appeared to be functioning as intended.



**1: Oven: Dirty**

🔧 Minor; Improve as necessary

The oven was observed to be dirty.

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

I	NI	NP	D
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Recommendation: Recommended DIY Project

**E. Microwave Ovens**

*Comments:*

*Functioning:*

The microwave was operated and appeared to be functioning.



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

*Comments:*

**1: Improperly Terminated**

🚫 Moderate/Repair Recommended

Mechanical exhaust fans were observed to be improperly terminated. Mechanical exhaust fans should terminate to the exterior of the home.

Recommendation: Contact a qualified professional.

---

**2: Not Present In Bathroom(s)**

🚫 Moderate/Repair Recommended

One or more bathrooms are not equipped with mechanical exhaust vents. Under current building standards, all bathrooms are required to have mechanical exhaust ventilation. This is most likely a "as-built" condition.

Recommendation: Contact a qualified professional.

**G. Garage Door Operators**

*Comments:*

**1: Auto Reverse**

🚫 Moderate/Repair Recommended

The garage door opener did not automatically reverse under resistance to closing. This is a important safety feature that should be corrected immediately.

Recommendation: Contact a qualified professional.

---

**2: Sensor Height**

🚫 Moderate/Repair Recommended

The electronic sensors for the garage door openers were found to be installed at an improper height from the garage floor. These sensors should be located between 4-1/2 and 6 inches above the garage floor.

Recommendation: Contact a qualified professional.

**H. Dryer Exhaust Systems**

*Comments:*

*Dryer Exhaust Vent Discharge Location:* Right Exterior

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

<b>I</b> <b>NI</b> <b>NP</b> <b>D</b>
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**1: Dirty**

🟡Moderate/Repair Recommended

Lint build-up was observed in the dryer exhaust vent. This issue could pose a fire/safety hazard. The dryer exhaust vent should be cleaned periodically.

Recommendation: Contact a qualified professional.

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**2: Vent/Cover Loose/Not Flush With Exterior Wall**

🔧Minor; Improve as necessary

The dryer exhaust vent/cover was observed to be loose and was not flush with the exterior wall. The dryer exhaust vent should be secured and the cover should be flush with the exterior wall and sealed.

Recommendation: Contact a qualified professional.