

PROPERTY INSPECTION REPORT

BUYERS EYE HOME INSPECTION

Prepared For: **James Clarren**

(Name of Client)

Concerning: **13120 John Reynolds Road Galveston, Texas 77554**

(Address or Other Identification of Inspected Property)

By: **Kimble Nobles Lic. No. 6139 Revision 1**

March 7, 2022

(Name and License Number of Inspector)

(Date)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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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; and
- lack of electrical bonding and grounding.

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.

All references of item location are from the street facing the home.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficiencies
I NI NP D Inspection Item

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)
Comments (An opinion on performance is mandatory)

Type of foundation: Buried Wood Pilings with a Concrete Grade Cap. Many TDI certificates of compliance (7) WPI-8's was issued beginning 08/27/1990 to 04/27/2021. Appears the home was built in 1974. After inspection of visible edges of the grade cap for cracks or the lack of, corresponding cracks or tares in the cement based siding, level or un-level floors, square and plumb doorjambs or the lack of, wall conditions, and structural condition. In this inspectors "opinion" the foundation appears to be functioning partially as intended for the inspection period. As a note the depth of the pilings is unknown. **There are several pilings that have eroded at the grade cap (penetrations as deep as 50% into the wood). Deficient.** There is a slight amount of settlement near the center of the building as well as the north center (there is also some added bracing). **Deficient.** **A qualified piling company should inspect these areas and make necessary repairs.** The concrete grade cap may develop small cracks in it. These cracks are caused by the racking of the home in the wind. This is a common regular and normal occurrence. The downstairs garage walls are the breakaway type and one flow through vent.

B. Grading and Drainage
Comments:

Appears to be functioning as intended for the inspection period. The yard appears to drain. The grounds are beach side (very little slope) .

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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Comments:

Not functioning as intended for the inspection period. **Deficient.** A TDI certificate of compliance WPI-8 was issued for the entire re-roof covering 04/27/2021 (the dates conflict the disclosure). The composition shingle roof was inspected by drone. There is some gravel loss and no spider cracking at this time. The roof covering has several torn and missing shingles mostly in the north section. **Deficient.** There is also rusting edge shingles. **Deficient.** A qualified roofer should inspect these areas and make necessary repairs. An average composition shingle covering last approximately 15 to 23 years in the gulf coast area. It appears this covering is aging normally. The method of shingle attachment is unknown. It would require pulling up of a shingle and destroying the adhesive bond. The fascia and soffit material are wood and cement based.

D. Roof Structure and Attic (If the attic is inaccessible, report the method used to inspect.) Comments:

The roof structure appears sound and appears to be functioning as intended for the inspection period. The roof structure was designed for 2X4 braces between joist and rafters. Purling braces were not used. Purling braces hold up the middle weight of the roof structure (there is little roof deflection). The attic is insulated (approximately 6 inches of bat insulation horizontally and appears no inches vertically). The attic vertical walls are not insulated in the attic. **Deficient.** The structure decking is not an energy reflective type. The attic space is not vented. **Deficient.** The attic could not be fully inspected. The upstairs washing machine was in the way of the attic entry.

E. Walls (Interior and Exterior)

Comments:

Appears to be functioning as intended for the inspection period. The interior drywall is in fair to good condition. There is some sign of foundation settlement (the home is 48 years old). There are several texture repairs and remodels over the years. **Deficient.** A TDI certificate of compliance WPI-8 was issued for alterations of exterior wall covers 1/18/2012. The exterior materials are cement based siding, and trim. There is some signs of foundation settlement in the cement based siding. **Deficient.** See information in the foundation section above.

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F. Ceilings and Floors

Comments::

Appears to be functioning as intended for the inspection period. There are several ceiling texture repairs over the years. There are no water stains at this time. There are is normal wear of the laminate flooring. There is some butt joint gaps, seam gap separation, and small amount of cupping of the wood laminate. **Deficient**. The sub flooring has some un-levelness.

G. Doors (Interior and Exterior)

Comments::

Appears to be functioning as intended for the inspection period. The exterior patio doors (both levels) on the south side are in poor condition and need repair. **Deficient**. The first level utility closet door is damaged. **Deficient**. The 2nd level east bedroom closet door is damaged. **Deficient**.

H. Windows

Comments::

Appears to be functioning as intended for the inspection period. A TDI certificate of compliance WPI-8 was issued for the windows replacements 03/16/2006. The home is equipped with double pane glass. The bedroom windows are operational for the inspection period. The bedroom windows may be the only means of emergency egress. Check the windows at least once a year. The guides can be cleaned and lubed with a dry lubricant to keep them operating smoothly. **There is a broken window downstairs westside north, and 1st living level west bathroom. Deficient. A damaged guide at the 2nd level east side window. Deficient. There are two windows fogged on the south deck. Deficient.**

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I. Stairways (Interior and Exterior)

Comments::

Appears to be functioning as intended for the inspection period. There is a decking board missing at the top of the long ramp. **Deficient**. There is a missing baluster at the top of the top stairway. **Deficient**. There are several curled deck boards on the large ramp. **Deficient**. There are two steps made in the top level. These steps are 10 inch tall. **Deficient**. Step height should not be more than 7 1/4 inches.

I. Fireplace/Chimney

Comments::

Not Present.

J. Porches, Balconies, Decks, and Carports

Comments::

Appears to be functioning as intended for the inspection period. Wooden decks should be treated with a water sealer as needed to preserve and prolong their life. All exterior cellulose materials (wood) are subject to age, pest, and weather. Damage of this type should be anticipated. The wood decking has several replaced boards and heavily weathered boards. **Deficient**. Repair or replace as needed. A regular cleaning and painting of all exterior surfaces will extend the life of these materials. The 1st level deck has several un-level areas. **Deficient**. There are some temporary braces where the newer and older decks meet on the west side. There are several gaps between deck boards greater than 1/4 inch. **Deficient**.

L. Other

Comments:

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II.ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

The electrical service panel is a Cutler Hammer 200-amp panel with disconnect in the panel and an General Electric 100-amp sub panel in the 2nd level. Copper wiring, correct breaker and wire sizing are present in the main panel. There are several neutral and ground wires are connected to the wrong buzz strips. **Deficient.** Appears to be functioning as intended for the inspection period. AFCI breakers are not installed. **Deficient.** This home was constructed well before this code was established. See note below. The sub panel was not opened as it was sealed shut with caulk and paint. **Deficient.** There are two knockout covers missing at the General Electric sub panel. **Deficient.** The main J-box at the meter is heavily rusted and the top conduit is broken and leaks rain water in it. **Deficient.** The conduit from the main J-box is not connected into the wall. **Deficient.** A qualified electrician should trouble shoot this system and make necessary repairs.

ARC-fault (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas are required by the NEC beginning in August of 2008 until present.

B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection and arc-fault protection where required.): Comments:

Not all of the required GFCI protection is in place and functioning as intended. **Deficient.** The kitchen counter tops (up and down) are not GFCI protected correctly. **Deficient.** The downstairs GFCI receptacles are loose in the wall and no GFCI in the work bench. **Deficient.** There is a receptacle of the wall at the 1st level west bedroom. **Deficient.** A qualified electrician should trouble shoot this system and make necessary repairs. See note below for the correct location of GFCI protection.

Ground fault circuit protection is now required on all exterior receptacles, receptacles in garages, receptacles serving kitchen counter tops, and receptacles in bathrooms or that are within 6 feet of open water sources.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type and Energy Source: Comments:

Two electric central heating systems. Appears to be functioning as intended for the inspection period. The upstairs (mfg 4/2020) heating unit recorded 24.3-degree differential. The downstairs (mfg unknown - old) heating unit recorded 32.2-degree differential. Heating and cooling equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician.

B. Cooling Equipment:

Type and Energy Source: Comments:

An electric 3.0 (mfg 4/2020) and 3.5 (mfg 5/2018 / evaporator old)-ton central cooling system. Appears functioning as intended for the inspection period. The upstairs cooling unit recorded a 32-degree differential. The downstairs cooling unit recorded a 29.9-degree differential. The filter are plugged and bypassing. **Deficient**. The evaporator coils are dirty. **Deficient**. A qualified HVAC technician should trouble shoot this system and make all necessary repairs. Cooling and heating equipment are unpredictable and should have regular preventive check ups by a qualified HVAC technician. The day of inspection was cool - A/C units are designed to operate in warm conditions. This can and does effect A/C performance.

C. Ducts and Vents

Comments:

Appears to be functioning as intended for the inspection period. This home is equipped with ridged pipe ductwork covered with insulation
This home is equipped with flex ductwork. This ductwork is resting on top of the ceiling joist in the attic. This is not the preferred method. **Deficient**. Ductwork that is not hung can have flow and condensate problems.

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IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments:

Appears to be functioning as intended for the inspection period. Water pressure appears normal. All fixtures operated correctly. The exterior faucets are not equipped with back flow devices. **Deficient**. Simply install backflow devices for exterior hose bibs. The home is equipped with plastic CPVC pipe. The location of the water meter is front. The location of the main water shut off is piling on the east side. The static water pressure is 48 psig., on the day of inspection. The 1st level bathroom plumbing fixture pulls out the wall. **Deficient**.

B. Drains, Wastes, Vents

Comments:

Appears to be functioning as intended for the inspection period. No assessment can be made of the condition of the drains from the home to the drain system.

C. Water Heating Equipment

Comments: (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.) Energy Source:

An electric 50-gallon water heater (mfg 4/2008). Functioning as intended for the inspection period. The unit recorded a 129-degree temperature at the kitchen sink. **Deficient**. **Water temperatures over 125°F can cause severe burns instantly or death from scalds.** Children, the disabled and the elderly are at the highest risk of being scalded. See the instruction manual before setting the temperature on the water heater. Feel the water before bathing or showering. Temperature limiting valves are available. Monitor temperature and **Adjust water heater thermostat accordingly**. Check your owner's manual for information. The safety valve piping not connected. **Deficient**.

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 D. Hydro-Therapy Equipment
Comments:
Not Present.

V. APPLIANCES

A. Dishwasher

Comments:

Both functioning as intended for the inspection period. Both dishwashers drain hose must be raised to the highpoint under the kitchen sink (creating an anti siphon loop) to avoid dirty water from the sink from siphoning back into the dishwasher. **Deficient**. Simply create a siphon loop.

B. Food Waste Disposer

Comments:

Appears to be functioning as intended for the inspection period.

C. Range Hood Vent and Exhaust System

Comments:

The upstairs range hood is not functioning as the microwave is not functioning. **Deficient**. The downstairs vent hood is an external air vent. Both of the metal vent covers are heavily rusted and are the wrong cover. **Deficient**.

D. Ranges/Ovens/Cooktops

Comments:

Both ranges appear to be functioning as intended for the inspection period. The electric ranges operated within limits. One of the upstairs burners is not functioning. **Deficient**. The units are not equipped with an anti-tip device. **Deficient**. This devices keep the range from tipping over when the door is down.

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E. Microwave Cooking Equipment

Comments:

The microwave upstairs is not functioning as intended for the inspection period. Deficient.
The downstairs kitchen does not have a built-in microwave.

F. Trash Compactor

Comments:

Not Present.

G. Bathroom Exhaust Fans and/or Heaters

Comments:

The upstairs and downstairs on the north side are not functioning as intended for the inspection period. Deficient.

I. Garage Door Operators

Comments:

Not Present.

J. Door Bell and Chimes

Comments:

Not Present.

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K. Dryer Vents

Comments:

Appears to be functioning as intended for the inspection period.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler System)

Comments:

Not Present.

B. Swimming Pools, Spas, Hot Tub, and Equipment

Comments:

Not Present.

C. Outbuildings

Comments:

Not Present.

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D. Outdoor Cooking Equipment
Comments:
Not Present.

E. Gas Supply System
Comments:
Not Present.

F. Private Water Wells (A coliform analysis is recommended).
Comments:
Not Present.

G. Private Septic Systems
Comments:
Not Present.

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H. Whole House Vacuum Systems

Comments:

Not Present.

L. Other Built-in Appliances

Comments:

The washing machines, electric dryers, and refrigerators operated within limits. Appears to be functioning as intended for the inspection period.

H. Other

Comments:

I. Fire Protection Equipment

Comments:

Not functioning as intended for the inspection period. **Deficient.** A couple of the detectors did not function. See note below.

The following should be a guide for the placement of smoke (at a minimum battery powered) detection in the home. (Homes with little or no protection).

Today's standard for new construction: Smoke alarms are now required in all bed rooms and adjoining hallways and living space, being connected to house wiring, with battery back-up, and all activating when one activates. **It is also suggested that a carbon monoxide detector be installed in homes equipped with gas appliances.**

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Any additional information that has been provided with this inspection report and intended to be part of the inspection report should be kept for future reference.

The inspection report is intended to be in compliance with the Standards of Practice for Real Estate Inspectors in the state of Texas. The Inspector is not responsible to exceed these Standards in any way. You may obtain a copy of the Standards of Practice from the Texas Real Estate Commission @ 800-250-8732.

Buyers Eye Home Inspection recommends that professionally trained contractors complete all repairs listed in the inspection report prior to closing. It is possible that in the process of repair, items may be discovered that were not visible or apparent to the inspector.

If you have any problems or concerns with the Inspection Report. Please contact Buyers Eye Home Inspections @ 281-639-4318 as soon as possible.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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05-06-13



This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. 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>)

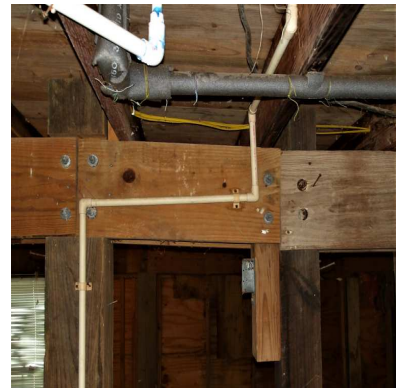
TREC Form No. OP-I



Piling erosion.



Piling erosion.



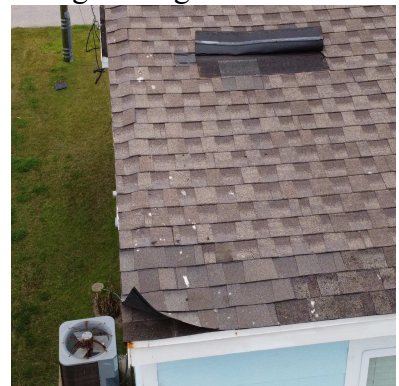
Piling bracing.



Extra bracing.



Damaged roofing.



Damaged roofing.



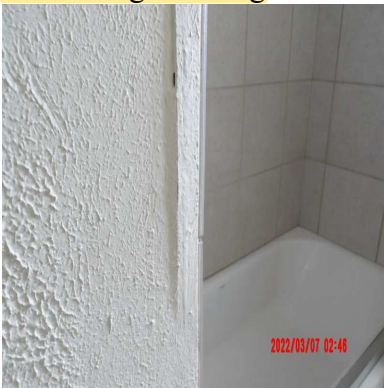
Rusted edge flashing.



Rusting flashing.



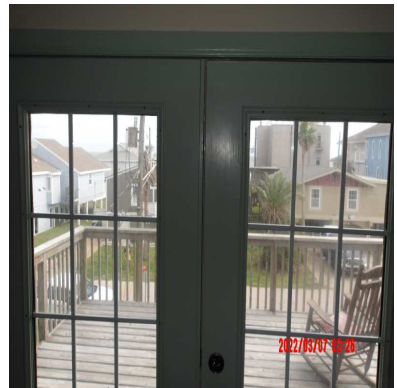
No insulated attic vertical walls.



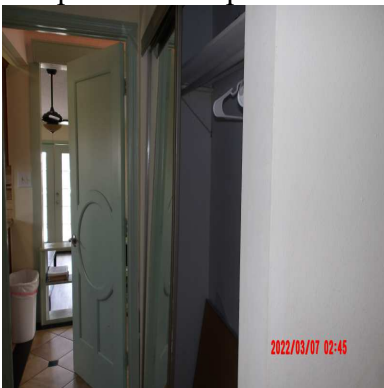
Sample texture repair.



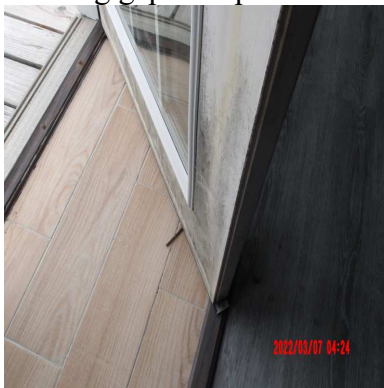
Flooring gaps sample.



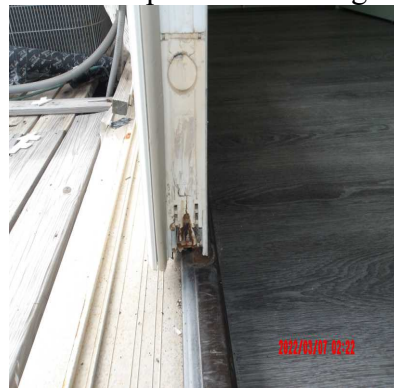
Patio doors in poor and needing repair.



Damage closet door.



Damaged patio doors.



Damaged patio doors.



Broken door.



Broken window.



Fogged window.



Fogged glass.



Broken glass.



Broken guide.



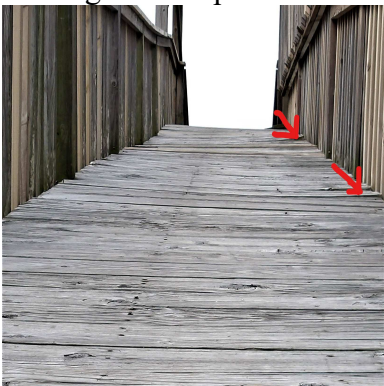
Missing deck step board.



Broken baluster.



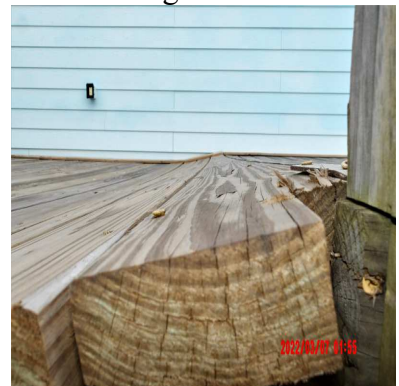
Missing baluster.



Un-level decking.



Hazardous riser height steps.



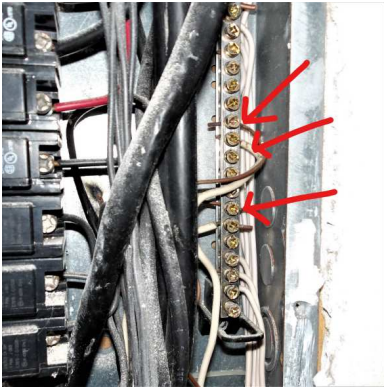
Un-level deck.



Temporary bracing under the deck.



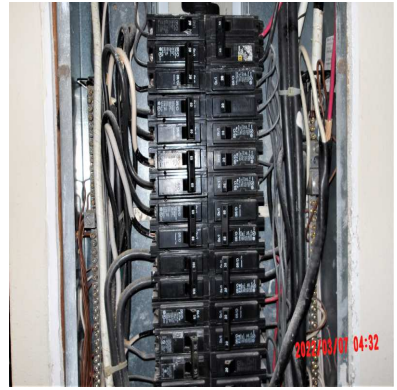
Wide gaps between of deck boards.



Incorrect wires on buzz bar.



Incorrect wires on buzz bar.



No AFCI breakers.



Sub panel stuck to the wall.



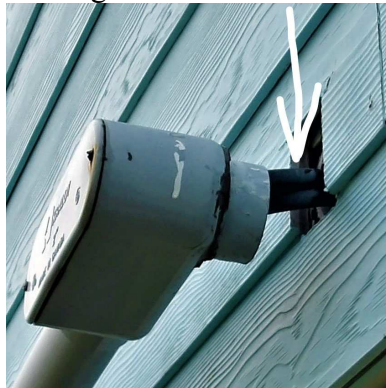
Missing knockouts.



Heavy rust a meter panel.



Broken conduit.



Conduit loose at the wall.



GFCI receptacle not tripping.



No GFCI protection.



Loose receptacle in the wall.



Loose GFCI receptacle in the wall.



Both of the filters bypassing.



Evaporator coils dirty.



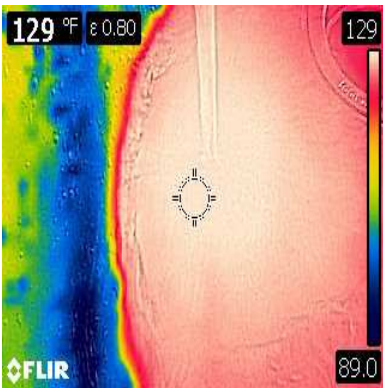
Ductwork not tied to the structure.



Missing back flow devices.



Fixture piping loose in the wall.



Very hot water.



Missing safety valve piping.



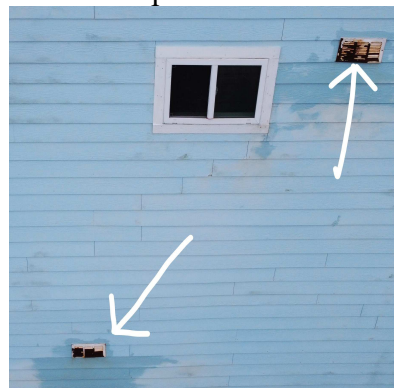
Not anti-tip device.



Not functioning.



External vent.



Vents rusting.



Bath vents not functioning.