



TREC REI 7-5 - MODIFIED

15123 Green Whisper Dr  
Cypress TX 77433

Junnu Sam  
JANUARY 7, 2020



Inspector  
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# PROPERTY INSPECTION REPORT

Prepared For: Junnu Sam

(Name of Client)

Concerning: 15123 Green Whisper Dr, Cypress TX 77433

(Address or Other Identification of Inspected Property)

By: Dan Richter - TREC#21351

(Name and License Number of Inspector)

01/07/2020 9:00 am

(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**

*In Attendance:* Buyer Agent

*Occupancy:* Occupied

*Type of Building:* Single Family

*Weather Conditions:* Clear, Cool

*Inspection Information - BE Inspected, LLC:*

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR (ORIGINAL PURCHASING PARTY) EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND

SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as inspected mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items noted as not inspected in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term No Comments indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance or condition of said items is being made by the inspector. This inspection report does not guarantee concurrence with city building and electrical codes. This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:

- 1) boring, digging or probing the soil or structure
- 2) location or effects of geological faults or of any underground structure or object
- 3) location of gas lines and/or systems
- 4) presence of asbestos and/or radon gas
- 5) lead based paint and/or products made from or containing lead
- 6) adequacy of site drainage
- 7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
- 8) determination of the presence or health effects of molds, mildew, etc.
- 9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

The inspector does not take care, custody or control of the structure at any time. If the structure is occupied at the time of the inspection, it is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated sellers disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims for damages, costs, expenses, repairs, or other liabilities against BE Inspected, LLC (the company) or the inspector arising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it. Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client.

The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item

in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s) in this agreement is/are violated this contract is null and void and the company assumes no responsibility for the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorneys fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas. IF THERE IS A NEED TO CANCEL THIS INSPECTION, PLEASE INFORM US IN WRITING AT LEAST 24 HOURS IN ADVANCE. A CANCELLATION FEE OF \$150 WILL BE CHARGED IF THE INSPECTION CAN NOT BE PERFORMED FOR ANY REASON AND HAS NOT BEEN CANCELLED IN ADVANCE.

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## I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Post Tension

*Comments:*

About Foundations:

Two common Foundation types are a concrete slab or a pier and beam foundation. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Most parts of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We always recommend further evaluation by a qualified foundation company if there are any concerns with the condition or future performance of the foundation. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Foundation Opinion - Good:*

Opinion: Foundation appeared to be a post tension slab. It is our opinion that no evidence existed to indicate excessive foundation settlement. The overall degree of foundation settlement was acceptable for a house of this age and type of construction. After a thorough visual inspection it appeared that the foundation was performing as intended at the time of inspection and was not in need of repair.

*Differential Measurements - Normal:*

Floor differential measurements were taken around the home with the front door area used as the reference point. Measurements were 0, 0, .2, -.1, -.4, -.4, -.2, -.3, and -.4. Floor coverings and original construction should be considered when reviewing floor differential readings. In our opinion, differentials did not appear to be excessive.

### 1: Corner Cracks

👉 Recommendation

Left front, Right front

Some corner cracks were present on some corners. These should be properly sealed and monitored.

Recommendation: Contact a qualified professional.



### 2: Form Nails

👉 Recommendation

Front

All form nails should be removed around the perimeter of the home.

Recommendation: Contact a qualified professional.

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**3: Honeycombing**

🚫 Recommendation

Left side

There were some areas around the foundation that showed signs of honeycombing. It did not appear to be affecting the structural integrity of the foundation and no exposed steel was observed. These areas should be properly repaired.

Recommendation: Contact a qualified professional.



**4: Concrete Missing**

🚫 Recommendation

A small chunk of concrete was missing from the perimeter of the foundation at the left rear corner. Recommend this area be properly repaired.

Recommendation: Contact a qualified professional.



**B. Grading and Drainage**

*Comments:*

About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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

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*Yard Grading:*

Grade in yard did not appear to slope 6" in the first 10' away from the house in all areas. Did appear to be engineered. Drainage patterns were not observed.

*No Gutters:*

No gutters were present.

**1: Uneven Flatwork**

🔴 Recommendation

Front

Flatwork around the home appeared to be uneven. This presents a possible trip hazard.

Recommendation: Contact a qualified professional.



**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Composite

*Viewed From:* Ground With Binoculars

*Comments:*

About Roof Coverings:

The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Deteriorated Shingles**

🔴 Recommendation

Shingles showed some degree of deterioration and age. Roof appeared to be functioning as intended at the time of inspection, however we recommend evaluation by a qualified roofing professional to determine remaining life of roof covering.

Recommendation: Contact a qualified roofing professional.

**2: Damaged Shingles**

🔴 Recommendation

Rear, Right Side

Damage to shingles were observed around the roof surface.

Recommendation: Contact a qualified roofing professional.



**3: Missing Shingles**

🔴 Recommendation

Rear, Right Side

Missing shingles were observed around the roof surface.

Recommendation: Contact a qualified roofing professional.

**4: Lifted Shingles**

🔴 Recommendation

Rear, Right side, Upper ridge

Shingles were slightly lifted on the roof surface.

Recommendation: Contact a qualified roofing professional.



**5: Flashing not Flush**

🔴 Recommendation

Front

Flashing was not flush with the roof surface.

Recommendation: Contact a qualified roofing professional.



**6: J Flashing**

🔴 Recommendation

There was "J" flashing installed at some of sloping vertical wall intersections. This is acceptable in common building codes, however, many shingle and siding manufacturers recommend step flashing in these locations.

Recommendation: Contact a qualified professional.

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**7: Uneven Roof Surface**

🚫 Recommendation

Some areas of the roof surface appeared to be uneven.

Recommendation: Contact a qualified roofing professional.

**8: Satellite Dish Brackets**

🚫 Recommendation

Right side, Rear

Satellite dish brackets were installed directly through the shingles. We do not recommend fastening the brackets through the shingles. This should be corrected and/or monitored for leaks.

Recommendation: Contact a qualified roofing professional.



**D. Roof Structures & Attics**

*Viewed From:* Floored Area

*Viewed From Floored Area:*

Attic was observed from the floored area of the attic only. Much of the attic was not accessible.

*Approximate Average Depth of Insulation:* R-30, 12" per attic label Inches

*Comments:*

About Roof Structure and Attic:

The attic of a house is important for many different reasons. In warm moist climates the attic is the key to having an energy efficient house. Insulation in the attic should be sufficient. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net attic venting should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Radiant Barrier:*

Radiant barrier was observed in the attic.

**1: Access Door Not Insulated**

🚫 Recommendation

Attic access door was not completely insulated.

Recommendation: Contact a qualified professional.

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**2: Unlike Exhaust Vents**

**⊖ Recommendation**

Static exhaust vents were observed on the upper roof lines that appeared to be installed lower than and/or in conjunction with the ridge exhaust vents. Though air flow patterns were not measured or observed, most roof ventilation manufacturers recommend that all exhaust vents be installed at the same level and be of the same type as this could cause a short circuit of proper air flow in the attic. See article from Lomanco Vents [HERE](#).

Recommendation: Contact a qualified professional.



**3: Attic Access Ladder**

**⊖ Recommendation**

Attic access ladder was not rated for 350 lbs.

Recommendation: Contact a qualified professional.



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

*Comments:*

About Interior and Exterior Walls:

Walls will be visually inspected for moisture penetration and general structural performance. Condition

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is NOT a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Exterior Wall Material:* Brick, Fiber Cement, Wood

*Interior Wall Finishes:* Drywall

*Personal Items:*

Some areas in the home and garage were not accessible or visible due to personal items.

*Garage Finishes:*

Garage walls were finished out. Garage framing was not visible or accessible.

**1: Wall Gaps**

🔴 Recommendation

All sides

Exterior wall gaps were observed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.





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**2: Siding Not Sealed**

**⊖ Recommendation**

Exterior wall gaps were observed. Most notably at siding seams and/or nail heads. Fiber cement siding manufacturers recommend all gaps be sealed. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

Recommendation: Contact a qualified professional.



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**3: Damaged Siding**

**⊖ Recommendation**

Right side

Damaged siding was observed around the home.

Recommendation: Contact a qualified professional.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**4: Mortar/Brick Cracks**

🚫 Recommendation

Front, Right side

Some mortar/brick cracks were noted around house. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed and monitored.

Recommendation: Contact a qualified professional.



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**5: Drywall Cracks**

🚫 Recommendation

Garage

Some drywall cracks were observed around the home. These should be sealed and monitored.

Recommendation: Contact a qualified professional.

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**6: Active Elevated Moisture**

🚫 Recommendation

Left front bathroom

Evidence of active elevated moisture was detected in the home. Most notably at the left front bathroom wall at the bottom of/next to the shower door. It appeared that the shower door leaks slightly at the bottom an excessive moisture was getting on wall. Excessive moisture was detected visually and with moisture meter.

Recommendation: Contact a qualified professional.



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**7: Wall Stains - Exterior**

🚫 Recommendation

Rear

Evidence of possible wall stains were noted around the exterior walls of the home.

Recommendation: Contact a qualified professional.

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**8: Fence on Walls**

🚫 Recommendation

Right side

Wood fence was contacting the exterior walls. This could be conducive condition for wood destroying insects.

Recommendation: Contact a qualified professional.



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**9: Expansion Joint Filler**

🚫 Recommendation

Expansion joint filler showed signs of deterioration. Expansion joints should be properly sealed around the home.

Recommendation: Contact a qualified professional.



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**10: Interior Wall Gaps**

🔴 Recommendation

Garage, Left front bathroom

Interior wall gaps were observed.

Recommendation: Contact a qualified professional.

**F. Ceilings and Floors**

*Comments:*

About Ceilings and Floors:

Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Ceiling Type:* Drywall

*Floor Type:* Tile, Carpet

**1: Nail Pops**

🔴 Recommendation

Living room, Breakfast room

Some nail pops were observed around the home.

Recommendation: Contact a qualified professional.

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**2: Drywall Cracks**

🔴 Recommendation

Garage, , Breakfast room, Left front bedroom

Some drywall cracks were observed around the home. These should be sealed and monitored.

Recommendation: Contact a qualified professional.

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**3: Floor Cracks**

🔴 Recommendation

Kitchen

Some tile floor cracks were observed around the home. In our opinion, there did not appear to be excessive deflection or settlement in these areas. These should be properly sealed and monitored.

Recommendation: Contact a qualified professional.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**4: Damaged Floor Tile**

🔴 Recommendation

Kitchen

Damaged/chipped floor tile was observed.

Recommendation: Contact a qualified professional.



**5: Ceiling Gaps**

🔴 Recommendation

Left front bathroom closet

Ceiling gaps were observed.

Recommendation: Contact a qualified professional.

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

*Comments:*

About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Door Stoppers**

🔴 Recommendation

Entry hall, Left front bedroom, Right rear bedroom, Kitchen

Some doors were missing stoppers.

Recommendation: Contact a qualified professional.

**2: Weatherstripping Worn**

🔴 Recommendation

Weatherstripping was worn at the bottom of the rear exterior door.

Recommendation: Contact a qualified professional.



<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Doors Not Latching**

🔴 Recommendation

Rear exterior door was not latching properly.

Recommendation: Contact a qualified professional.

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**4: Damaged Doors**

🔴 Recommendation

Garage entry door and door frame were slightly damaged..

Recommendation: Contact a qualified professional.



**5: Right Yard Gate**

🔴 Recommendation

Right yard wood gate was not latching properly.

Recommendation: Contact a qualified professional.



**6: Wood Deterioration**

🔴 Recommendation

Wood deterioration was observed on the rear exterior door, rear exterior door frame, and on the base boards just inside and next to the rear exterior door. No significant moisture was detected at the time of inspection, however we suspect a slight leak around the rear exterior door.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**H. Windows**

*Window Type:* Aluminum

*Comments:*

About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**1: Exterior Window Seals**

➡ **Recommendation**

Some windows were not completely sealed around the exterior framing.

Recommendation: Contact a qualified professional.



**2: Damaged Screen(s)**

➡ **Recommendation**

Right side

Damaged window screens were observed around the home.

Recommendation: Contact a qualified professional.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**3: Window Seal Compromised**

**🔴 Recommendation**

Living room left rear window

Window(s) appeared to be stained on the interior of the window between the panes. This may indicate that the window seal has been compromised. Recommend further evaluation by a window professional.

Recommendation: Contact a qualified professional.



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

*Comments:*

About Stairs:

Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

**J. Fireplaces and Chimneys**

*Comments:*

About Chimneys:

Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

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

*Comments:*

About Porches, Balconies, Decks and Carports:

**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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Any porch, balcony, deck or carport that attaches or abuts to the main structure and is used for ingress and egress is included in the inspection. Detached structures and out buildings are not included. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any over current devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Panel(s) Location:* Exterior

*Wiring Type and Amp Rating:* Copper, Aluminum, 125 amp

*Service Panel(s) Description:*

3 wire 120/240v service lateral feeds electrical panel with 1/0 AWG(size estimated) aluminum wire which is rated for 125 amps. The main disconnect breaker was 125 amps. The cabinet (rated for 200 amps) appeared to be grounded. Trip ties appeared to be installed properly. It appeared that AFCI circuits were installed in bedrooms only.

Right exterior



*Visible Bonding Was Observed:*

Proper grounding/bonding was not completely visible or verifiable on all metal water/gas piping and appliances. Many areas were concealed and not accessible or visible. Visible bonding was observed at the exterior gas meter. We recommend proper grounding/bonding of applicable systems, water heater and appliances be verified by a qualified licensed electrician.

*AFCI Breakers Not Tested:*

AFCI breakers are not tripped or tested in homes that are occupied at the time of inspection.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: AFCI Breakers**

🚫 Recommendation

AFCI breakers were not completely installed. Appeared to be installed on bedroom circuits only. Per the 2015 NEC (National Electric Code) AFCI breakers are required in most 15 and 20 amp circuits supplying power to household outlets and devices including kitchens and laundry room. They are not typically required in exterior, garage or bathroom circuits. Typically homes prior to 2006 did not have any form of AFCI protection as a part of the original construction.

Recommendation: Contact a qualified electrical contractor.

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**2: Neutral/Grounds Not Bonded**

🚫 Recommendation

The neutral/ground wires in the distribution panel did not appear to be bonded. This should be further evaluated by a qualified licensed electrician.

Recommendation: Contact a qualified electrical contractor.

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**3: Debris in Panel**

🚫 Recommendation

There was debris on the interior of the distribution panel.

Recommendation: Contact a qualified professional.

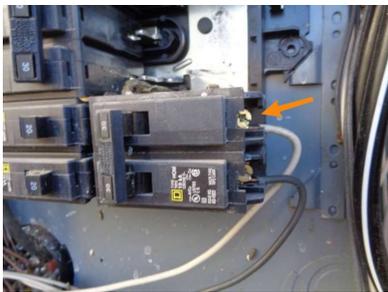


**4: White Hot Wires**

🚫 Recommendation

There were white wires connected to breakers that appeared to be used as hot wires in the panel. Typically white wires should be designated as neutral only.

Recommendation: Contact a qualified electrical contractor.



**5: Animal/Insect Activity**

🚫 Recommendation

There appeared to be animal activity and animal droppings in the panel.

Recommendation: Contact a qualified electrical contractor.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**6: Loose Connector**

🔴 Recommendation

Grounding rod connector was loose.

Recommendation: Contact a qualified professional.



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

*Type of Wiring:* Copper

*Comments:*

About Branch Circuits, Connected Devices and Fixtures:

Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*GFCI Were Present:*

GFCI outlets were present and functioning on the exterior, bathrooms, garage(partial), and kitchen.

*Smoke Alarms Were Present:*

Smoke alarms were present and functioning in all bedrooms and adjacent areas. Test buttons were activated and alarms sounded.

*Outlets Not Accessible:*

Some outlets were not accessible due to furniture and personal items.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: GFCI Were Not Present**

▲ Safety Hazard

GFCI outlets were not present and functioning in the garage(partial) and utility room. In garage, the ceiling outlet was not GFCI protected.

Recommendation: Contact a qualified electrical contractor.

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**2: GFCI Not Present Near Sink**

▲ Safety Hazard

GFCI outlet was not present and functioning on the living room left wall side of the kitchen counter. This was within 6' of the kitchen sink.

Recommendation: Contact a qualified professional.

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**3: No Carbon Monoxide Detectors**

▲ Safety Hazard

No carbon monoxide detectors were located. Carbon monoxide detectors are required outside of sleeping areas in homes that have gas appliances and/or an attached garage.

Recommendation: Contact a qualified professional.

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**4: Fixture Cover(s) Missing**

⊖ Recommendation

Rear exterior, Garage

Light fixture cover(s) were missing around the home.

Recommendation: Contact a qualified professional.

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**5: Fixture(s) Not Functioning**

⊖ Recommendation

Light fixture(s) did not appear to be functioning above the kitchen sink.

Recommendation: Contact a qualified professional.

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**6: Smoke Alarms**

⊖ Recommendation

Smoke alarms were tested and all appeared to be functioning, however alarms were not very loud in our opinion. Recommend replacement so alarms can always be properly heard.

Recommendation: Contact a qualified professional.

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**7: Outlet Cover Damaged**

⊖ Recommendation

Outlet cover was cracked/damaged in the right rear bedroom.

Recommendation: Contact a qualified professional.



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

**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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**A. Heating Equipment**

*Type of Systems:* Gas Fired

*Location:* Attic

*Comments:*

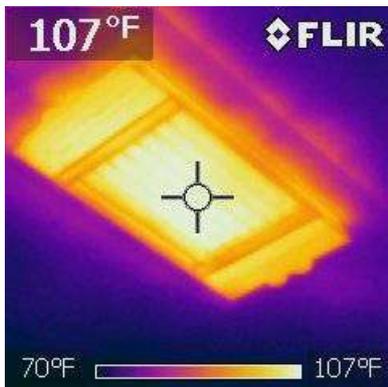
About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector will operate the heating equipment if it is safe to do so. Inspectors will visually inspect the heating unit for general operation and safety issues. Inspectors do not disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing of the unit, uniformity of the air supply or types of insulation. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Furnace Description:*

Furnace appeared to be manufactured by Carrier in 2006. Furnace was operated, access panel was removed and interior was observed. Appeared to be functioning as intended.

Attic



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**B. Cooling Equipment**

*Comments:*

About Cooling Equipment:

The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of

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the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*Location:* Attic, Exterior

*Condensing Unit Description:*

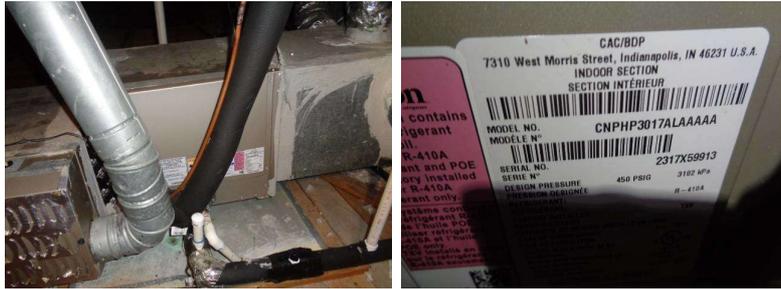
Condensing unit appeared to be manufactured by Carrier. There was no manufacturer's label on the unit. Age, size, and proper breaker sizing was not .



*Evaporator Unit Description:*

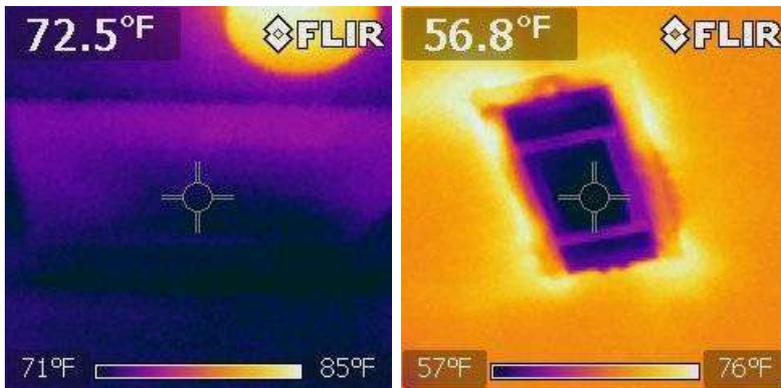
Evaporator unit appeared to be manufactured by Carrier in 2017. Unit appeared to be 2.5 ton.

Attic



*AC Temperature Drop - In Range:*

AC appeared to be cooling properly. Temperature differential measured 16 degrees between air supply and registers. Typical range should be 15 to 20 degrees.



*Coils Not Accessible:*

Evaporator coils were not visible or accessible.

*Drain Lines Not Accessible:*

AC drain line terminations were not completely visible or accessible.

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Label(s) Unreadable**

🔴 Recommendation

Condensing Unit

There was no manufacturer's label on the AC condensing unit. Age, size, and proper breaker sizing was not determined.

Recommendation: Contact a qualified heating and cooling contractor

**2: Unit(s) Not Elevated**

🔴 Recommendation

Condensing unit was not elevated enough. Common building code requires condensers to be elevated at least 3" from the ground.

Recommendation: Contact a qualified professional.



**3: Water/Rust Stains**

🔴 Recommendation

Attic

Evidence of possible water/rust stains were observed in the secondary evaporator drain pan. We suspect this is the old drain pan, however this could be a sign of improper drainage of the main drain line. Recommend that unit(s) be evaluated and serviced by a qualified, licensed HVAC professional.

Recommendation: Contact a qualified heating and cooling contractor



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

*Comments:*

About Duct Systems, Chases and Vents:

Inspector will observe air ducts, and absence of air flow at accessible registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**1: Unsupported/touching Ducts**

🚫 Recommendation

Some air ducts did not appear to be properly supported and were laying on insulation and/or contacting other ducts.

Recommendation: Contact a qualified professional.



**2: Air Filters Were Dirty**

🚫 Recommendation

Air filter(s) were dirty.

Recommendation: Contact a qualified professional.

**IV. PLUMBING SYSTEMS**

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

*Location of Water Meter:* Front Exterior

*Location of Main Water Supply Valve :* Garage

*Static Water Pressure Reading:* 60 PSI

*Supply Line Material:* CPVC

*Comments:*

About Pluming Systems:

The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.



*Missing Access Panels:*

There were missing access panels for the bath tub(s). Interior plumbing of the tub(s) were not inspected.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Both tubs

*No Shower Pan Testing:*

No specialized shower pan testing or inspection was performed.

**1: Plumbing Leak(s)**

👉 **Recommendation**

Kitchen sink

Plumbing leak was observed in the home. Kitchen sink constantly drips. Recommend repair by a qualified licensed plumbing professional.

Recommendation: Contact a qualified plumbing contractor.

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**2: Shower Enclosure(s) Not Sealed**

👉 **Recommendation**

Right rear bathroom

Shower enclosure(s) were not properly sealed in the home.

Recommendation: Contact a qualified professional.



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

*Comments:*

*No Underground Testing:*

No hydrostatic or underground pipe testing was performed. We recommend testing by a qualified licensed plumbing professional if there are concerns.

**C. Water Heating Equipment**

*Capacity:* 40 Gallons

*Water Heater Information:*

Water heater appeared to be manufactured by A.O. Smith in 2007. Appeared to be functioning as intended.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*Comments:*

**About Water Heaters:**

Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the units capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owners manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

*TPRV Information:*

Manufacturers of most Temperature and Pressure Relief Valves (TPRV) state that the TPRV should be replaced and/or evaluated by a licensed plumbing professional every two to three years.

*TPRV Not Tested:*

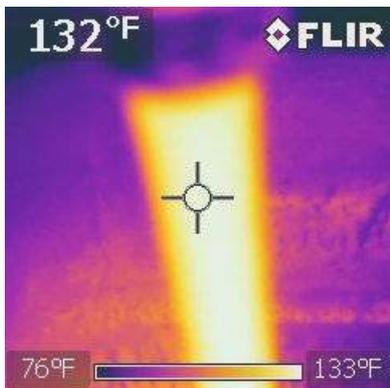
Temperature and pressure relief valve was not tested due to age, corrosion and/or general condition. We recommend the valve be checked by a qualified plumbing professional.

**1: Hot Water Too Hot**

**▲ Safety Hazard**

In our opinion, hot water was too hot. Suspect this could be corrected by turning down the thermostat.

Recommendation: Contact a qualified professional.



**D. Hydro-Massage Therapy Equipment**

*Comments:*

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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### V. APPLIANCES

**A. Dishwashers**

*Comments:*  
Dishwasher appeared to be functioning as intended.

**1: Dirty**

🔴 **Recommendation**

Unit interior was dirty.

Recommendation: Contact a qualified professional.

**B. Food Waste Disposers**

*Comments:*  
Disposal appeared to be functioning as intended.

**1: Worn Splash Guard**

🔴 **Recommendation**

Splash guard was worn.

Recommendation: Contact a qualified professional.



**C. Range Hood and Exhaust Systems**

*Comments:*  
Unit appeared to be functioning as intended. Unit vents back into the kitchen.

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

*Range/Cook Top Type:* Gas, Combo Unit

*Comments:*

*Oven Operation:*

Oven was measured at or near 350 degrees when set at 350 degrees.

*Cooktop Operation:*

Cook top operated normally.

**1: No Gas Shutoff Was Located**

🔴 **Recommendation**

No gas shutoff valve was located. We suspect it may have been concealed behind the unit or cabinetry.

Recommendation: Contact a qualified professional.

**E. Microwave Ovens**

*Comments:*  
Microwave was not a permanently mounted unit.

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

*Comments:*

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Mechanical exhaust vents appeared to be functioning as intended. Appeared to terminate through the roof.

**G. Garage Door Operators**

*Door Type:* Sectional

*Comments:*

Garage door opener appeared to be functioning as intended.

**1: Fixture Cover**

🚫 **Recommendation**

Light fixture cover was loose on the opener.

Recommendation: Contact a qualified professional.



**H. Dryer Exhaust Systems**

*Comments:*

**1: Improper Vent Cap**

🚫 **Recommendation**

Dryer vent appeared to terminate at the roof in a generic exhaust vent. We recommend a dryer approved vent cover be installed with a proper back draft device.

Recommendation: Contact a qualified professional.

