

PROPERTY INSPECTION REPORT



4843 Hidden Chestnut Ln. , Houston , TX 77084
Inspection prepared for: Matt Messer
Real Estate Agent: Open House - Open House

Date of Inspection: 6/29/2023
Age of Home: 2004 Size: 2,080
Structure Type: Structure is a wood framed structure
on a concrete slab foundation.

Inspector: Steve McElwee
License 21679
Deer Park, TX 77536

Email: steve@inspect-texas.com

PROPERTY INSPECTION REPORT FORM

<u>Matt Messer</u>	<u>6/29/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>4843 Hidden Chestnut Ln. , Houston , TX 77084</u>	
<i>Address of Inspected Property</i>	
<u>Steve McElwee</u>	<u>License 21679</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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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 foundation

Comments:

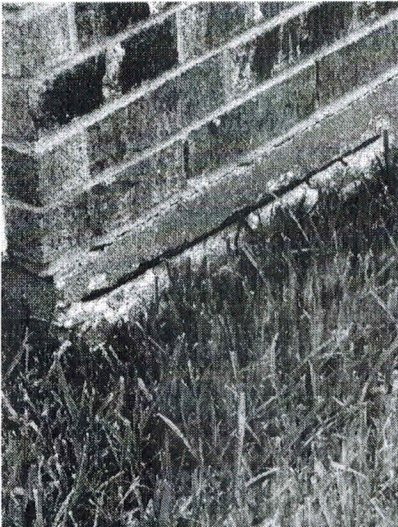
- SLAB FOUNDATION

• During the inspector's visual assessment of the home's foundation, as well as observations made outside the home and within the home, it is the inspector's opinion that the structural integrity of the foundation was performing satisfactory at time of inspection. Although no stress signals were observed at the time of inspection, no warranty against future movement can be made.

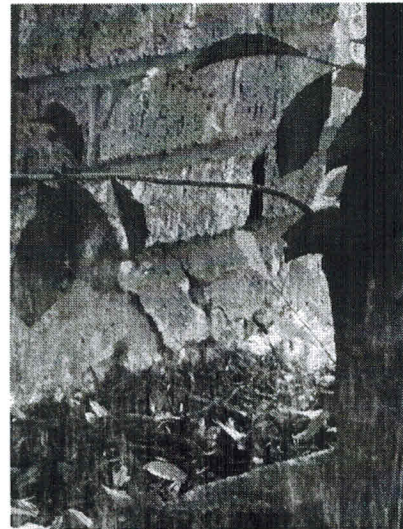
• One or more corner wedge cracks noted on foundation corner(s). These do not normally present a structural support problem but can be location(s) of undetected insect entry. The reason for damaged foundation corners typically is from thermal expansion of masonry walls. Walls heat up and expand while foundation remain cool. The stress placed on concrete foundation from wall movement results in a broken corner of slab. This is a very common issue seen every day by home inspectors. Unless noted elsewhere, corner wedge cracks are more of a cosmetic issue than a structural problem.

• Rebar is steel rods that provide strength to concrete foundations. Rebar that is exposed to atmosphere needs to be cleaned, sealed, and covered with grout to stop corrosion and spalling.

- Exposed steel rebar noted on exterior foundation between soil and brick / stone / siding.



Exposed steel rebar noted on exterior foundation between soil and brick / stone / siding.



Corner pop, front right corner.

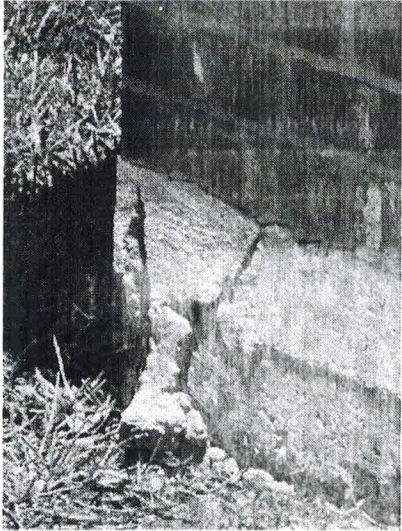
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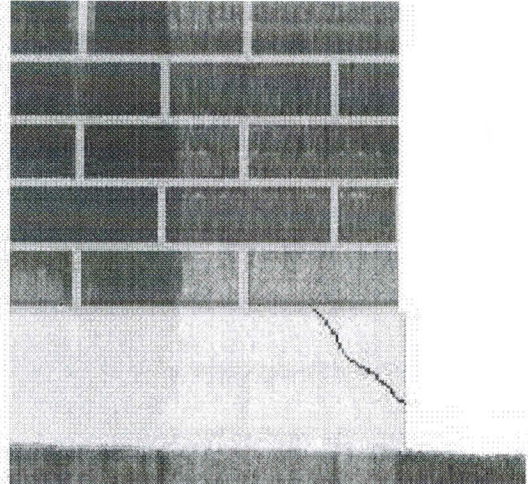
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Corner pop, front left corner.



Foundation Corner Pop (Wedge Crack)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Grading and Drainage

Comments:

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I NI NP D

**C. Roof Covering Materials**

Type(s) of Roof Covering:

- Asphalt composition shingles noted

Viewed From:

- Ground with 30' spectroscope equipped with camera. This allows the inspector to perform the roof inspection when the height, or pitch of the roof make it unsafe to physically walk the surface. If more information, or a 'walk on surface' evaluation of the roof covering is desired, a qualified roofing contractor should be consulted prior to closing.

Comments:

- The inspector is not required to inspect from the roof level if; in the inspectors reasonable judgment, the inspector cannot safely reach and/or stay on the roof without harming him/herself, or causing significant damage to the roof covering materials. Only areas of the roof deemed safe to walk, are walked. It is essential that any recommendations that we may make for correction should be completed by a reputable roofing contractor before closing, because a qualified roofing contractor could reveal other problems or recommend repairs.
- The Inspector is not a professional roofer. Please feel free to hire one prior to your closing.

The Inspector will do his best to inspect the roof system within the time allotted. He will inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

It is virtually impossible to detect a leak except as it is occurring, or by specific water tests, which are beyond the scope of our inspection. I recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy. Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.

This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

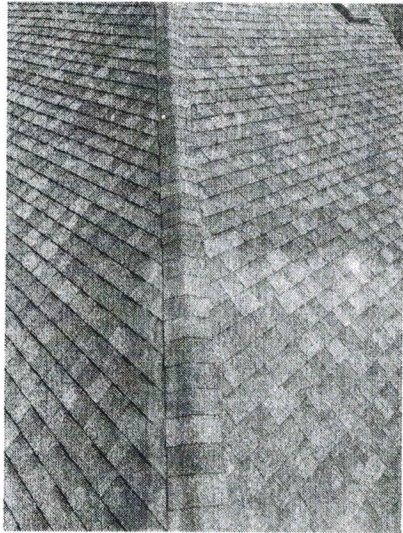
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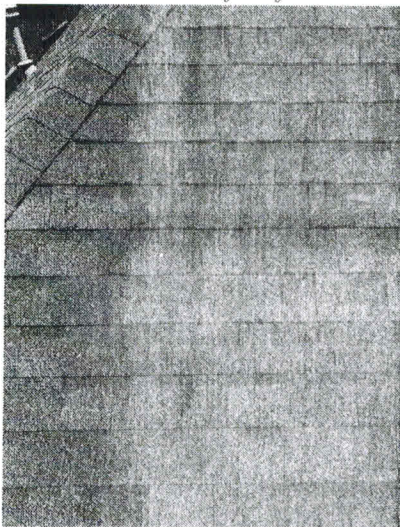
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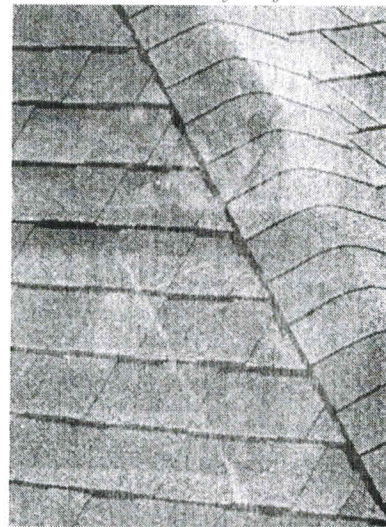
Picture of roof



Picture of roof



Picture of roof



Picture of roof

D. Roof Structure and Attics

Viewed From:

- Note: The inspector did not enter the full attic and most of the inspection was performed from the platform installed due to trip and safety hazards i.e electrical wiring, ductwork, blown in insulation. The only areas of the attic space inspected was done so from the decking installed.

Approximate Average Depth of Insulation:

- Insulation is approximately 4-8 inches deep

Comments:

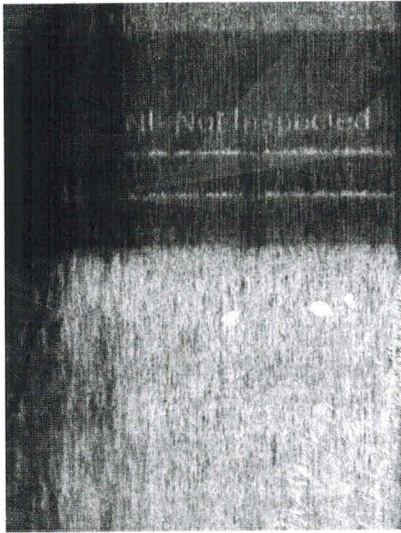
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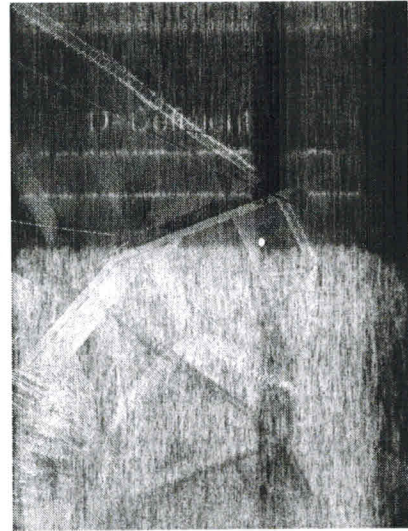
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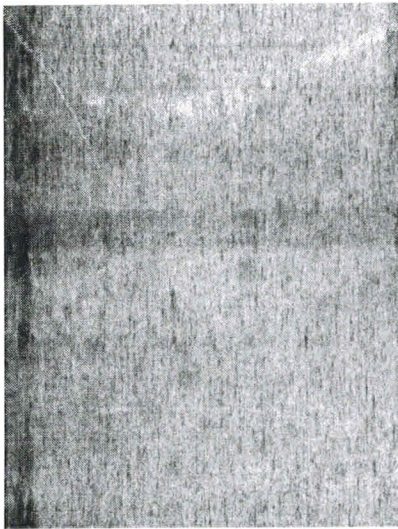
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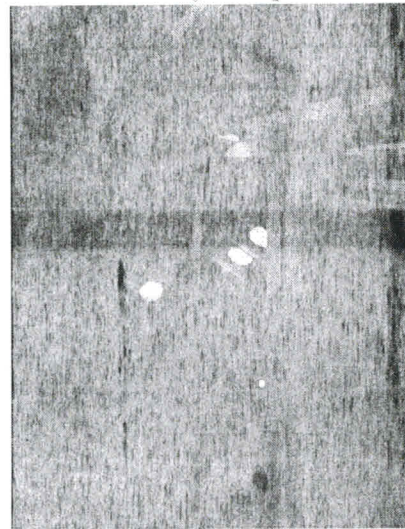
Picture of attic space



Picture of attic space



Picture of attic space



Picture of attic space

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior brick veneer and/or structural walls noted
- Exterior Hardiboard {fiber cement} siding noted
- Drywall walls noted on interior

Comments:

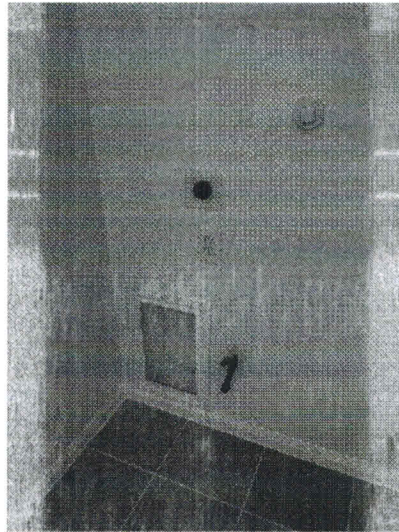
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Electric and gas dryer connections present.

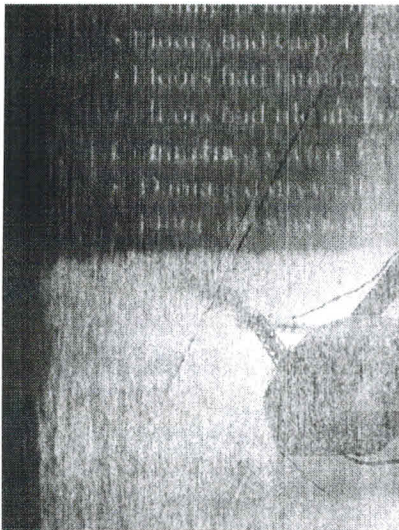
F. Ceilings and Floors

Ceiling and Floor Materials:

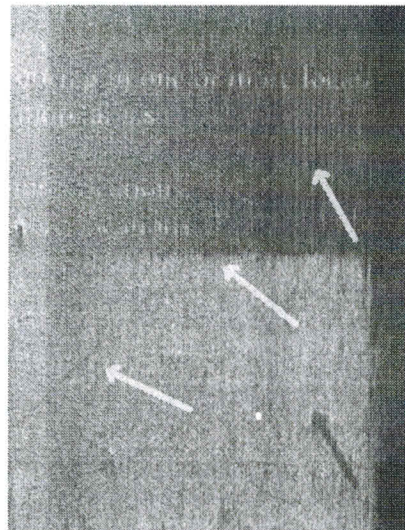
- Ceiling is made of drywall with texture finish
- Floors had carpet covering in various locations
- Floors had laminate and/or engineered wood flooring in one or more locations
- Floors had tile and/or stone covering in one or more areas

Comments:

- Damaged drywall noted on ceiling in one or more locations.
- Floor tile was noted to be damaged in one or more locations.



Damaged garage ceiling.



Damaged ceiling.

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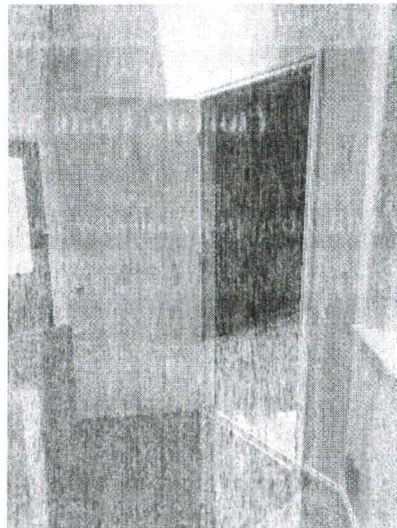
Damaged floor tile.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Doors (Interior and Exterior)

Comments:

- The garage entry door was not equipped with a self closing device.



The garage entry door was not equipped with a self closing device.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Window Types:

- Windows are made of aluminum

Comments:

- One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. I recommend consulting with a qualified contractor for further evaluation and repair where necessary. Areas include, but are not limited to:

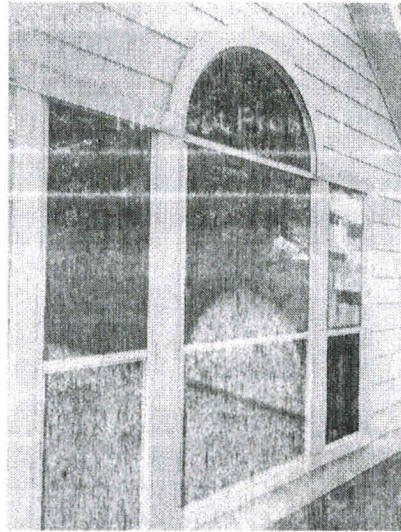
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Several windows noted with lost seal

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

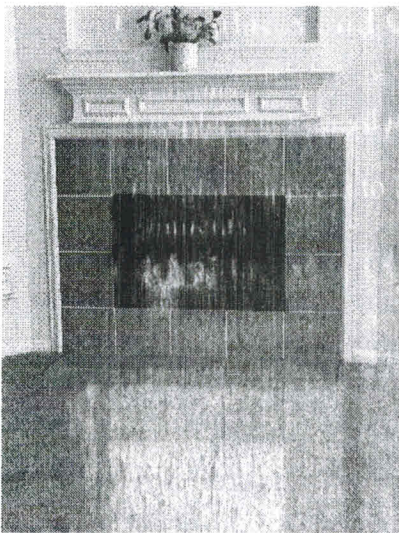
Locations:

- Fireplace is located in the family room

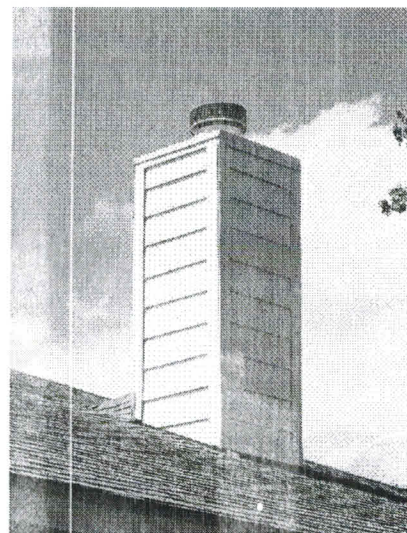
Types:

- Fireplace appears to be wood burning

Comments:



Picture of fireplace.



Fireplace chimney

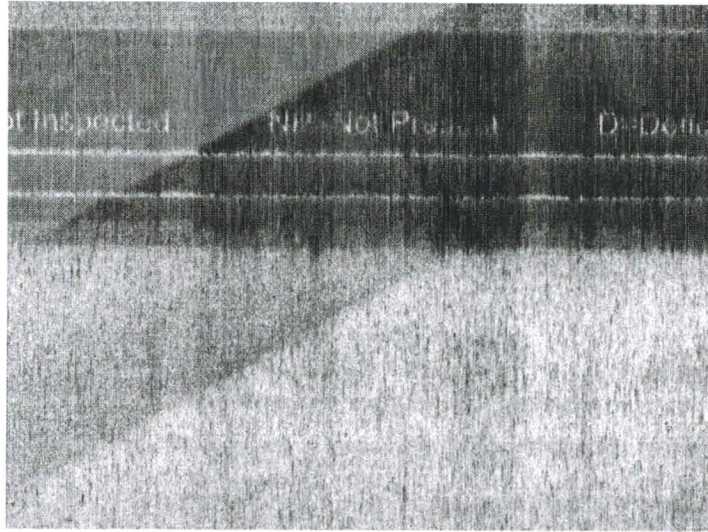
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Fireplace damper

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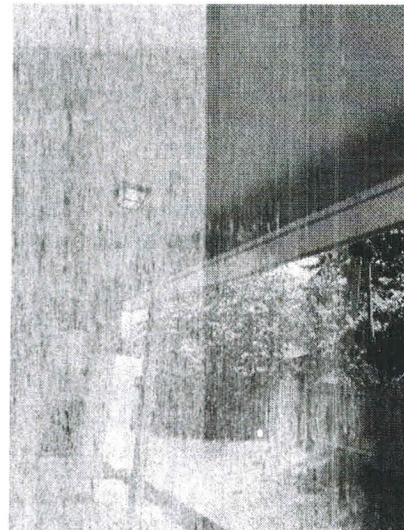
K. Porches, Balconies, Decks, and Carports

Comments:

- The porch was observed to have one or more loose and/or damaged support columns



The porch was observed to have one or more loose and/or damaged support columns



Back patio

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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L. Other

Materials:

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- The electrical service panel is located in the garage.

Materials and Amp Rating:

- Copper wiring
- 125 amp

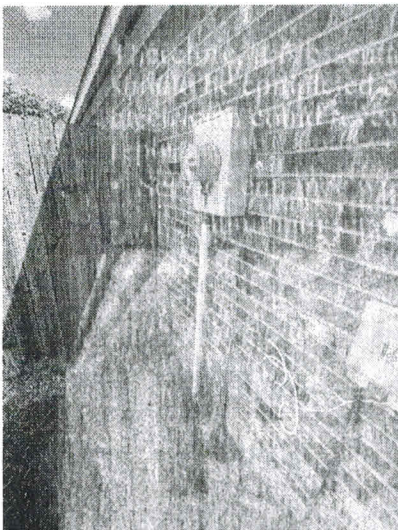
Comments:

- The Inspector is not a licensed electrician. Please feel free to hire a licensed electrical contractor prior to putting the home on the market and or the end of your option period.

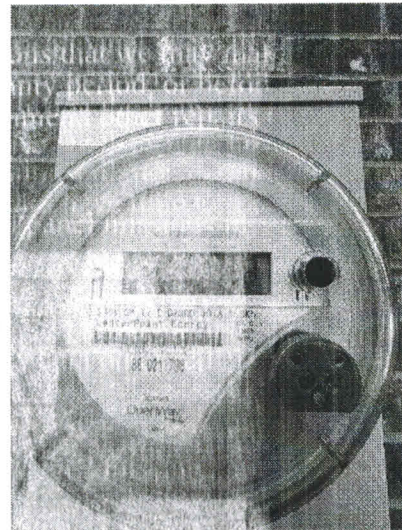
If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices for obvious visual problems. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the end of the warranty period, or before closing, because an electrician could reveal other problems or recommend other repairs not noted in this report.

- Service entrance wiring is underground
- The aluminum service conductors in electrical panel missing anti-oxidant grease.



Electric meter.



Electric meter.

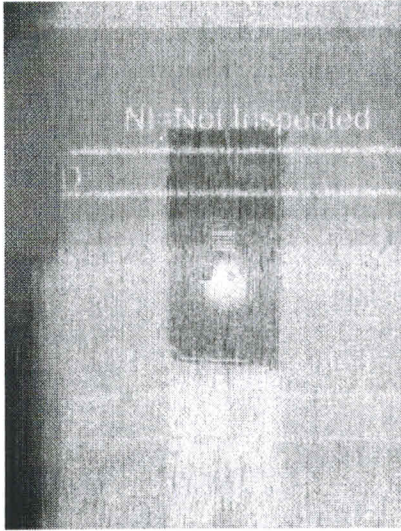
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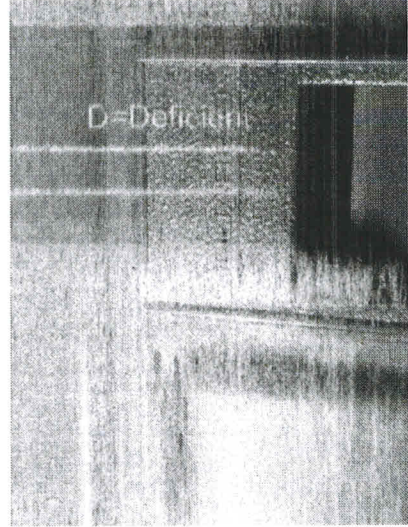
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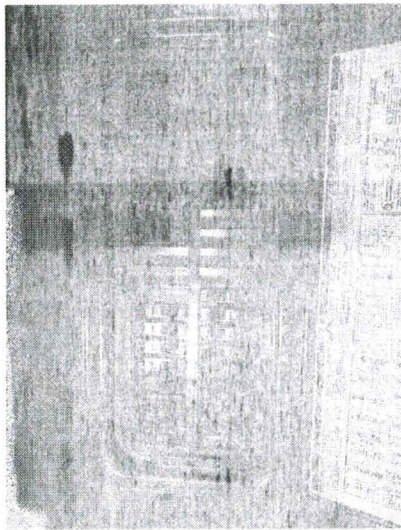
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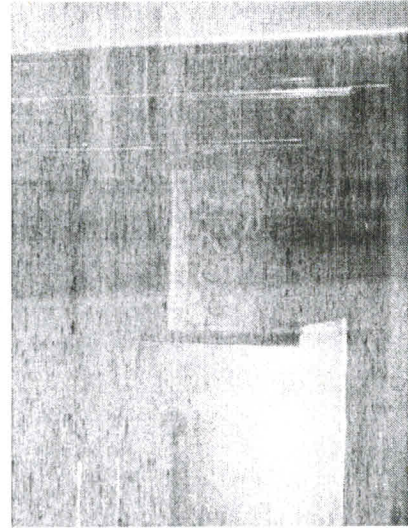
Picture of electrical service panel.



*Electrical service panel brand name.
Square D*



Picture of electrical service panel.



Main breaker.

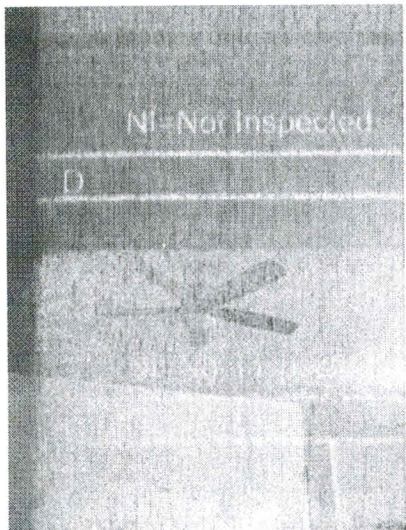
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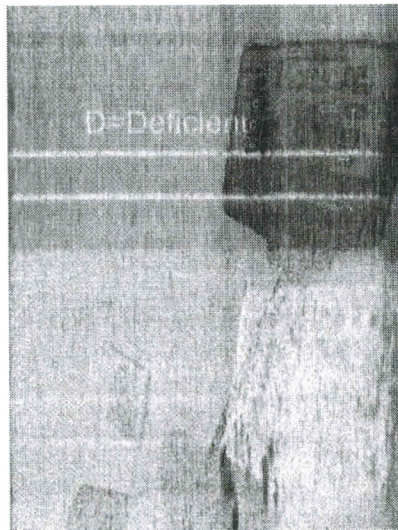
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Living room ceiling fan did not appear to be working



Garage electrical receptacle appears to be overheating at sprinkler system control.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Gas fired forced hot air

Energy Sources:

- The furnace is gas powered

Comments:

- Number of Heating Units (1)
- Brand name: RHEEM
- Manufacture Date 2004

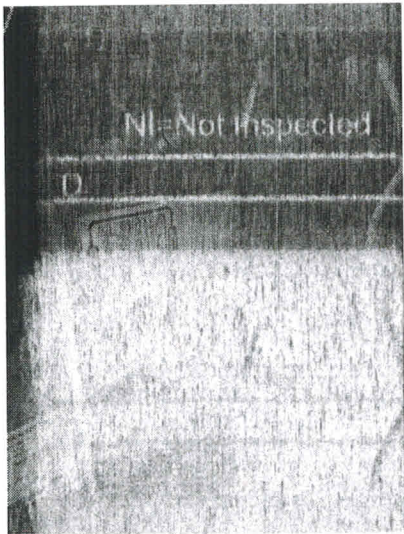
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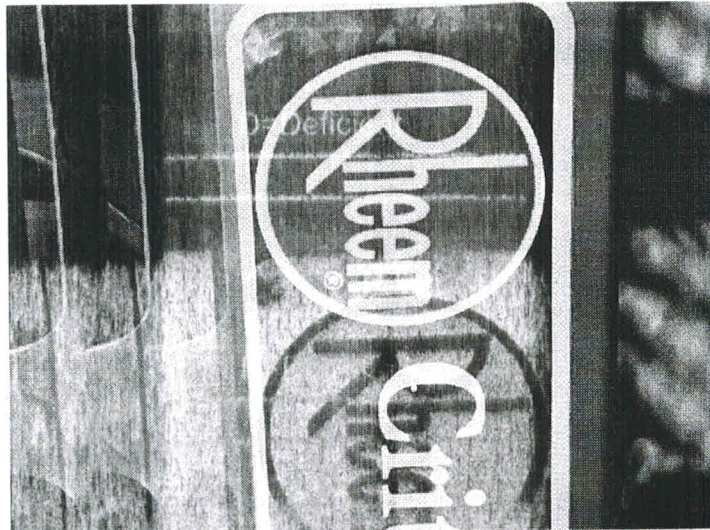
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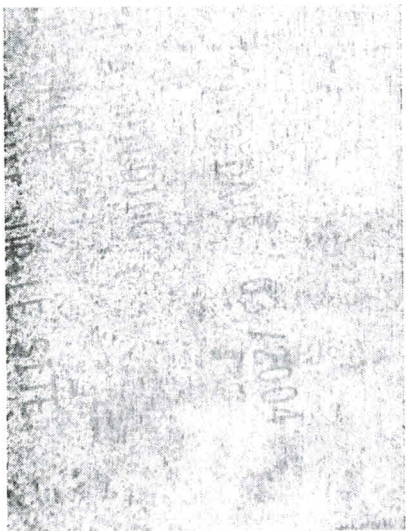
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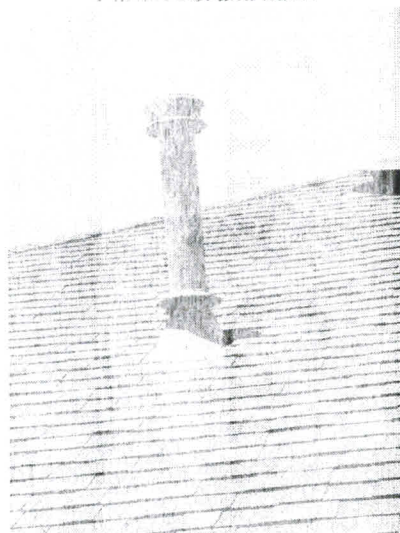
Furnace



Furnace brand name



Furnace Data Tag



Furnace exhaust pipe

B. Cooling Equipment

Type of Systems:
Comments:

- Number of AC Units : 1
- AC Unit #1 Brand Name: TRANE
- AC Unit #1 Manufacture Date: 2018
- The temperature difference between Return Air and Supply Air is 20.0 degs. F.

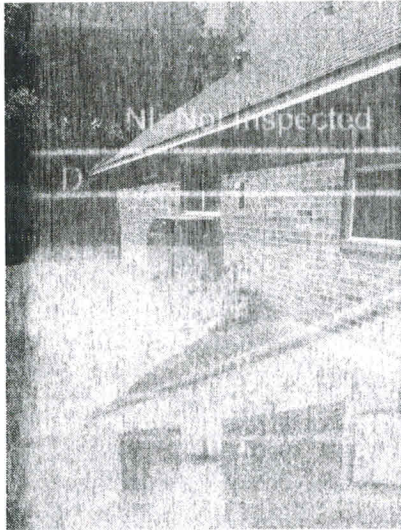
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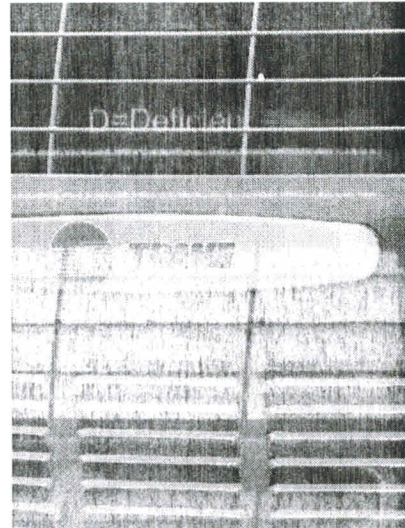


AC condensing unit.

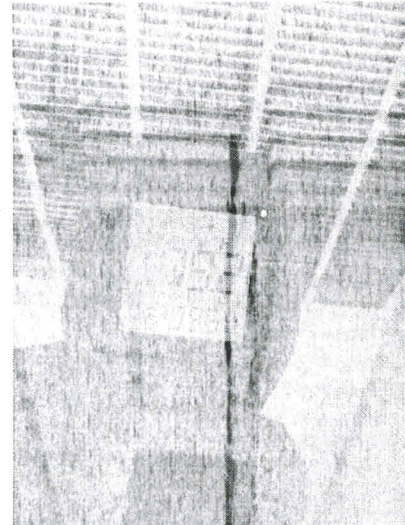


MFR DATE	12/2018
VOLTS	208/230
1	HZ 60
32.0	AMPS
USA	CANADA
50	50
OZ. OR	4.96 kg(SI)
	300R 5/8" rms
Quiet - See	

AC condensing unit data tag.



AC Condensing unit brand name



Air temperature measured at return air vent.

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Air temperature measured at supply air vent.

C. Duct Systems, Chases, and Vents

Comments:

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard Right side close to street.

Location of Main Water Supply Valve:

- Right side of house towards the front.

Comments:

- Type of Supply Piping Material: CPVC

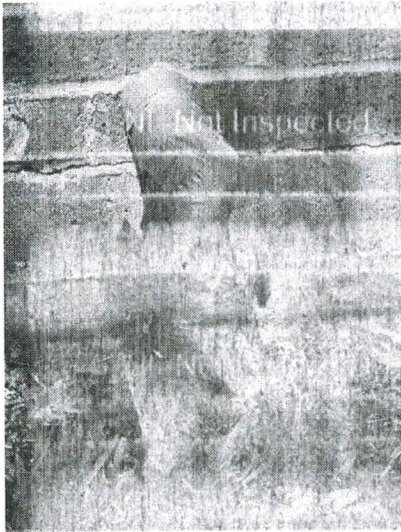
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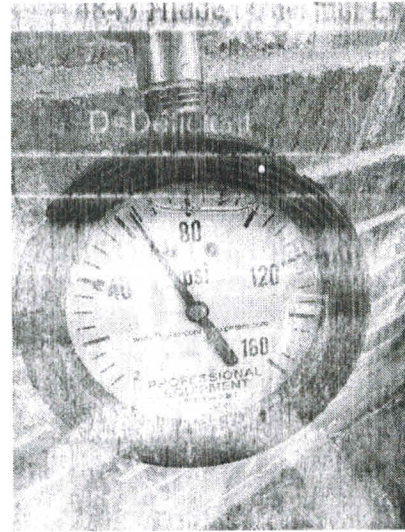
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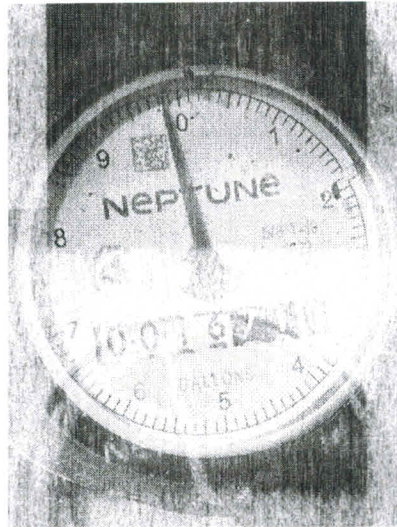
I	NI	NP	D
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Water shut off valve



Water pressure.



Water meter.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC

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I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

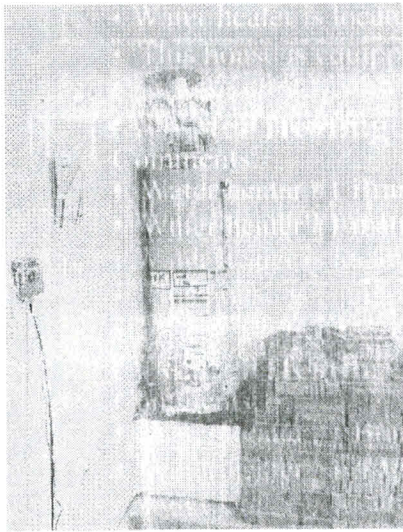
- Water heater is natural gas
- Water heater is located in the garage
- This house is equipped with 1 water heaters.

Capacity:

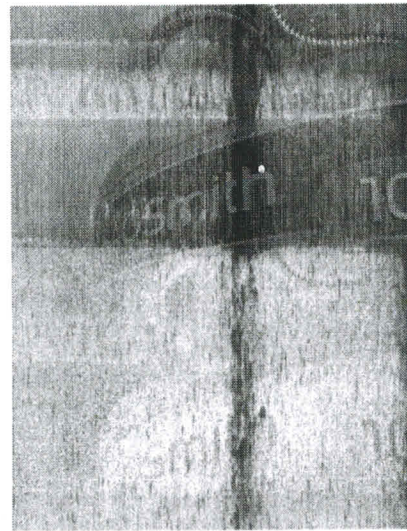
- Unit is 40 gallons

Comments:

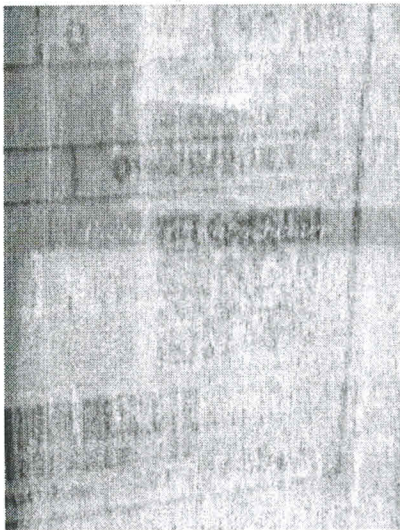
- Water heater #1 Brand name: AO Smith
- Water heater #1 manufacturer date: 2022



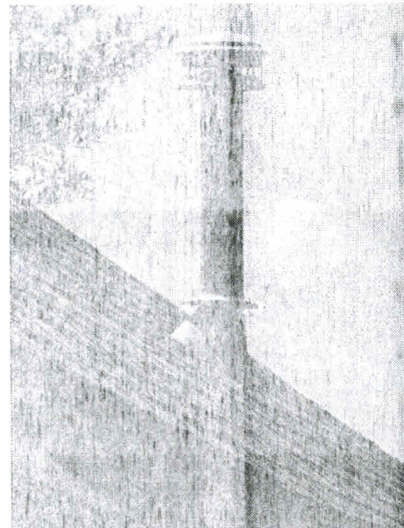
Picture of water heater



Water heater brand name



Water heater data tag



Water heater exhaust pipe

D. Hydro-Massage Therapy Equipment

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Gas Distribution Systems and Gas Appliances

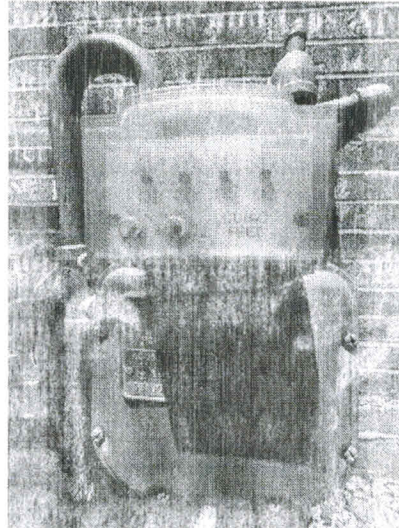
Type of Gas Distribution Piping Material:

- Black Carbon Steel Pipe

Location of Gas Meter:

- Right Side of House

Comments:



Gas meter

F. Other

Materials:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- Dishwasher appears to be new

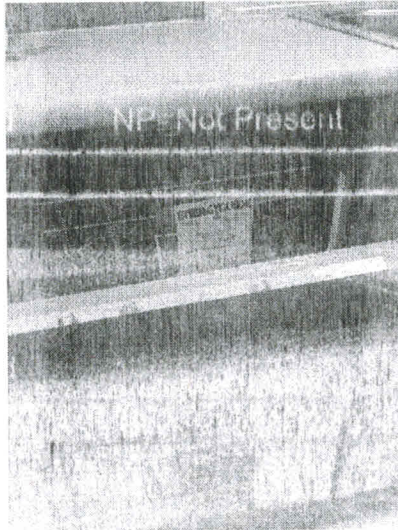
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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New dishwasher

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

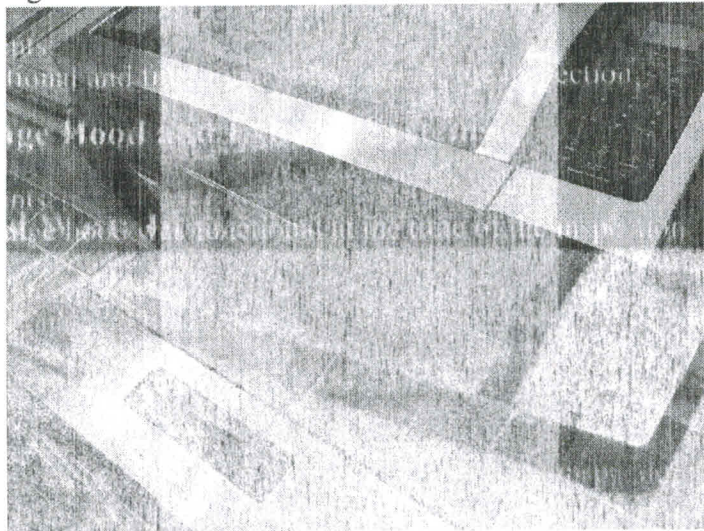
- Operational and functional at the time of the inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- The range hood was functional at the time of the inspection



Range hood

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

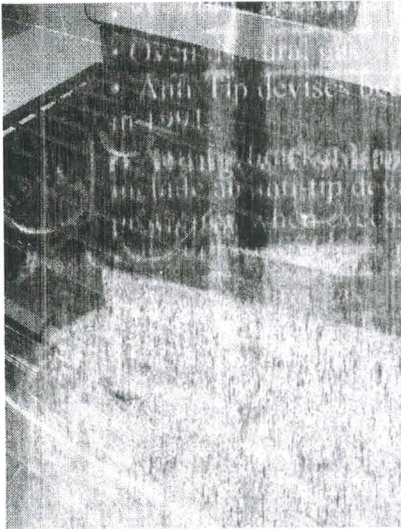
I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

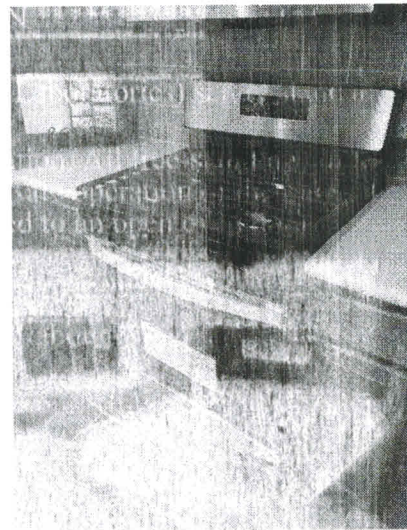
Comments:

• ***** FREE STANDING OVEN *****

- Oven: Natural gas
- Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991.
- Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door



Gas range cooktop in operation



Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door

E. Microwave Ovens

Comments:

- The microwave was found to be performing at the time of the inspection. Note: No microwave leak detection and/or output testing was done during this inspection period

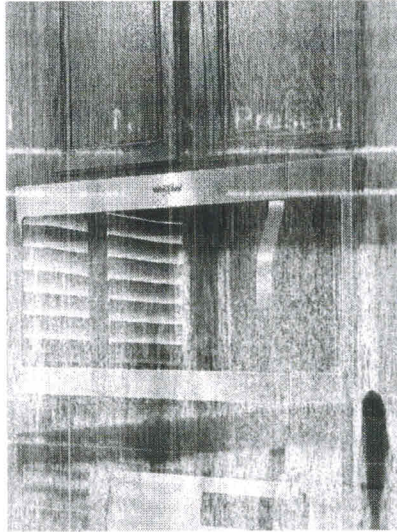
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Microwave oven

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Door Type:

- One {16'} steel panel door

Comments:

H. Dryer Exhaust Systems

Comments:

- The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

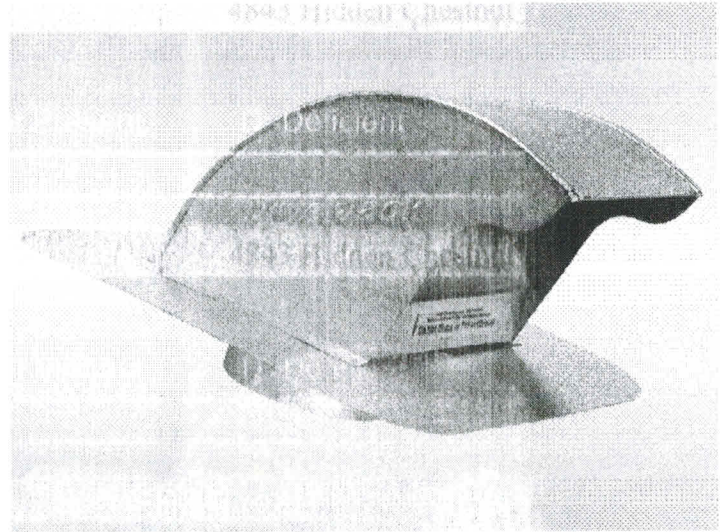
I	NI	NP	D
---	----	----	---



Unapproved roof材 used for dryer vent pipe.

I
 NI
 NP
 D
 I. Other

Observations:



VI. OPTIONAL SYSTEMS

I
 NI
 NP
 D
 A. Landscape Irrigation (Sprinkler) Systems

Comments:



Sprinkler system

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

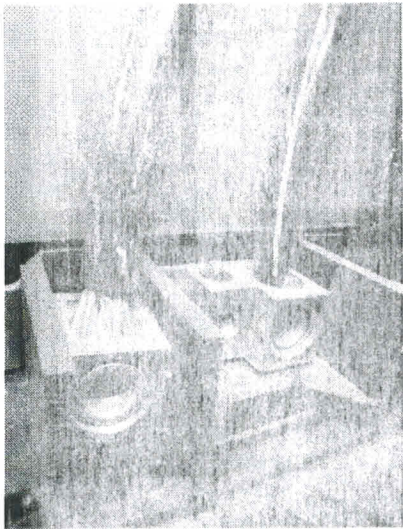
I	NI	NP	D
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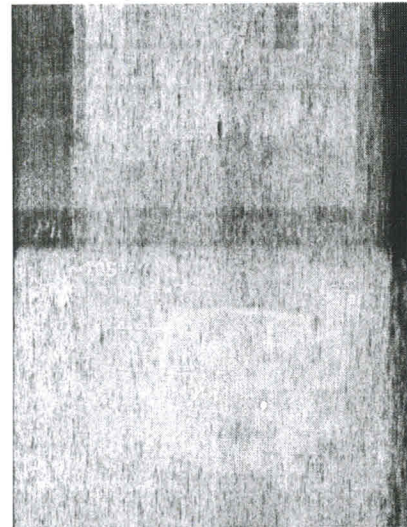
Picture of breeders



Picture of electrical service panel.



Aluminum service conductors missing anti-oxident grease.



Thermal imaging camera used to detect over heating electrical components. No issues.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

- One or more ceiling fans were not working at time of inspection.
- One or more electrical receptacles appear to be overheating

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other

Comments:

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: A	Foundations	<ul style="list-style-type: none"> Exposed steel rebar noted on exterior foundation between soil and brick / stone / siding.
Page 9 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> Damaged drywall noted on ceiling in one or more locations. Floor tile was noted to be damaged in one or more locations.
Page 10 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> The garage entry door was not equipped with a self closing device.
Page 10 Item: H	Windows	<ul style="list-style-type: none"> One or more of the thermal pane windows were observed to have lost their seals. This has resulted in condensation or a fog like film to develop between the panes of glass. The thermal pane windows are no longer functional as designed when the seal is lost and replacement may be necessary. I recommend consulting with a qualified contractor for further evaluation and repair where necessary. Areas include, but are not limited too:
Page 12 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> The porch was observed to have one or more loose and/or damaged support columns
ELECTRICAL SYSTEMS		
Page 13 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> The aluminum service conductors in electrical panel missing anti-oxidant grease.
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> One or more ceiling fans were not working at time of inspection. One or more electrical receptacles appear to be overheating
APPLIANCES		
Page 24 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> Anti-tip bracket is missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door
Page 25 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> The dryer vent pipe has been terminated through roof with an unapproved roof jack. Dryers terminated at roof requires a roof jack that is designed for this purpose. It is required to have a back draft damper to keep birds and rodents from building nests in the dryer exhaust pipe.