

Property Inspection Report



**Andrew Horsley TREC#22980 MAC#1746
Horsley Home Inspection**

**238 Birch St
Inspection Prepared For: Kara Gresslin
Agent: -**

**Date of Inspection: 1/2/2023
Year Built: 1102 Size: 1955
Weather: 77 degrees with overcast skies**

PROPERTY INSPECTION REPORT FORM

| | |
|---|----------------------------|
| <u>Kara Gresslin</u> | <u>1/2/2023</u> |
| <i>Name of Client</i> | <i>Date of Inspection</i> |
| <u>238 Birch St, Lake Jackson, TX 77566</u> | |
| <i>Address of Inspected Property</i> | |
| <u>Andrew Horsley</u> | <u>TREC#22980 MAC#1746</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

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| I | NI | NP | D |
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

• Performance Opinion: (An opinion on performance is mandatory) In my opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems resulting from foundation movement. Slab integrity appears stable and slab appears to be performing as intended at the time of the inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are ones of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

B. Grading and Drainage

Comments:

- Recommend removing trees that are within 6ft of the house as they can cause foundation movement over time from root growth and moisture build up next to the house.
- Recommend adding a gutter above the front entryway to prevent water from splashing mud onto the walk way.



Recommend removing trees that are within 6ft of the house as they can cause foundation movement over time from root growth and moisture build up next to the house.



Recommend adding a gutter above the front entryway to prevent water from splashing mud onto the walk way.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Roof Covering Materials |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|----------------------------|

Type(s) of Roof Covering:

- Architectural Shingles noted

Viewed From:

- Roof

Comments:

- Current standards mandate all plumbing vents stacks extend a minimum of {6"} above the roof.
- The left side of the front slope has various damaged shingles from manufacture or installation. Several of these shingles have exposed fibers asphalt layer.
- The singles at the start of the front ridge cap are not sealed at the edges.



Current standards mandate all plumbing vents stacks extend a minimum of {6"} above the roof.

Damage to the shingles.

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Missing insulation.

Exposed fiber.



Exposed fibers.

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The singles at the start of the front ridge cap are not sealed at the edges.

| | | | |
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| X | | | X |
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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 2-4 inches deep

Comments:

- The gable vent is missing a screen to prevent pest entry.
- The soffit vents have openings. Recommend having them sealed to prevent rodent entry.
- Damaged fascia board on the roof to wall connection on the left side of the house.
- The hallway and main bedrooms do not have insulation installed in the attic space of above them.



Damaged fascia board on the roof to wall connection on the left side of the house.

REI 7-6 (8/9/21)



Damaged fascia board on the roof to wall connection on the left side of the house.

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The hallway and main bedrooms do not have insulation installed in the attic space of above them.



The gable vent is missing a screen to prevent pest entry.



Missing insulation.



Missing insulation.

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Missing insulation.

The soffit vents have openings. Recommend having them sealed to prevent rodent entry.



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E. Walls (Interior and Exterior)

Wall Materials:

Comments:

- The house primarily has cement board siding with vinyl siding on the rear addition.

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

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Vinyl siding on the rear addition.

Cement siding.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Ceilings and Floors |
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Ceiling and Floor Materials:

Comments:

- No immediate evidence of a Deficiency was observed.

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

- No immediate evidence of a Deficiency was observed.

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

Window Types:

Comments:

- One or more of the window screens were observed to be damaged and/or missing.

| | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Stairways (Interior and Exterior) |
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Comments:

| | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | J. Fireplaces and Chimneys |
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Locations:

Types:

Comments:

| | | | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | K. Porches, Balconies, Decks, and Carports |
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Comments:

- No immediate evidence of a deficiency at time of inspection.

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I NI NP D

L. Other

Materials:
Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the right side of the house.

Materials and Amp Rating:

- Copper service line with copper wires for the outlets and light fixtures
- 125 amp

Comments:

- The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles.
- A/C unit breaker is to the incorrect size for the unit installed.
- There are white wires in the panel that should be labeled as hot wires.



The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles.

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There are white wires in the panel that should be labeled as hot wires.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring

Comments:

• No arc-fault circuit interrupter (**AFCI**) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. All work should be performed by a qualified contractor.

- Multiple open wire splices in the attic. Wire splices should be contained in junction boxes to prevent contact with live wires.
- The wire connections to the main electrical panel have been spliced in the attic. These splices should be contained in a junction box or made inside the electrical panel.
- The wiring for the oven vent hood should be protected from damage with conduit.

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The wiring for the oven vent hood should be protected from damage with conduit.



The wire connections to the main electrical panel have been spliced in the attic. These splices should be contained in a junction box or made inside the electrical panel.

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Multiple open wire splices in the attic. Wire splices should be contained in junction boxes to prevent contact with live wires.



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C. Other

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Heating Equipment |
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Type of Systems:

- Electric forced hot air

Energy Sources:

- The furnace is electrically powered

Comments:

- The unit appeared to be functioning as intended at the time of the inspection.
- Unit was manufactured in 2021.

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Cooling Equipment |
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Type of Systems:

- The home has a split system.

Comments:

- This unit appears to be functioning as intended at the time of inspection and consistent with accepted industry standards.
- The outdoor compressor was manufactured in 2022.
- The system measured as having a 22 degree temperature differential. Proper functioning systems should have a temperature drop between 15-22 degrees. Systems that produce a low temperature differential are recommended for service as it may be a sign of the system not functioning properly. The temperature is measured at the main air return and at the supply vents around the house.



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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Duct Systems, Chases, and Vents |
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Comments:

- No immediate evidence of a Deficiency was observed.
- The rear add-on and utility rooms do not have ducting for HVAC.
- The hallway bathroom does not have ducting for HVAC.

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Other |
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Comments:

IV. PLUMBING SYSTEMS

| | | | | |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Plumbing Supply, Distribution System and Fixtures |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

Location of Water Meter:

- Front of the house

Location of Main Water Supply Valve:

- Front of the house

Comments:

- All components were found to be performing and in satisfactory condition on the day of the inspection.
- The anti-static water pressure was observed between 40-50PSI. Acceptable water pressure is between 40 and 80 psi.
- The house is primarily plumbed with PEX piping.
- The main shower faucet bezel is loose.
- Recommend caulking improvements at the corner of the tubs and shower surrounds.

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Water meter in front of the house with shut off valve.



Main shower.



Main shower.



The main shower faucet bezel is loose.

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Hallway tub.



PEX plumbing lines in the attic.



The anti-static water pressure was observed between 40-50PSI. Acceptable water pressure is between 40 and 80 psi.

B. Drains, Wastes, Vents

Type of Drain Piping Material:

- Concrete
- **PVC**
- **SDR 35**

Observations:

- The sewer scope video can be found at <https://youtu.be/4z5ilaG6Gco>
- The camera was sent up the line under the house from the clean out nearest the house then down the line to the city sewer connection.
- The lines under the house and in the yard are made of PVC with a small section of concrete line and SDR 35 connection to the city sewer line.
- Overall the line drain lines appears to be in good condition.
- **Leak at the kitchen sink to drain connection.**

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Drain line clean outs in the front yard.



Leak at the kitchen sink to drain connection.

C. Water Heating Equipment

Energy Source:

- Water heater is electric powered

Capacity:

- Unit is 40 gallons

Comments:

- The water heater was manufactured in 2022. The general rule is that water heaters last between 8 and 12 years this can vary depending on use, maintenance and water quality.
- The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended
- The inspector was unable to determine drain line termination and did not operate IPR valve.

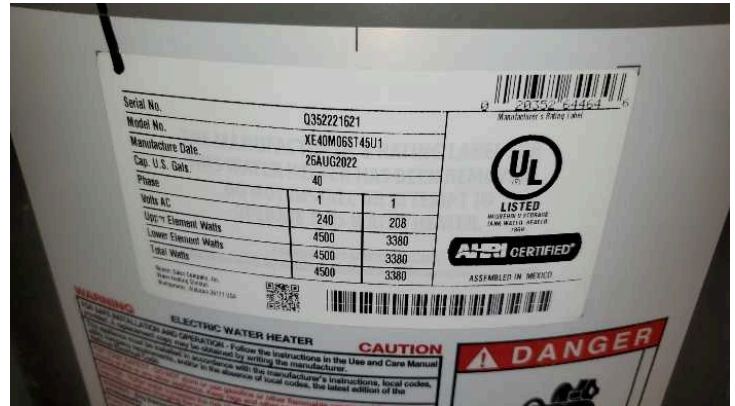
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The water temperature at the faucet locations was noted to exceed the {120 degree} scald limit and adjustments on the temperature control are recommended

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Hydro-Massage Therapy Equipment |
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Comments:

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Gas Distribution Systems and Gas Appliances |
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Location of Gas Meter:
 Type of Gas Distribution Piping Material:
 Comments:

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Other |
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Materials:
 Comments:

V. APPLIANCES

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|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Dishwashers |
|-------------------------------------|--------------------------|--------------------------|--------------------------|----------------|

Comments:
 • No immediate evidence of a Deficiency was observed.

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

- Operational and functional at the time of the inspection



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

- No immediate evidence of a Deficiency was observed.

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D. Ranges, Cooktops, and Ovens

Comments:

- No immediate evidence of a Deficiency was observed.



E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The vent fan terminated in the attic space and should be vented to the exterior as per current building standards

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Main bathroom.

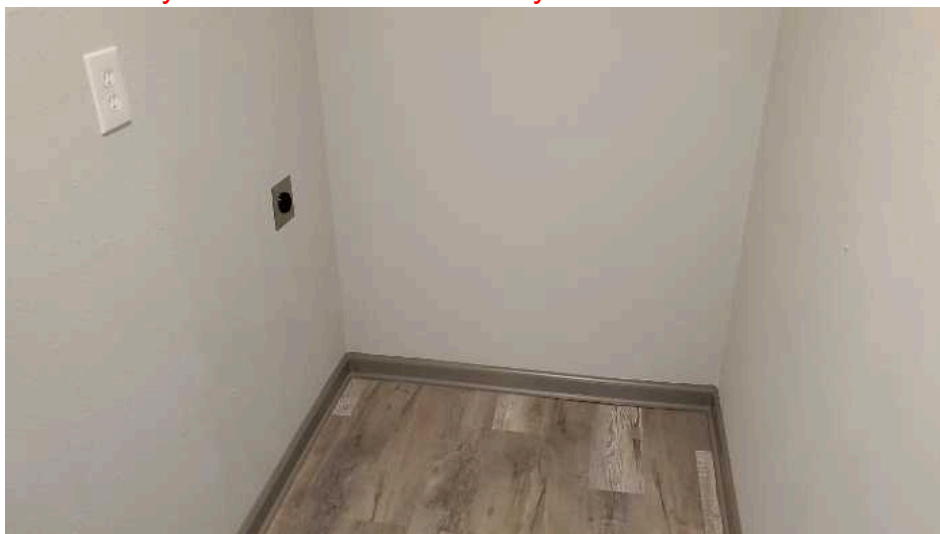
| | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Garage Door Operators |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|

Door Type:
Comments:

| | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Dryer Exhaust Systems |
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Comments:

- The utility room does not have a dryer vent installed.



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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other |
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VI. OPTIONAL SYSTEMS

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | A. Landscape Irrigation (Sprinkler) Systems |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

Comments:

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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Swimming Pools, Spas, Hot Tubs, and Equipment |
|--------------------------|--------------------------|-------------------------------------|--------------------------|--|

Type of Construction:

Comments:

| | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-----------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Outbuildings |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-----------------|

Materials:

Comments:

- Small metal shed in the backyard of the house.



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NP=Not Present

D=Deficient

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| I | NI | NP | D |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | D. Private Water Wells (A coliform analysis is recommended) |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

Type of Pump:
 Type of Storage Equipment:
 Comments:

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | E. Private Sewage Disposal Systems |
|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------------|

Type of System:
 Location of Drain Field:
 Comments:

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | F. Other Built-in Appliances |
|--------------------------|--------------------------|-------------------------------------|--------------------------|------------------------------|

Comments:

| | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | G. Other |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|

Comments:

Glossary

| Term | Definition |
|------------------------|--|
| A/C | Abbreviation for air conditioner and air conditioning |
| AFCI | Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected. |
| Architectural Shingles | Architectural shingles come with a minimum 30yr warranty from the manufacture, but most architectural shingles now come with a lifetime warranty. Architectural shingles are actually two asphalt shingle strips that have been laminated together to form a shingle that originally tried to mimic wood shake roofs. The tabs on these roofing shingles are of varying widths and have slightly different shades of color to give a more dimensional appearance. |
| PEX | PEX pipe is part of a water supply piping system that has several benefits over metal pipe or rigid plastic pipe systems. It is flexible, resistant to scale and chlorine. PEX pipe doesn't corrode or develop pinholes. Plus, it is faster to install than metal or rigid plastic and has fewer connections and fittings. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |
| SDR 35 | SDR 35, Usually light green in color. Life expectancy 50-500 years. Installed late 1970's to present day as sewer drain lines. |
| TPR Valve | The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves |

Report Summary

| STRUCTURAL SYSTEMS | | |
|---|---|--|
| Page 5 Item: C | Roof Covering Materials | <ul style="list-style-type: none"> • The left side of the front slope has various damaged shingles from manufacture or installation. Several of these shingles have exposed fibers asphalt layer. • The singles at the start of the front ridge cap are not sealed at the edges. |
| Page 7 Item: D | Roof Structure and Attics | <ul style="list-style-type: none"> • The hallway and main bedrooms do not have insulation installed in the attic space of above them. |
| ELECTRICAL SYSTEMS | | |
| Page 12 Item: B | Branch Circuits, Connected Devices, and Fixtures | <ul style="list-style-type: none"> • Multiple open wire splices in the attic. Wire splices should be contained in junction boxes to prevent contact with live wires. • The wire connections to the main electrical panel have been spliced in the attic. These splices should be contained in a junction box or made inside the electrical panel. • The wiring for the oven vent hood should be protected from damage with conduit. |
| HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS | | |
| Page 16 Item: C | Duct Systems, Chases, and Vents | <ul style="list-style-type: none"> • The rear add-on and utility rooms do not have ducting for HVAC. • The hallway bathroom does not have ducting for HVAC. |
| PLUMBING SYSTEMS | | |
| Page 16 Item: A | Plumbing Supply, Distribution System and Fixtures | <ul style="list-style-type: none"> • Recommend caulking improvements at the corner of the tubs and shower surrounds. |
| Page 18 Item: B | Drains, Wastes, Vents | <ul style="list-style-type: none"> • Leak at the kitchen sink to drain connection. |
| APPLIANCES | | |
| Page 22 Item: F | Mechanical Exhaust Vents and Bathroom Heaters | <ul style="list-style-type: none"> • The vent fan terminated in the attic space and should be vented to the exterior as per current building standards |
| Page 23 Item: H | Dryer Exhaust Systems | <ul style="list-style-type: none"> • The utility room does not have a dryer vent installed. |