

# Home Inspection Report



6543 First Ave. Missouri City, TX 77459

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# **Homesmith Home Inspections**

# PROPERTY INSPECTION REPORT

**Prepared For:** John and Jane Dawson

**Concerning:** 6543 First Ave. Missouri City, TX 77459

**Inspection Date:** 05/02/2020

By: Inspector Name: Todd Duff License Number: 21107 Date: 11/01/2014

Signature:

Sponsoring Inspector: N/A License Number 21107

Phone: 713-256-2498 E-Mail: inspector@homesmithhomeinspections.com

#### 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.

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

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

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

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

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

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 licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED ASAN 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

I NI NP D

# I. STRUCTURAL SYSTEMS

# **⊠**□□**⊠ A.** Foundations

Type of Foundation: - Property is a single family home

Comments: - Poured slab - In this Inspectors opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation at the time of inspection. Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

- Exposed tension rods need to be properly encapsulated to prohibit rust damage.
- "Corner pop" noted on back/left side of foundation Corner pop conditions are considered cosmetic (non structural) conditions.



**B.** Grading and Drainage - Comments: - Moderate slope, - Slope grade is adequate relative to the foundation.

- Gutters are obstructed with leaves and tree limb material - need to be cleaned.



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**I=Inspected** 

NI=Not Inspected

**NP=Not Present** 

**D=Deficient** 

# I NI NP D

B. Grading and Drainage (continued)



# C. Roof Covering Materials Type of Roof Covering: - Plywood

Viewed from: - Ground level

Comments: - 30 year architectural asphalt shingles - Roof shingles appear to be in good overall condition and performing as designed and installed.





I NI NP D

# **□□□□** D. Roof Structures and Attics

Viewed from: - Attic where safely accessible

Approximate Average Depth of Insulation: - Loose fill material

Comments: - 2 x 6 Rafter - Roof structure appears to be performing as originally designed and installed.





**E.** Walls (Interior and Exterior) - Comments: - Drywall/brick veneer and hardiplank siding, - Numerous window sills exhibit previous moisture damage.

- Exterior expansion joints appear to be properly sealed.
- Mildew growth needs to be removed from back exterior walls and windows.



I NI NP D

**F.** Ceilings and Floors - Comments: - Nail pops noted in living room ceiling.

- Paint peeling in left/back bedroom possibly from removal of reflective stickers.
- Damaged transition between master bedroom and bathroom needs repair.
- Previous water damage on base trim noted in and around master bathroom tub and toilet.
- Moisture damage (floor planks are curling master bedroom and game room floor needs repair.



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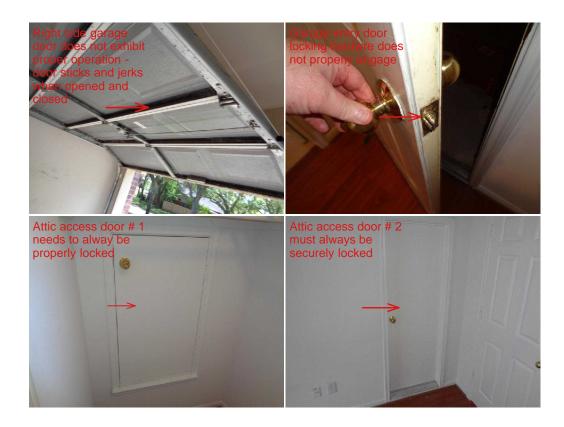
**D=Deficient** 

# I NI NP D

F. Ceilings and Floors (continued)



- - Right side garage door does not properly/smoothly open. has jerky movement needs lubrication and adjustment.
  - Garage entry door is missing proper self closing hinges needs repair.
  - Garage entry door locking mechanism does not engage needs replacement.
  - Door stop missing on front upstairs front bedroom door need replacement.



# I NI NP D

G. Doors (Interior and Exterior) (continued)



H. Windows - Comments: - Aluminum single pane, - Damaged window screens noted on front window and right side window - need replacement.

- Damaged glazing strip right upstairs window needs repair.
- Missing screens need replacement.



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I NI NP D

H. Windows (continued)



I. Stairways (Interior and Exterior) - Comments: - Wood stairs with wood handrails, - Attic stair assembly has proper rigid insulation material.





**J. Fireplaces and Chimneys** - Comments: - Prefab, - The damper is currently in the open position.

- It is highly recommended that the gas valve key be kept in a separate location to avoid accidental ignition.





I NI NP D

**K. Porches, Balconies, Decks, and Carports** - Comments: - Concrete, - Driveway, porch and patio surfaces appeared to be in good overall condition.



L. Other - Comments: - N/A

# II. ELECTRICAL SYSTEMS

▲ Service Entrance and Panels - Comments: - Aluminum, - The panel is located on the left side of the house.

- The panel has a 150 amp disconnect which is adequate for this size of house.
- The panel is missing an attachment screw needs replacement.
- Panel labels are fading/deteriorated should be replaced with new typed labels that will not fade.
- The panel is missing proper ARC fault type breakers needs repair.
- The panel appears to have aluminum entry branches.
- The aluminum entry branches do not appear have anti oxidant compound which prohibits oxidation needs repair.
- The electrical system appears to be properly grounded via an 8 ft. grounding rod.
- The gas meter does not appear to be properly bonded.
- The panel appears to have double lugged neutral (double lugged neutrals can cause excessive heat in the panel) needs repair.



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REI 7-5 (Revised 05/4/2015)

Client: John and Jane Dawson

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#### I NI NP D

A. Service Entrance and Panels (continued)



# **☒☐☐☒** B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

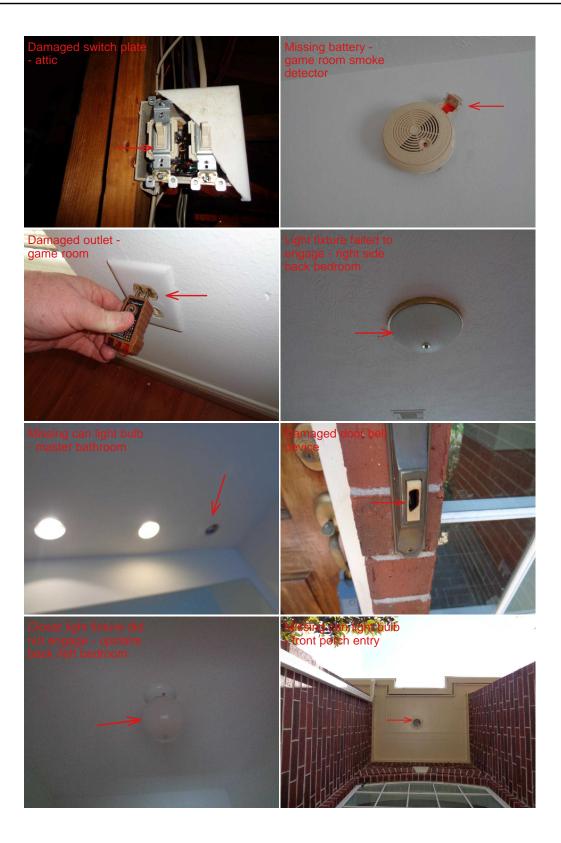
Comments: - Copper - Damaged switch plate note in attic - needs replacement.

- Batteries missing in game room smoke detector needs replacement.
- Upstairs outlet has obstructed/damaged pin needs replacement.
- Can light out master bathroom needs replacement.
- Doorbell device is damaged needs repair/replacement.
- Light bulb out upstairs closet needs replacement.
- Light bulbs out middle/right side bedroom needs replacement.
- Light bulb missing front porch exterior light needs replacement. Page 11 of 24

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# I NI NP D



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I NI NP D

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

# **□□□** A. Heating Equipment

Type of Systems: - Forced air Energy Sources: - Natural gas

Comments: - Lennox - Both furnaces are gas fired units located in the attic.

- Both furnace gas exhaust vents appear to be properly strapped.
- Heating systems appeared to be functioning as designed. Heated air exiting the supply air vents exceeded 120 degrees vs an ambient air temperature of 80 degrees produces a differential of 40 degrees which is acceptable per industry standards.
- Both furnace units were manufactured in 1995 and are past their respective designed life cycles.



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I NI NP D

# **□□□** B. Cooling Equipment

Type of Systems: - Central A/C

Comments: - Lennox - Both condensers are located on the left side of the house.

- Both condensers and both attic coil packages were manufactured in 1995 and are past their designed life cycles.
- The exterior insulation on portion of both refrigerant lines is deteriorated needs replacement.
- Both A/C systems appeared to be functioning as designed. Conditioned air exiting the supply air vents exceeded 58 degrees vs an ambient air temperature of 80 degrees produces a differential of 22 degrees which is acceptable per industry standards.



I NI NP D

C. Duct Systems, Chases, and Vents - Comments: - Insulated flex, - HVAC ducts appear to be properly supported. No crimping conditions were observed.



# IV. PLUMBING SYSTEM

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

Location of water meter: - On right of way easement in front of the property.

Location of main water supply valve: - Undetermined

Static water pressure reading: - 40-80 psi (normal range)

Comments: - Copper - Anti - siphon devices appear to have been installed on exterior hose bibs







I NI NP D

B. Drains, Wastes, and Vents - Comments: - PVC, - Upstairs tub is dirty/dingy - needs to be properly cleaned.

- Missing clear caulk application on upstairs tub water faucet features needs repair.
- Damaged tile/missing caulk upstairs guest bathroom shower head needs repair.
- Missing toilet bolt cover cap downstairs guest bathroom needs replacement.
- Low water pressure noted on master shower head assembly ( possibly partially obstructed) needs replacement.
- Main sewer clean out is located at the back of the house.



I NI NP D

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Energy Sources: - Natural gas Capacity: - 50 gallon

Comments: - Bradford White - The water heater is a gas fired unit located in the attic.

- The water heater was manufactured in 1995 and is past its designed life cycle needs replacement.
- The water heater has both TPR drain line and pan drain line exterior terminations need paint.
- The water heater gas exhaust vent appears to be properly strapped.



**D. Hydro-Massage Therapy Equipment** - Comments: - Spa Tub, - Spa tub was engaged and appeared to be operating properly at the time of the inspection.

- The spa tub dedicated GFCI device is located on vanity sink wall. Device was tested and successfully engaged.
- Spa tub timer device is located on vanity sink wall.



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Client: John and Jane Dawson

**NP=Not Present** 

I=Inspected
I NI NP D

D. Hydro-Massage Therapy Equipment (continued)

NI=Not Inspected



**E. Other** - Comments: - N/A

# V. APPLIANCES

- A. Dishwashers Comments: Whirlpool, Dishwasher is missing an air gap or high loop device to prevent cross contamination needs repair.
  - Dishwasher outer panel is exhibiting signs of rust existing beyond typical design life-limited life needs replacement.

**D=Deficient** 



**B. Food Waste Disposers** - Comments: - Waste King, - Disposal was engaged and appeared to function properly at the time of the inspection.



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I NI NP D

C. Range Hood and Exhaust Systems - Comments: - Jenn-air, - Missing exterior exhaust vent cover plate - needs repair.

- Exhaust vent is composed of the proper smooth metal material to prevent grease build up.





- D. Ranges, Cooktops, and Ovens Comments: Jenn-Air, Electric burner elements appeared to function properly at the time of the inspection.- Stay operative when pan is placed on element.
  - Oven was tested at 350 degrees and had 0 degree variance at the time of the inspection.
  - Oven existing beyond typical design life-limited life needs replacement.
  - Outer casing on oven is damaged/scratched.



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I NI NP D

**E. Microwave Ovens** - Comments: - Whirlpool, - Microwave existing beyond typical design life-limited life - needs replacement.

- Outer cover plate is loose.
- Interior of unit appears to be deteriorated/damaged.



F. Mechanical Exhaust Vents and Bathroom Heaters - Comments: - N/A, - Exhaust fan in master bathroom toilet room does not fully engage - needs replacement.



- G. Garage Door Operators Comments: Genie, The garage door openers were engaged and appeared to be functioning properly at the time of the inspection.
  - Both garage door openers are past their respective designed life cycles.
  - The garage door reverse operating system was engaged and appeared to be functioning properly at the time of the inspection.
  - The sensors are not properly/securely attached needs repair.

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I NI NP D

G. Garage Door Operators (continued)







H. Dryer Exhaust Systems - Comments: - Rigid metal, - Exterior dryer vent cover is damaged/missing - needs repair/replacement.





☐ I. Other - Comments:

# **Summary**

#### I. STRUCTURAL SYSTEMS

- A. Foundations Poured slab, In this Inspectors opinion, the foundation appears to be providing adequate support for the structure based on a limited visible observation at the time of inspection. Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.
  - Exposed tension rods need to be properly encapsulated to prohibit rust damage.
  - "Corner pop" noted on back/left side of foundation Corner pop conditions are considered cosmetic (non structural) conditions. Type of Foundation(s): Property is a single family home
- E. Walls (Interior and Exterior) Drywall/brick veneer and hardiplank siding, Numerous window sills exhibit previous moisture damage.
  - Exterior expansion joints appear to be properly sealed.
  - Mildew growth needs to be removed from back exterior walls and windows.
- F. Ceilings and Floors Nail pops noted in living room ceiling.
  - Paint peeling in left/back bedroom possibly from removal of reflective stickers.
  - Damaged transition between master bedroom and bathroom needs repair.
  - Previous water damage on base trim noted in and around master bathroom tub and toilet.
  - Moisture damage (floor planks are curling master bedroom and game room floor needs repair.

- G. Doors (Interior and Exterior) Three access doors need to be securely locked at all times.
  - Right side garage door does not properly/smoothly open. has jerky movement needs lubrication and adjustment.
  - Garage entry door is missing proper self closing hinges needs repair.
  - Garage entry door locking mechanism does not engage needs replacement.
  - Door stop missing on front upstairs front bedroom door need replacement.
- H. Windows Aluminum single pane, Damaged window screens noted on front window and right side window need replacement.
  - Damaged glazing strip right upstairs window needs repair.
  - Missing screens need replacement.

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REI 7-5 (Revised 05/4/2015)

Client: John and Jane Dawson

# **Summary (continued)**

# II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels Aluminum, The panel is located on the left side of the house.
  - The panel has a 150 amp disconnect which is adequate for this size of house.
  - The panel is missing an attachment screw needs replacement.
  - Panel labels are fading/deteriorated should be replaced with new typed labels that will not fade.
  - The panel is missing proper ARC fault type breakers needs repair.
  - The panel appears to have aluminum entry branches.
  - The aluminum entry branches do not appear have anti oxidant compound which prohibits oxidation needs repair.
  - The electrical system appears to be properly grounded via an 8 ft. grounding rod.
  - The gas meter does not appear to be properly bonded.
- The panel appears to have double lugged neutral (double lugged neutrals can cause excessive heat in the panel) needs repair.
- B. Branch Circuits, Connected Devices, and Fixtures Copper, Damaged switch plate note in attic needs replacement.
  - Batteries missing in game room smoke detector needs replacement.
  - Upstairs outlet has obstructed/damaged pin needs replacement.
  - Can light out master bathroom needs replacement.
  - Doorbell device is damaged needs repair/replacement.
  - Light bulb out upstairs closet needs replacement.
  - Light bulbs out middle/right side bedroom needs replacement.

#### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- B. Cooling Equipment Lennox, Both condensers are located on the left side of the house.
  - Both condensers and both attic coil packages were manufactured in 1995 and are past their designed life cycles.
  - The exterior insulation on portion of both refrigerant lines is deteriorated needs replacement.
  - Both A/C systems appeared to be functioning as designed. Conditioned air exiting the supply air vents exceeded 58 degrees vs an ambient air temperature of 80 degrees produces a differential of 22 degrees which is acceptable per industry standards. Type of System: Central A/C

#### IV. PLUMBING SYSTEM

- B. Drains, Wastes, and Vents PVC, Upstairs tub is dirty/dingy needs to be properly cleaned.
  - Missing clear caulk application on upstairs tub water faucet features needs repair.
  - Damaged tile/missing caulk upstairs guest bathroom shower head needs repair.
  - Missing toilet bolt cover cap downstairs guest bathroom needs replacement.
  - Low water pressure noted on master shower head assembly ( possibly partially obstructed) needs replacement.

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Client: John and Jane Dawson

# **Summary (continued)**

- B. Drains, Wastes, and Vents (continued)
  - Main sewer clean out is located at the back of the house.

#### V. APPLIANCES

- A. Dishwashers Whirlpool, Dishwasher is missing an air gap or high loop device to prevent cross contamination needs repair.
  - Dishwasher outer panel is exhibiting signs of rust existing beyond typical design life-limited life needs replacement.
- C. Range Hood and Exhaust Systems Jenn-air, Missing exterior exhaust vent cover plate needs repair.
  - Exhaust vent is composed of the proper smooth metal material to prevent grease build up.
- D. Ranges, Cooktops, and Ovens Jenn-Air, Electric burner elements appeared to function properly at the time of the inspection.- Stay operative when pan is placed on element.
  - Oven was tested at 350 degrees and had 0 degree variance at the time of the inspection.
  - Oven existing beyond typical design life-limited life needs replacement.
  - Outer casing on oven is damaged/scratched.
- E. Microwave Ovens Whirlpool, Microwave existing beyond typical design life-limited life needs replacement.
  - Outer cover plate is loose.
  - Interior of unit appears to be deteriorated/damaged.
- F. Mechanical Exhaust Vents and Bathroom Heaters N/A, Exhaust fan in master bathroom toilet room does not fully engage needs replacement.
- G. Garage Door Operators Genie, The garage door openers were engaged and appeared to be functioning properly at the time of the inspection.
  - Both garage door openers are past their respective designed life cycles.
  - The garage door reverse operating system was engaged and appeared to be functioning properly at the time of the inspection.
  - The sensors are not properly/securely attached needs repair.
- H. Dryer Exhaust Systems Rigid metal, Exterior dryer vent cover is damaged/missing needs repair/replacement.

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