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INSPECTED FOR

**Homeowner**  
**1304 W Lindsey St**  
**Breckenridge, TX 76424**

April 23, 2018

## PROPERTY INSPECTION REPORT

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**Prepared For:** Homeowner  
(Name of Client)

**Concerning:** 1304 W Lindsey St, Breckenridge, TX 76424  
(Address or Other Identification of Inspected Property)

**By:** David Renner, Lic #20502 / NAWT #12181ITC 04/23/2018  
(Name and License Number of Inspector) (Date)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. 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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Inspection Time In: **9 am** Time Out: **11 am** Property was: **Occupied**

Building Orientation (For Purpose Of This Report Front Faces): **South**

Weather Conditions During Inspection: **Sunny**

Outside temperature during inspection: **60 to 70 Degrees**

Parties present at inspection: **Seller**

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

**ALL REPAIRS VERIFIED ON 5-14-2018 BY ORIGINAL INSPECTOR.**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY THE SELLER. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab on Ground

*Comments:*

#### **Foundation Is Performing Adequately With Some Movement**

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did observe some evidence of foundation movement, however this movement did not appear to indicate the presence of adverse performance or significant deficiencies in the foundation. I perceived the foundation to contain no significant unlevelness after walking the 1st level floors. If there are concerns about the foundation performance, I would recommend further evaluation by licensed engineer and/or foundation repair company.

#### **Additional Observations and/or Comments:**

- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

#### **Foundation Maintenance & Care**

- **Note:** Proper drainage and moisture control is needed with all foundation types. Due to the expansive nature of the load bearing soils in the area it is important to direct water away from the foundation at all locations and that the soil moisture content be maintained at a constant level around the structure. Improper drainage and moisture control may contribute to greater than normal foundation movement.



### B. Grading and Drainage

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

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### Roof Covering

You are encouraged to have a properly certified roofing contractor physically inspect the roof on all structures to fully evaluate the condition of the roofing material. The observations made to support the rendering of this opinion are listed but not limited to the following:

- The roofing material observed to have impact damage in various locations. The impact damage may have been caused by a previous hailstorm and should be further evaluated.
- The fasteners at the satellite dish mount need to be sealed to help prevent water leakage at this point.

### Flashing Details

- The lead jack flashing detail was observed to be improperly installed at one or more of the roof level plumbing vent pipes. The lead flashing should run full length of the vent pipe and turn down into the top of the vent pipe to help prevent water intrusion at this point.

### Roof Replaced



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**D. Roof Structures and Attics**

*Viewed From:* Attic hatch with ladder, attic was not entered due to low clearances.

*Approximate Average Depth of Insulation:* 4" to 6"

*Approximate Average Thickness of Vertical Insulation:* N/A

**(Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

*Insulation Type:* Loose Filled

*Description of Roof Structure:* Truss Assembly

*Attic Accessibility:* Partial

*Comments:*

**Roof Structure**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Ventilation**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Attic Insulation**

All components were found to be performing and in satisfactory condition on the day of the inspection.





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

*Description of Exterior Cladding:* Brick Veneer

*Comments:*

**Interior Walls & Surfaces**

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Exterior Walls & Surfaces**

- Caulking improvements are recommended for the area between the exterior veneer and the window frames.
- **Note:** Previous repairs to the exterior masonry mortar / grout was observed on the north and west sides of the structure.



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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.

**Floors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

*Comments:*

**Interior Doors**

- The door is not latching properly to the front entry closet.

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**Exterior Doors**

- Weather-stripping improvements are recommended for the exterior doors. **Repaired**



**H. Windows**

*Comments:*

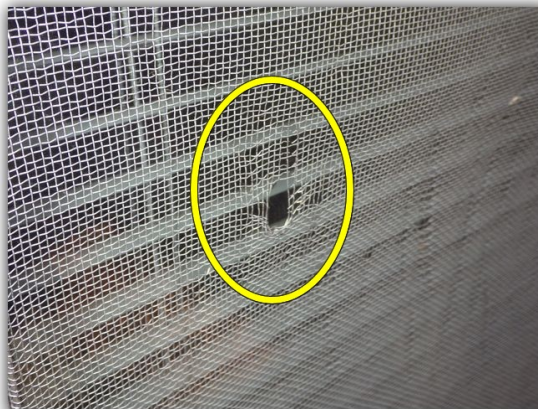
**Window Screens**

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

**Windows**

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.



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

*Comments:*

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     **J. Fireplaces and Chimneys**  
*Comments:*

     **K. Porches, Balconies, Decks, and Carports**  
*Comments:*  
 All components were found to be performing and in satisfactory condition on the day of the inspection.

     **L. Other**  
*Comments:*

## II. ELECTRICAL SYSTEMS

     **A. Service Entrance and Panels**

**Panel Box**

*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Laundry Room

*Cabinet Manufacturer:* Federal Pacific Electric - FPE

*Comments:*

The electrical system should be checked by a Qualified Licensed Electrician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- **Notice:** There is a Federal Pacific Electric - FPE Panel Type Panel Box in place at the time of the inspection. This panel box is known to have various problems and/or deficiencies. Full evaluation of this panel box is beyond the scope of this inspection. For more information [Click Here](#)
- ~~The breakers (overcurrent devices) in the electrical panel are not properly labeled.~~ **Repaired**
- There was no main disconnect observed in the panel box. This may be an “as-built” condition but *Per TREC standards of practice we are required to report this condition as a deficiency.*
- The panel box does not have proper clearance in front of the cabinet. The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet.
- ~~One or more of the breakers in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The breakers in place are not listed or labeled for this type of installation and should be corrected as necessary.~~ **Repaired**
- ~~One or more of the breaker trip-ties appear to be missing. The split overcurrent devices (breakers) servicing 240V appliances should be connected together by trip-ties.~~ **Repaired**
- The wires entering the electrical cabinet are not properly secured or protected from the sharp edges of the cabinet.
- One or more of the neutral wires are incorrectly connected under a single screw on the grounding/neutral bus bar. Under current installation standards, the ground and neutral wires should be under separate screws with no more than one neutral wire per screw.

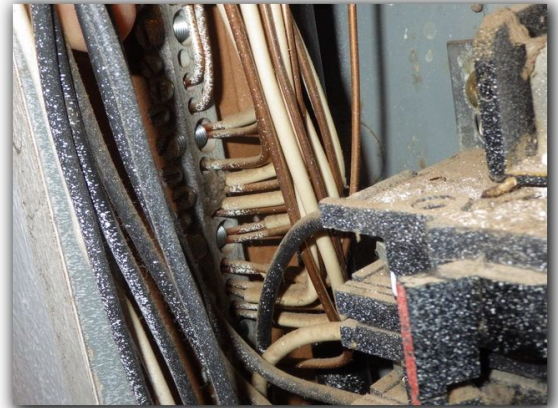
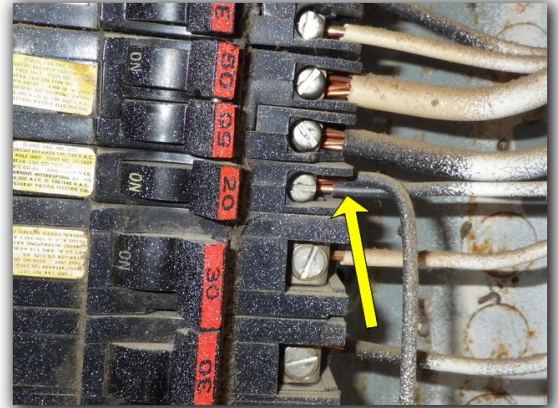
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**Distribution Wiring**

- Spliced wires were observed in the HVAC closet. The spliced wires need to be properly enclosed in an electrical junction box for reasons of safety. **Repaired**

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**Grounding / Bonding**

- The ground electrode system connection to the cold water line could not be located. Under current electrical standards the connection should be accessible.

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

Type of Wiring: Copper

Comments:

**Receptacle Outlets**

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.
- ~~One or more of the receptacles appears to be inoperative. This receptacle(s) and circuit should be investigated and corrected as necessary. Receptacle(s) were located in the front corner bedroom.~~  
**Repaired**
- ~~The receptacles in the wet/damp areas do not appear to have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior receptacles, all kitchen counter top receptacles, all bathroom receptacles, wet bar countertop receptacles, laundry room sink countertop receptacles, garage non-appliance dedicated receptacles and pool lighting should have GFCI protection.~~ **Repaired**

**Switches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Fixtures**

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** One or more of the closet light fixtures appear to be installed without globes and/or covers. Safety precautions should be taken around these light fixtures.

**Smoke Alarms**

- There are not enough smoke alarms located in the home. Under current building standards, there should be a smoke alarm located in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms, and on each additional story of the dwelling.
- **Note:** It is recommended to test for proper operation monthly and replace the batteries in all of the smoke detectors once a year for reasons of safety.

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

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#### A. Heating Equipment

*Type of System:* **Central Heating System**

*Energy Source:* Heat-pump with electric heat strip backup

*Brand Name:* Unable to Determine

*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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**B. Cooling Equipment**

*Type of System:* **Central Cooling System**

*Today's Temperature Differential (Delta-T):* **15 Degrees**

*Approximate System Age:* **2012**

*Approximate System SEER:* **Unable To Determine**

*Approximate System Size:* **3 ton**

*Filter Size:* **20 x 20**    *Location:* **At Interior Closet Unit**

*Brand Name:* **Unable to Determine**

*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**Additional Observations and/or Comments:**

- ~~Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser. This is typically an inexpensive item which can easily be obtained at home improvement stores.~~ **Repaired**

**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Within 5-feet of Front Curb

*Location of main water supply valve:* Unable to Locate a Main Supply Valve

*Static water pressure reading:* 70 to 80 psi

*Comments:*

**Water Supply System**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Exterior Faucets/Fixtures**

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age and can easily be obtained at home improvement stores if desired.*
- The exterior water hose bibb (faucet) is leaking at the handle when operated on the south side of the structure.

**Laundry Connections**

A clothes washing machine was in place at the time of inspection. I was unable to verify the performance of the clothes washing machine drains and/or hose bibbs. A limited visual survey will be performed and if any deficiencies are found will be listed within this section.

**Kitchen Sink**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Hall Bathroom**

*Commode / Toilet*

- The commode is loose at the floor mount. **Repaired**



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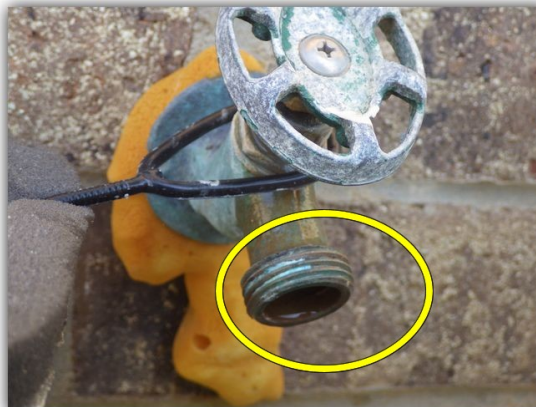
D=Deficient

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**Master Bathroom**

*Commode / Toilet*

- The commode appears to be excessively loose at the floor mount. This condition should be further evaluated and corrected as necessary.



**B. Drains, Wastes, and Vents**

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** While water was run down the drains, this cannot simulate the waste flows characteristics of a fully occupied structure. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, may be available from qualified, licensed plumbers. You may also consider further testing and inspection of the sewer line(s) in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.
- **Note:** I was unable to locate the plumbing cleanout(s).

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**C. Water Heating Equipment**

*Energy Source:* **Electric**

*Capacity:* **55 Gallons**

*Location:* **Interior Closet**

*Approximate Age:* **2011**

*Brand Name:* **Reliance**

*Comments:*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

**Additional Observations and/or Comments:**

- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- The electrical wiring to the water heater is exposed and should be enclosed in conduit and an electrical disconnect installed.



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**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Gas Distribution Systems**

*Comments:*

**F. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**Brand Name:** General Electric – GE



**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:*

**Brand Name:** Broan

This component appears to be performing adequately at the time of this inspection.

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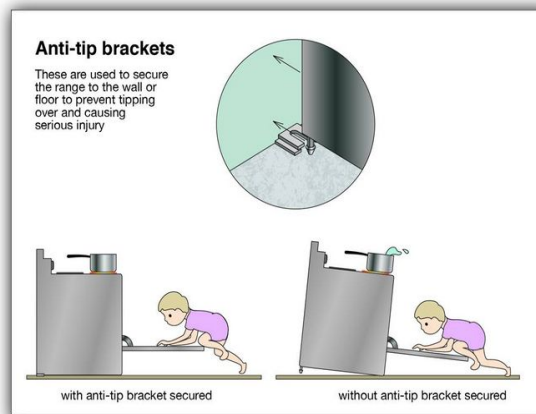
**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Brand Name:** General Electric – GE

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 335 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.

- The range can be easily tipped over and should be equipped with an anti-tip device, for safety.



**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**Exhaust Vent**

This component appears to be performing adequately at the time of this inspection.

- **Note:** The bathroom exhaust vents were observed to be venting into the attic area and not to the exterior of the structure. This is an “as-built” condition per local building codes but we are required to mark it as deficient per the TREC standards of practice.

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**Bathroom Heaters**

This component appears to be performing adequately at the time of this inspection.

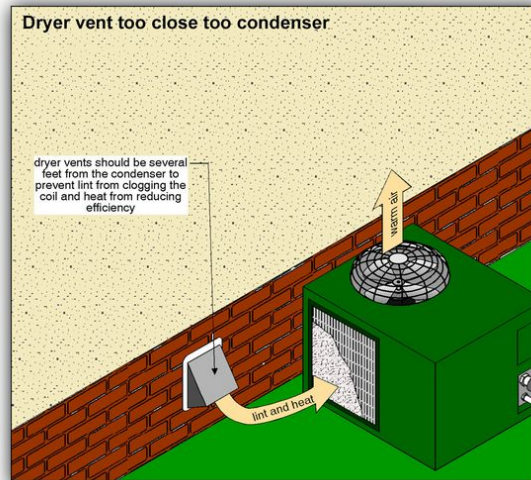
**G. Garage Door Operators**

Comments:

**H. Dryer Exhaust Systems**

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned. **Repaired**
- The dryer duct termination was observed to be screened. Screening the termination is not permitted under current installation standards. **Note:** Screening the dryer termination will cause the dryer duct to clog and will not allow the dryer to operate efficiently. **Repaired**
- **Note:** The dryer exhaust duct terminates in close proximity of the HVAC condenser/coils. This condition will require the condenser/coils to be cleaned more often and should be closely monitored.



**I. Other**

Comments: