



SUMMARY
1234 Main Street Waco TX 76712
Buyer Name
01/26/2024 9:00AM

Jose Caraballo
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MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

2.1.1 A. Foundations

CRAWLSPACE ACCESS INADEQUATE



Access to the crawlspace is inadequate or unsafe. The minimum dimensions for access opening should be 18x24 inches (floor) or 16x24 inches (wall). This limits the inspector's ability to enter and view the components within the area of the crawlspace. Inspector's findings are based on limited access, visibility, and best judgment.

Recommendation
Contact a qualified professional.



West- Crawl space Opening



West- Crawl space Opening

2.1.2 A. Foundations

CRAWLSPACE VAPOR RETARDER (BARRIER) MISSING

 Recommendation

The vapor retarder is missing in the crawlspace. A vapor retarder, or waterproof sheeting, is typically installed in crawl spaces or attics and plays a crucial role in preventing moisture-related issues and ensuring the long-term structural integrity and energy efficiency of a home. The absence of a vapor retarder can lead to several potential problems, including increased humidity levels, condensation, and the risk of mold growth. Moisture intrusion can compromise the insulation's effectiveness, damage building materials, and contribute to indoor air quality issues. I recommend a qualified contractor evaluate and install vapor retarder as needed.

Recommendation

Contact a foundation contractor.



Crawlspace

2.1.3 A. Foundations

SPALLING

 Recommendation

The foundation is spalling at one or more areas. Spalling is the breakdown of concrete from natural weathering and/or chemical reaction that results in sections of cement chipping off the main body; often resulting in fractured, compromised concrete. This is considered a cosmetic issue. If you desire to correct the issue, I recommend a concrete specialist evaluate and repair it if needed.

Recommendation

Contact a qualified general contractor.



East- Garage



West- Stairs



West

2.2.1 B. Grading and Drainage

GRADING- NEGATIVE

WEST

The grading does not appear to promote stormwater flow away from the house in one or more locations. The grading (ground) should slope away from the house at a rate of 6 inches for at least the first 10 feet or to a swale. Proper grading and drainage help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10 feet of the foundation perimeter for more than 24 hours.

Recommendation

Contact a qualified professional.



West



West

2.2.2 B. Grading and Drainage

GUTTERS MISSING

ROOF



The property is missing gutters in various locations. The Installation of a gutter and downspout system around the property will help direct the flow of unwanted storm water away from the structure. NOTE: The gutter downspouts should discharge water at least five feet away from the foundation perimeter beam. Storm water should be directed to flow away from the structure at the points of discharge. I recommend a qualified contractor install gutters to help prevent future water damage.

Recommendation
Contact a qualified professional.

2.2.3 B. Grading and Drainage

SOIL EROSION

SOUTHEAST

There is evidence of soil erosion at various locations around the property. In this case, the lack of gutters and downspouts appears to be eroding the soil beneath the roof and creating a trough around the property. I recommend a qualified contractor evaluate and install gutters and downspouts. Backfill may be needed to replace the eroded soil.

Recommendation
Contact a qualified professional.

Recommendation



Southeast

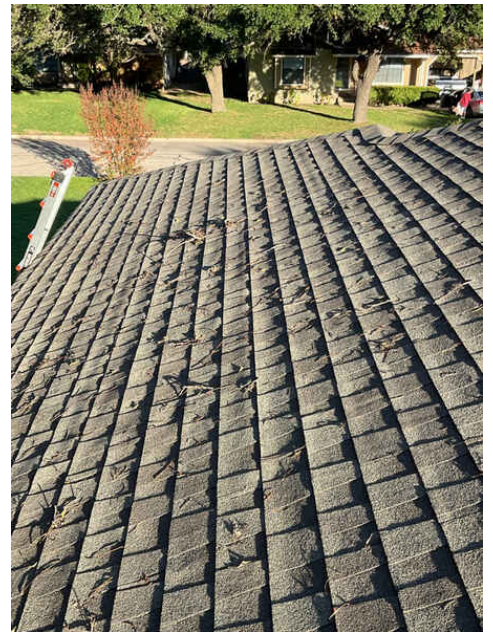
2.3.1 C. Roof Covering Materials

ROOF COVERING- DEBRIS

The roof surface has standing debris in some areas. This can lead to damaged shingles and moisture intrusion if not corrected. I recommend clearing the debris to allow for water to be shed from the roof as intended.

Recommendation
Contact a qualified professional.

Maintenance Item



North Roof

2.4.1 D. Roof Structures and Attics

RODENTS/ CRITTERS

ATTIC

Recommendation

There is evidence such as droppings, gnaw marks, or nests may suggest the activity of rodents in this area. Rodents, such as mice and rats, can cause a range of problems in an attic. They may damage insulation, electrical wiring, and structural components while also posing health risks due to the spread of contaminants through their droppings and urine. I recommend a qualified pest control contractor evaluate and resolve the issue as needed.

Recommendation

Contact a qualified pest control specialist.



Attic

2.4.2 D. Roof Structures and Attics
EVIDENCE OF WATER INTRUSION

Recommendation

There is evidence of water intrusion on the rafters in the attic space. Water stains are visible in several areas. These may have been from a previous problem that is now resolved or an ongoing issue. I recommend a licensed roofer evaluate and repair as needed.

Recommendation

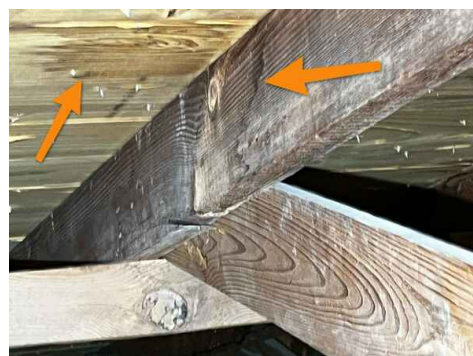
Contact a qualified roofing professional.



Attic



Attic



Attic



Attic



Attic



Attic



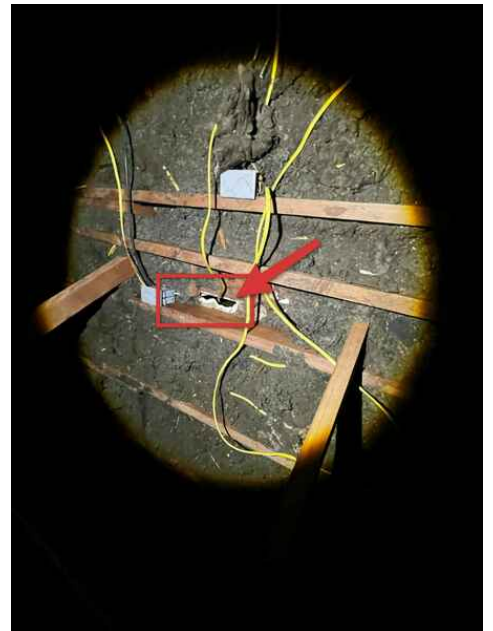
Attic

2.4.3 D. Roof Structures and Attics
**FIRE SEPARATION INADEQUATE/
DAMAGED**

 Safety Hazard

The fire separation in the attic was observed to be inadequate or damaged. Adequate fire separation is crucial in protecting the home and its occupants by containing the spread of fire and providing valuable time for evacuation. The absence of proper fire separation in the attic poses a potential risk, as fire could rapidly progress through concealed spaces and compromise the structural integrity of the building. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Attic

2.4.4 D. Roof Structures and Attics
ROOF DECKING DAMAGED

 Recommendation

The roof decking was observed to be damaged in one or more areas at the time of the inspection. The roof decking, a critical component of the roofing system, provides structural support and a base for roofing materials. Visible indicators of roof decking damage may include sagging, bowing, holes or missing parts, or areas of deterioration such as rot, water stains, or mold growth. Such damage can result from various factors, including water leaks, prolonged exposure to the elements, or inadequate ventilation. I recommend a licensed roofing contractor evaluate and repair as needed.

Recommendation
Contact a qualified roofing professional.



Attic

2.5.1 E. Walls (Interior and Exterior)

CAULKING ON EXTERIOR WALL PENETRATION MISSING

 Recommendation

VARIOUS LOCATIONS

Caulk is deteriorated and/ or missing from exterior wall penetrations such as pipes, vents, or lights. This allows for water intrusion and access to wildlife. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



North



West



Southeast

2.5.2 E. Walls (Interior and Exterior)

INSECT INFESTATION

 Recommendation

VARIOUS LOCATIONS

During the inspection, it was observed that there are insect nests present on the exterior of the house. Insect nests can pose both structural and aesthetic concerns, as well as potential health hazards. I recommend a licensed exterminator evaluate and remediate the concern.

Recommendation

Contact a qualified pest control specialist.



2.5.3 E. Walls (Interior and Exterior)

INTERIOR WALL- COMBUSTABLE MATERIAL

EXTRA ROOM/ BEDROOM 3

 Recommendation

One or more internal walls of the property were observed to be a combustible wall covering that separates the habitable space. This condition does not meet current building standards and poses a fire/ safety hazard. I recommend a qualified contractor with fire separation knowledge to evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Extra Room/ Bedroom 3



Extra Room/ Bedroom 3



Extra Room/ Bedroom 3

2.5.4 E. Walls (Interior and Exterior)

LINTEL NOT PAINTED/ NEEDS PAINTING

GARAGE

 Recommendation

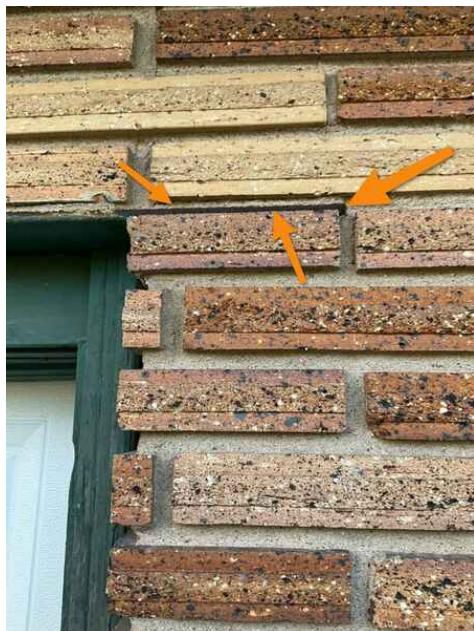
One or more lintels are exposed and/ or damaged in various locations. A lintel is a structural element that spans the top of an opening in a building, providing support to the masonry or load above the opening. It acts as a horizontal beam, distributing the weight from above to the vertical supports (such as columns or walls) on either side of the opening. They are typically made of durable materials, such as steel, concrete, stone, or wood, depending on the structural requirements and the design of the building. Steel lintels shall be shop coated with a rust-inhibitive paint, except for lintels made of corrosion-resistant steel or steel treated with coatings to provide corrosion resistance. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

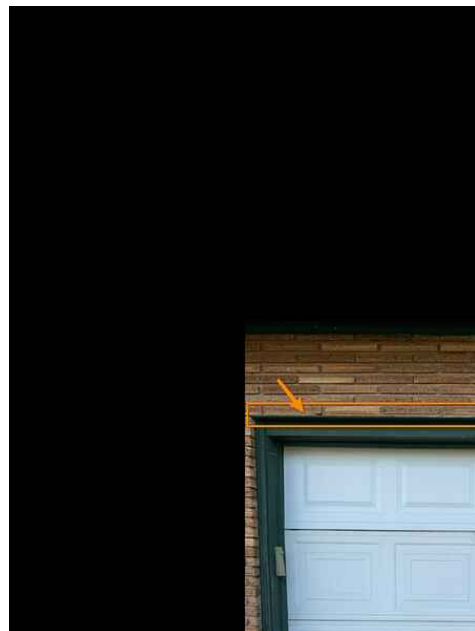
Contact a qualified professional.



Lintel



Lintel



Lintel

2.5.5 E. Walls (Interior and Exterior)

EVIDENCE OF MILDEW/ MOISTURE

KITCHEN



During the inspection, there were indications of possible mildew or moisture in one or more areas. The presence of mildew or moisture can result from various factors, including inadequate ventilation, water leaks, or high humidity levels. Neglecting to address possible mildew or moisture promptly may lead to further damage, compromised indoor air quality, and potential health risks. I recommend a qualified mold remediation contractor evaluate and provide possible solutions.

Recommendation

Contact a qualified mold remediation contractor



Kitchen



Kitchen

INTERIOR WALL- CRACKED/ DAMAGED

During the inspection, one or more interior walls were observed to be cracked/ damaged. Wall cracks can result from a variety of factors, including settling, structural movement, or changes in humidity levels. Cracks less than 1/4 inches could be caused by settlement. Cracks greater than 1/4 inches may present a more severe concern. I recommend monitoring the cracks.

*If the cracks expand in length and/or width, contact a licensed structural professional for consultation.

Recommendation

Contact a qualified professional.



Garage



Garage

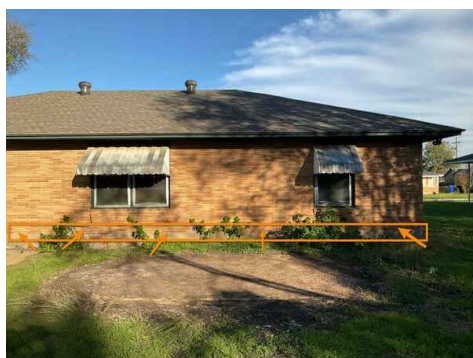
WEEP HOLE MISSING

VARIOUS LOCATIONS

During the inspection, it was noted that there were missing weep holes in one or more areas. Weep holes play a crucial role in facilitating proper drainage, allowing water to exit from behind building components and preventing moisture buildup. Neglecting to address missing weep holes may lead to issues such as trapped moisture, potential water damage, and the risk of mold or mildew growth. I recommend a qualified siding contractor evaluate and repair as needed.

Recommendation

Contact a qualified siding specialist.



2.5.8 E. Walls (Interior and Exterior)

TRIM DAMAGED- EXTERIOR

 Recommendation

During the inspection, it was noted that there was damage to the exterior trim in one or more areas. Exterior trim damage can result from exposure to the elements, pests, or general wear and tear. Neglecting to address exterior trim damage may lead to further deterioration, potential issues with water infiltration, and diminished curb appeal.

Recommendation
Contact a qualified professional.



Garage

2.5.9 E. Walls (Interior and Exterior)

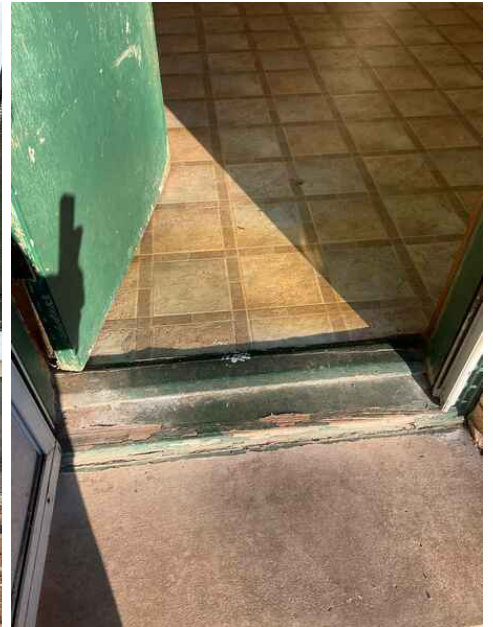
PAINT FAILING/ MISSING- EXTERIOR

 Recommendation

VARIOUS LOCATIONS

During the inspection, it was noted that there are areas where the paint is failing or missing. The integrity of exterior paint is crucial for protecting surfaces from weathering, moisture, and UV damage. Neglecting to address failing or missing paint may result in further deterioration of surfaces, potential structural damage, and diminished aesthetic appeal. I recommend repainting exterior surfaces as soon as possible.

Recommendation
Contact a handyman or DIY project





2.5.10 E. Walls (Interior and Exterior)

FASCIA BOARD MISSING/ DAMAGED

Recommendation

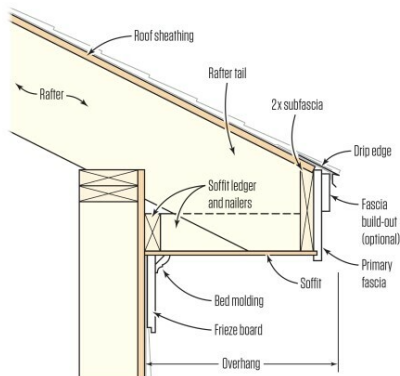
NORTHWEST

During the inspection, it was observed that the fascia board was missing or damaged in one or more areas. The fascia board is a critical component for protecting the roof structure and enhancing the aesthetic appeal of the property. Neglecting to address missing or damaged fascia boards may lead to issues such as water infiltration, structural damage, and compromised roof integrity. I recommend a qualified contractor evaluate and repair as so soon as possible.



Fascia Board

Eaves Terminology



Recommendation

Contact a qualified professional.

2.5.11 E. Walls (Interior and Exterior)

CRACKS IN BRICK/ MORTAR

Recommendation

VARIOUS LOCATIONS

During the inspection, cracks in the brick and mortar were identified in one or more areas. The presence of cracks in the brickwork and mortar joints can result from various factors, including settling, temperature fluctuations, or structural movement. Neglecting to address cracks in brick and mortar may lead to further deterioration, water penetration, and potential issues with structural stability. Cracks greater than 1/4 inch wide can indicate structural concerns. I recommend monitoring the cracks.

* If the cracks increase in size and width, contact a licensed structural professional for consultation.

Recommendation

Contact a qualified siding specialist.



2.5.12 E. Walls (Interior and Exterior)

INTERIOR WALL- PREVIOUS REPAIR

VARIOUS LOCATIONS

During the inspection, it was noted that certain interior walls had undergone previous repairs. The presence of repairs can indicate a proactive approach to addressing issues such as settling, cracks, or other underlying concerns. It is advisable to review any available documentation related to the repairs, such as invoices or reports, to gain insight into the nature of the repairs conducted. I recommend monitoring the repairs.

* If concerns arise, contact a qualified contractor for consultation.

Recommendation

Contact a qualified professional.





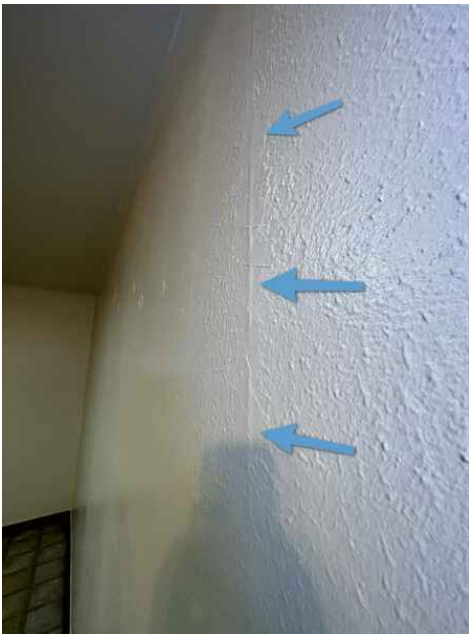
Bedroom



Kitchen



Kitchen



Kitchen



Hallway

2.5.13 E. Walls (Interior and Exterior)

INTERIOR WALL- DAMAGED

GARAGE

During the inspection, it was noted that one or more interior walls exhibited signs of damage. The nature of the damage may include holes, scrapes, scratches, and/or cracks. Neglecting to address damaged interior walls may lead to further deterioration, compromised structural integrity, and diminished overall visual appeal. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.





Garage



Garage

2.5.14 E. Walls (Interior and Exterior) **VEGETATION IN CONTACT WITH PROPERTY**

SOUTHWEST

During the inspection, it was noted that vegetation was in direct contact with the house in one or more areas. The presence of vegetation in close proximity to the house can lead to various concerns, including moisture issues, pest access, and potential damage to the structure. I recommend trimming or removing the vegetation as soon as possible.

* If pest or insect concerns arise, consult with a licensed pest control professional.

Recommendation

Contact a handyman or DIY project

 Maintenance Item



Vegetation

2.6.1 F. Ceilings and Floors

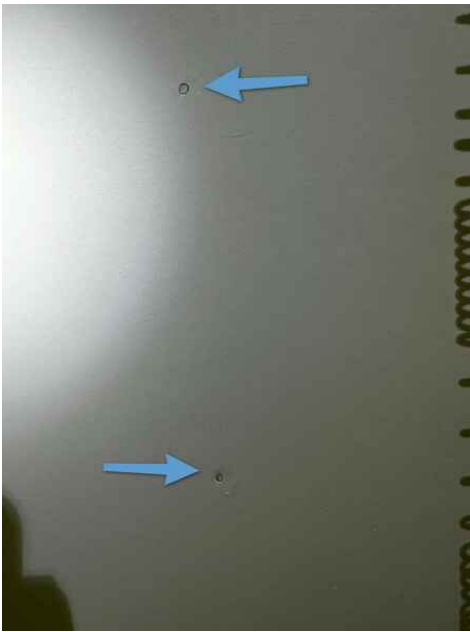
CEILING NAIL POP

The drywall on the ceiling has "Nail pops" in areas caused by settlement. This is considered cosmetic. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

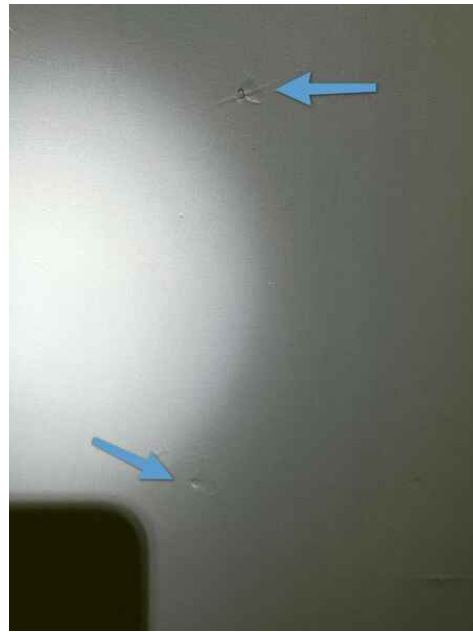
Recommendation

Contact a qualified professional.

 Maintenance Item



Garage Ceiling



Garage Ceiling

2.6.2 F. Ceilings and Floors
FIREWALL SEPARATION

 Safety Hazard

GARAGE

The firewall separation (gypsum board) between the habitual space and the second floor was observed to be missing in one or more locations. The firewall is intended to slow the spread of fire from the habitual space to the attic. The ceiling must be separated by a minimum of 1/2" drywall (gypsum board). I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Ceiling Fire Separation



Ceiling Fire Separation

2.6.3 F. Ceilings and Floors
GARAGE FLOOR- SETTLEMENT CRACKS

 Recommendation

GARAGE

The concrete floor of the garage is cracked in areas. These cracks appear typical and do not seem significant. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

Recommendation
Contact a qualified professional.



Garage Floor



Garage Floor



Garage Floor

2.6.4 F. Ceilings and Floors

INSULATION MISSING- PIER AND BEAM HOUSE



Maintenance Item

CRAWLSPACE

During the inspection, it was noted that there is missing insulation in the flooring of the pier and beam house. Adequate insulation is crucial for maintaining energy efficiency, temperature regulation, and preventing issues such as drafts and moisture infiltration. I recommend a qualified contractor be consulted for further evaluation.

Recommendation
Contact a qualified professional.



Flooring

2.6.5 F. Ceilings and Floors

WATER STAINS- FLOORING



Recommendation

VARIOUS LOCATIONS

During the inspection, water stains were noted on the floor in one or more areas. Water stains not only detract from the aesthetic appeal of the flooring but may also indicate underlying issues such as leaks, plumbing problems, or improper drainage. Neglecting to address water stains promptly may lead to ongoing issues such as mold growth, deterioration of flooring materials, and potential structural damage. I recommend a qualified floor professional evaluate and repair as needed.

Recommendation
Contact a qualified flooring contractor



Bedroom 2

2.6.6 F. Ceilings and Floors

FLOORING- WATER DAMAGE



Recommendation

CRAWLSPACE

During the inspection, it was observed that there was water damage to the floor in one or more areas. Water damage to flooring can have serious consequences, including compromised structural integrity, mold growth, and potential hazards. Neglecting to address water damage promptly may lead to more extensive and costly repairs, as well as potential health risks associated with mold growth. I recommend a qualified floor professional evaluate and repair as needed.

Recommendation

Contact a qualified flooring contractor



Floor



Floor



Floor



Floor



Floor



Floor



Floor

2.6.7 F. Ceilings and Floors

CEILING- POSSIBLE PREVIOUS WATER DAMAGE

 Recommendation

During the inspection, evidence of possible previous water damage to the ceiling in one or more areas was observed. There was a bulge in the painted ceiling in the kitchen. Water damage to ceilings can result from various sources such as roof leaks, plumbing issues, or condensation problems. Thermal imaging showed no evidence of a current concern. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Kitchen

2.6.8 F. Ceilings and Floors

FLOOR SURFACE DAMAGED

 Recommendation

VARIOUS LOCATIONS

During the inspection, it was observed that the surface of the floor in one or more areas was damaged. Floor damage can detract from the aesthetic appeal of the space and may indicate issues such as wear and tear, impact damage, or underlying structural concerns. I recommend a qualified floor professional evaluate and repair as needed.

Recommendation
Contact a qualified flooring contractor



Floor



Floor



Floor



Floor

2.7.1 G. Doors (Interior and Exterior) **GARAGE DOOR LOCKS PRESENT**



GARAGE

The garage door locks are observed to be present during the time of this inspection. While having garage door locks in place can provide an additional layer of security, forgetting to unlock them can severely damage the garage door. It is recommended that these locks be removed after installation of the garage door. This is for informational purposes and awareness only. The door locks at the time of the inspection do not hinder the operational or functionality of the garage door.

Recommendation
Contact a qualified professional.



2.7.2 G. Doors (Interior and Exterior)

DOOR NOT PLUMB

Maintenance Item

During the inspection, it was observed that the door was not plumb (square). A plumb door is crucial for proper functionality, alignment, and efficient operation. A misaligned door can lead to issues such as difficulty in closing, improper sealing, and potential energy inefficiencies. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



2.7.3 G. Doors (Interior and Exterior)

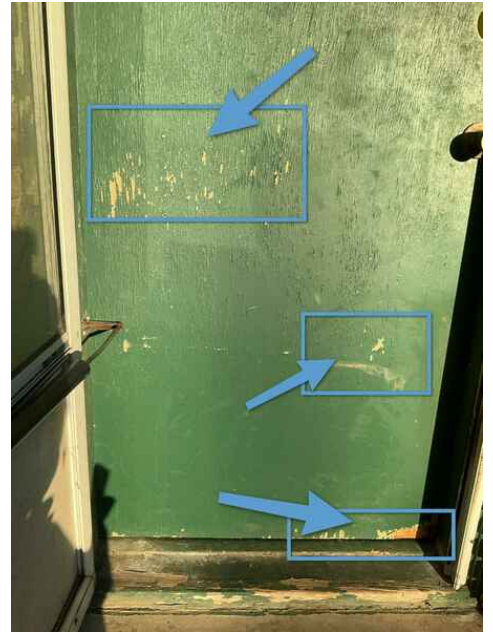
DOOR PAINT FAILING/ DAMAGED

Maintenance Item

During the inspection, it was observed that the door was in need of repainting. The existing paint shows signs of wear, fading, or peeling, which not only affects the door's aesthetic appeal but also exposes it to potential damage from the elements. Neglecting to address the need for repainting may lead to accelerated wear and deterioration of the door. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



West- Back Door

2.7.4 G. Doors (Interior and Exterior)

DOOR WEATHER STRIP MISSING

Recommendation

VARIOUS LOCATIONS

During the inspection, it was noted that the weather stripping around one or more external doors is either missing or damaged. Weatherstripping is a crucial component for maintaining energy efficiency by sealing gaps and preventing drafts, moisture, and external elements from entering the home. I recommend replacing the weather stripping as soon as possible or contacting a qualified contractor to evaluate and repair as needed.

Recommendation

Contact a qualified professional.



West- Back Door



East- Front Door

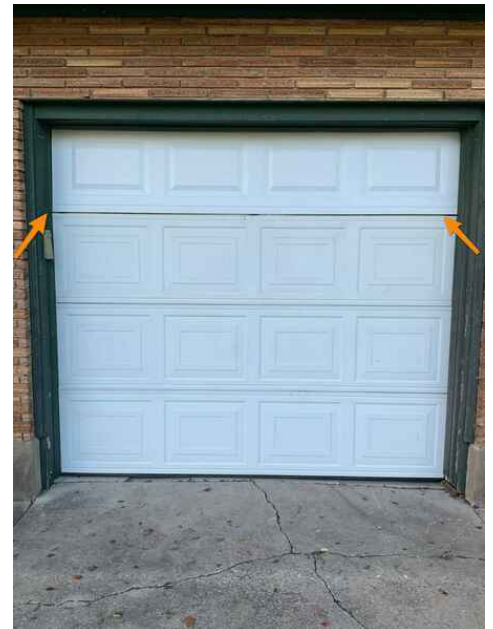
2.7.5 G. Doors (Interior and Exterior)

GARAGE DOOR DAMAGED/ MISALIGNED

 Recommendation

During the inspection, it was observed that the garage door did not close completely. This could be due to the garage door being damaged or misaligned. A damaged or misaligned garage door not only impacts the aesthetic appeal of the property but also may compromise security, hinder smooth operation, and pose safety risks. I recommend a qualified contractor evaluate and repair as needed.

Recommendation
Contact a qualified professional.



2.7.6 G. Doors (Interior and Exterior)

DOOR TO GARAGE- INCORRECT

 Safety Hazard

GARAGE

During the inspection, it was noted that the door leading to the garage appears to be inappropriate, potentially failing to meet current building code standards or safety requirements. The internal door leading to the garage should be a minimum of 1 3/8 inches thick – either a solid wood door, a solid or honeycomb-core steel door, or a 20-minute fire door, must not have openings or glazing, and is self-closing. This can pose a safety risk. I recommend a qualified contractor replace this door with a fire-rated door.

Recommendation
Contact a qualified professional.



Door to Garage

2.7.7 G. Doors (Interior and Exterior)

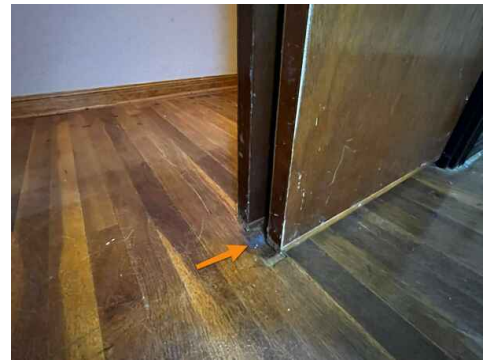
DOOR RAIL MISSING

BEDROOM 1

During the inspection, it was observed that one or more closet sliding door was loose. This may be caused by missing components or misalignment. A loose sliding door can impact both functionality and aesthetics, leading to difficulties in operation and potential safety concerns. Neglecting to address a loose sliding door may result in continued difficulties in opening and closing, potential damage to the door or tracks, and diminished overall functionality. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



Sliding Door

2.8.1 H. Windows

GLAZING CRACKED/ DAMAGED

During the inspection, it was observed that one or more window glazing (glass) was broken. Window glazing plays a critical role in maintaining the integrity and insulation of windows, preventing air leaks and moisture ingress. Neglecting to repair broken window glazing may lead to issues such as drafts, increased energy costs, and potential water damage. I recommend a qualified contractor be consulted for further evaluation and repair or replacement as needed.

Recommendation

Contact a qualified professional.



Living Room

SCREEN DAMAGED

SOUTHWEST

During the inspection, it was noted that one or more window screens exhibited damage. Window screens are essential for maintaining a comfortable and insect-free indoor environment while allowing for ventilation. I recommend replacing the screen as needed.

Recommendation

Contact a qualified professional.



Window Screen



Window Screen

WINDOW INOPERABLE

VARIOUS LOCATIONS

During the inspection, it was observed that one or more windows in the property were not operable. Properly functioning windows are crucial for ventilation, natural light, and emergency egress. Non-operable windows not only limit these essential aspects but also pose potential safety concerns. I recommend a qualified window contractor evaluate and repair windows so that they are functional.

Recommendation

Contact a qualified window repair/installation contractor.



Living Room



Living Room



Extra Room/ Bedroom 3



Bedroom



Bedroom

2.8.4 H. Windows

WINDOW TRIM DAMAGE/ DETERIORATED

SOUTHWEST

One or more of the wood exterior window trim components were observed to be damaged and/or show signs of deterioration at the time of this inspection. Recommend having them repaired, sealed and/or replaced as needed to help prevent possible water penetration.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



2.8.5 H. Windows

CAULKING MISSING/ DETERIORATED Recommendation

VARIOUS LOCATIONS

During the inspection, it was observed that caulking was missing or deteriorated around one or more external windows. Caulking is a crucial component for weatherproofing and sealing gaps, preventing water infiltration, and maintaining energy efficiency. Neglecting to replace missing caulking around an external window may lead to issues such as water penetration, drafts, and potential damage to the surrounding structure. I recommend replacing the missing or deteriorated caulk as soon as possible.

Recommendation

Contact a handyman or DIY project



External Window



External Window



External Window

2.8.6 H. Windows

WINDOW UNABLE TO LOCK PROPERLY Recommendation

VARIOUS LOCATIONS

During the inspection, it was noted that one or more window locks were not functioning properly. Window locks are integral to home security, providing a barrier against unauthorized access and enhancing the overall safety of the property. I recommend a qualified person evaluate and repair as needed.

Recommendation

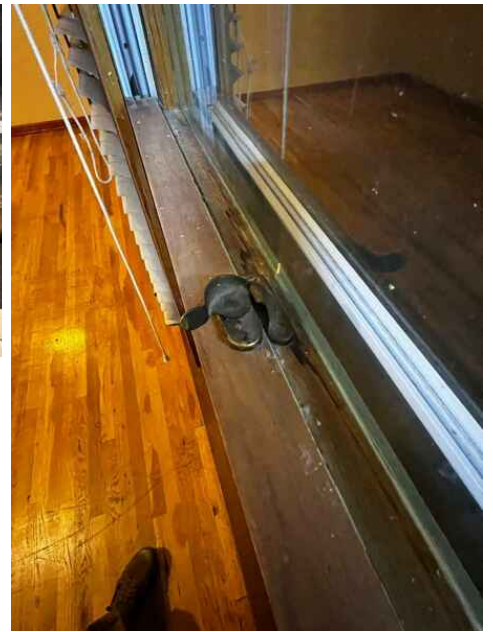
Contact a qualified professional.



Bedroom



Bathroom



Living Room

2.9.1 I. Stairways (Interior and Exterior)

HANDRAIL LOOSE



Safety Hazard

During the inspection, it was observed that the handrail was loose at one or more locations. A loose handrail poses a safety hazard, as it may fail to provide adequate support and stability for individuals using it, increasing the risk of accidents, slips, or falls. I recommend a qualified contractor evaluate and repair immediately.

Recommendation

Contact a qualified professional.



East



East

2.9.2 I. Stairways (Interior and Exterior)

HANDRAIL MISSING



Safety Hazard

Handrails are missing in one or more staircases on the property, posing a safety hazard of falling. Handrails are horizontal or sloping railings that provide support and guidance for individuals while ascending or descending stairs, ramps, or other elevated surfaces. They are an essential safety feature in buildings and outdoor spaces, helping to prevent falls, provide stability, and assist with balance. Handrails are typically installed on one or both sides of a stairway, ramp, or elevated surface. They are positioned at a height that allows individuals to comfortably reach and grasp them (roughly 34-38 inches). I recommend a qualified contractor assess and provide solutions to resolve the hazard.

Recommendation

Contact a qualified professional.



West

2.9.3 I. Stairways (Interior and Exterior)

LANDING/ PLATFORM INSUFFICIENT



The landing/ platform at the top of the stairs is insufficient or nonexistent. When steps lead to an entry door, the platform at the top should be large enough to stand on (3' minimum) while opening an outward swinging door. When the platform is too small or a person has to stand on the steps, it can cause an individual to be knocked down by someone exiting the property. This is a safety hazard. I recommend a qualified contractor assess the situation and provide solutions to resolve the hazard.

Recommendation

Contact a qualified professional.



West

2.11.1 K. Porches, Balconies, Decks, and Carports

PORCH/ STOOP MISSING GUARDRAILS



During the inspection, it was observed that the porch/ stoop is missing guardrails, presenting a safety concern for individuals accessing or descending from this elevated platform. Stoops are commonly characterized by a few steps leading up to a raised platform or porch, providing a transitional space between the exterior and interior of a home. Guardrails are essential safety features, providing a barrier to prevent accidental falls and ensuring the well-being of residents and visitors. I recommend a qualified contractor evaluate and repair as needed.

Recommendation

Contact a qualified professional.



East

2.11.2 K. Porches, Balconies, Decks, and Carports

PATIO CRACKED

WEST

During the inspection, it was observed that the concrete patio exhibits visible cracking. Cracks in concrete surfaces can occur due to a variety of factors, including weather conditions, settling, or improper installation. This does not affect the affect integrity of the property's foundation. This is for your information.

* If you want to fix the problem, I recommend consulting with a qualified landscape professional who specializes in concrete patios.

Recommendation

Contact a qualified professional.



Maintenance Item



Patio

3.1.1 A. Service Entrance and Panels

AFCI MISSING

GARAGE

Arc Fault Circuit Interrupter (AFCI) breakers are missing in the service panel. AFCIs are intended to protect structures from fire caused during an arcing fault condition of the wiring within the wall, the installed switches and outlets, and the equipment plugged in. AFCIs are required in all living spaces except where GFCIs are required. I recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Recommendation



Circuit Breakers

3.1.2 A. Service Entrance and Panels **BREAKER- HOT/ OVERHEATING**

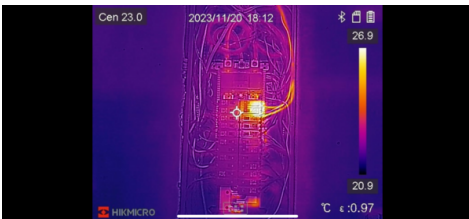
 Safety Hazard

GARAGE

During the inspection, one or more circuit breakers were observed to be hot/ overheating. A hot breaker is a serious concern as it may indicate issues such as overloading, poor connections, or potential electrical faults. This may cause the breaker to fail and could cause a fire in the future. This situation poses a significant fire hazard and requires immediate attention from a qualified electrician. I recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Subpanel Breaker



Subpanel Breaker

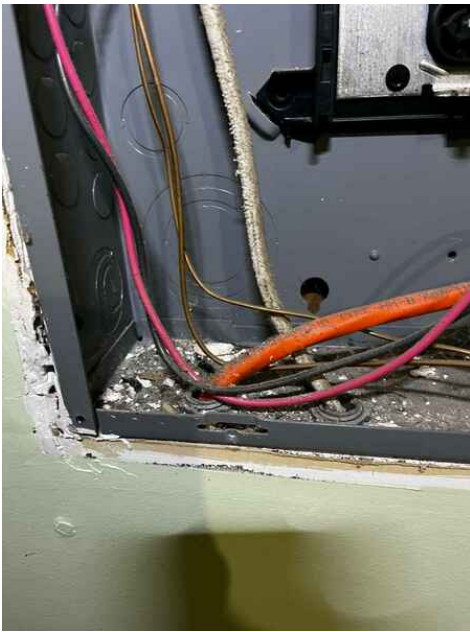
3.1.3 A. Service Entrance and Panels **DEBRIS IN PANEL**

 Recommendation

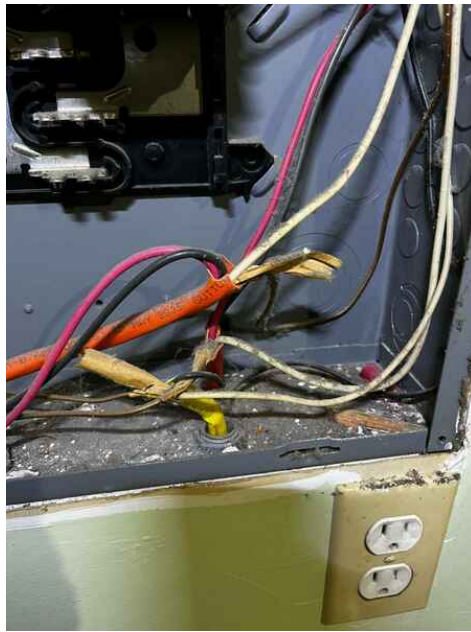
Debris was observed in one or more electrical panels. Debris in the electrical panel can include dust, dirt, cobwebs, loose wires, or any foreign materials that have made their way inside the panel. Debris in the electrical panel can include dust, dirt, cobwebs, loose wires, critters, or any foreign materials that have made their way inside the panel. I recommend a licensed electrical contractor evaluate and remove all debris from inside the panel.

Recommendation

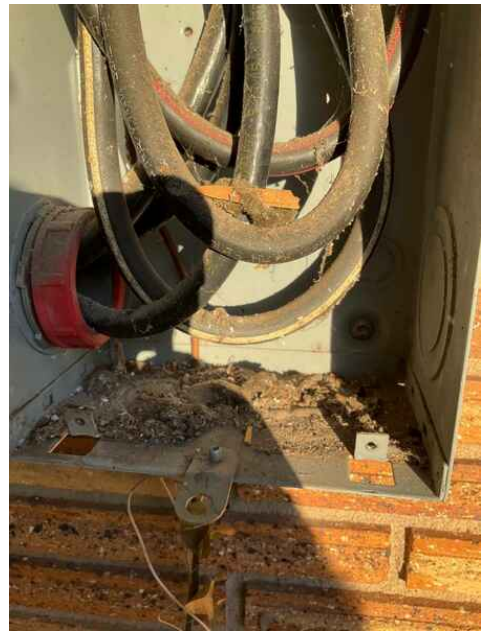
Contact a qualified professional.



Subpanel



Subpanel



Main Panel

3.1.4 A. Service Entrance and Panels

MISSING PANEL SCREWS

NORTHWEST- OUTSIDE

The panel is missing cover screws for the front cover. This is a safety issue that needs correcting. I recommend a qualified electrician be consulted for further evaluation and repair.

Recommendation

Contact a qualified professional.



Safety Hazard



Main Panel

3.1.5 A. Service Entrance and Panels

PANEL MISLABELLED/ NOT LABELLED

GARAGE

The electrical panel is not properly labeled. Labeling an electrical panel is an important safety measure that helps identify and organize the various circuits and breakers within the panel. Proper labeling makes it easier for electricians, homeowners, or building occupants to identify specific circuits for maintenance, troubleshooting, or emergency situations. I recommend a licensed electrical contractor evaluate and label panels correctly.

Recommendation

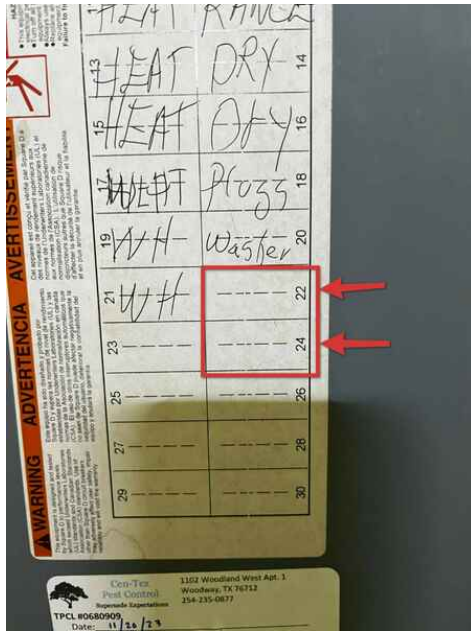
Contact a qualified electrical contractor.



Safety Hazard



Subpanel



Subpanel



Subpanel

3.1.6 A. Service Entrance and Panels

SURGE PROTECTOR MISSING

Recommendation

During the inspection, it was observed that there was a missing surge protector in the electrical panel. Surge protectors play a crucial role in safeguarding electronic devices and appliances from voltage spikes, helping prevent potential damage caused by power surges. The absence of a surge protector increases the vulnerability of sensitive electronic equipment to fluctuations in the electrical supply, which may occur due to lightning strikes, utility grid issues, or other electrical disturbances. I recommend a qualified electrician be consulted for further evaluation and repair.

Recommendation
Contact a qualified professional.



Main Panel



Subpanel

3.1.7 A. Service Entrance and Panels
WIRES TOO CLOSE TO VEGETATION
NORTHWEST CORNER OF PROPERTY

Recommendation

During the inspection, it was noted that electrical wires are in close proximity to trees and overhanging branches. This presents a notable safety concern as it increases the risk of potential hazards such as electrical fires, outages, or damage to the wiring due to contact with tree limbs. To address this issue, it is strongly recommended to engage the services of a qualified arborist and an electrician. The arborist can assess the trees in proximity to the wires, trim or remove branches as needed, and ensure a safe distance between the vegetation and the electrical lines. Simultaneously, the electrician can inspect the wiring for any damage and make necessary adjustments or repairs to enhance safety.

Recommendation
Contact a qualified professional.



Overhead Mast Wiring

3.1.8 A. Service Entrance and Panels

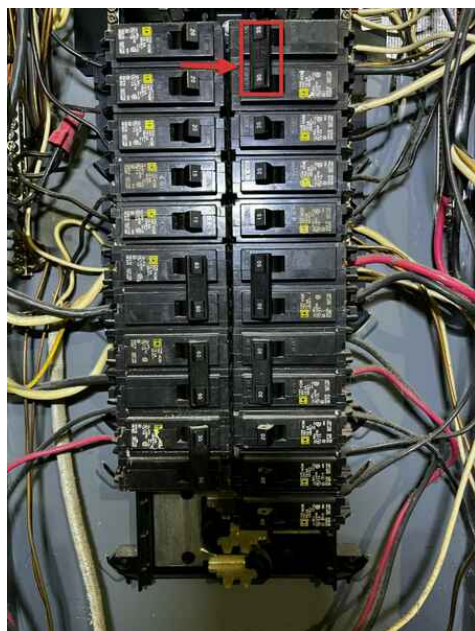
WIRE OVSIZED FOR BREAKER



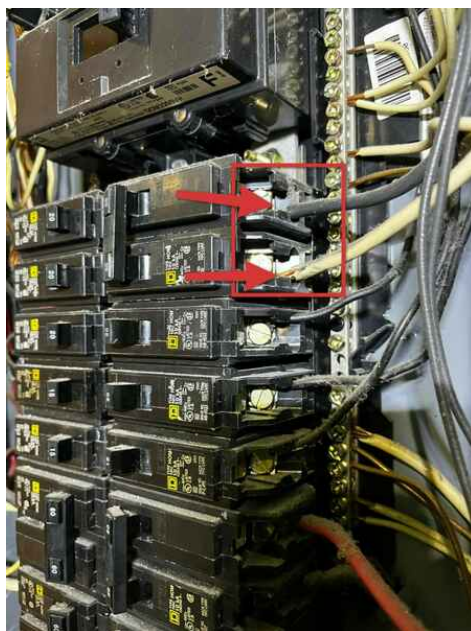
GARAGE

During the inspection, it was observed that oversized wires were connected to a breaker in the electrical panel. The use of oversized wires can pose significant safety risks, potentially leading to overheating, damage to the electrical panel, and increased fire hazards.

Recommendation
Contact a qualified professional.



Subpanel



Subpanel

3.1.9 A. Service Entrance and Panels

SERVICE PANEL- NEUTRAL/ GROUND WIRES ON SAME BUS BAR

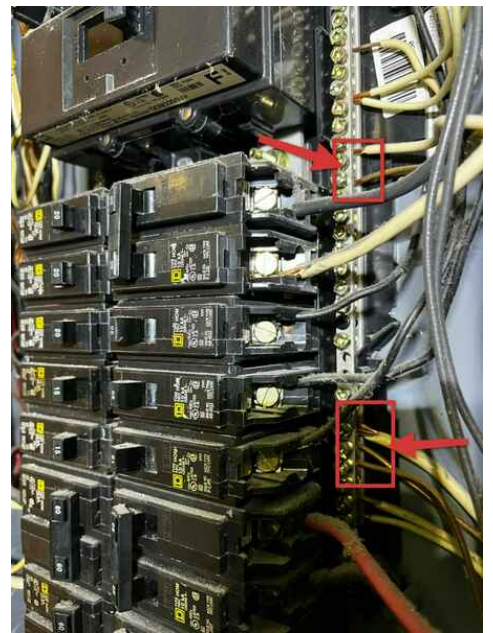


GARAGE

The electrical sub-panel was observed to have neutral and ground wires on the same bus bar. Combining neutral and ground wires on the same bus bar in an electrical sub-panel raises concerns about proper grounding practices and potential safety hazards. The neutral and ground wires serve distinct purposes in an electrical system, and keeping them separate is essential for maintaining a safe and effective electrical installation. The neutral wire returns the current from the electrical load to the source, typically the utility transformer. On the other hand, the ground wire is a safety feature that provides a path for fault currents to safely flow into the ground, preventing electrical shock hazards. I recommend a licensed electrician evaluate and repair the deficiency as needed.

Recommendation

Contact a qualified electrical contractor.



Subpanel

3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

CARBON MONOXIDE DETECTOR MISSING



There are not enough carbon monoxide detectors located in the home and/ or are inoperable. Under current building standards, an approved carbon monoxide alarm shall be installed in dwelling units within which fuel-fired appliances are installed and/or in dwelling units that have an attached garage. One detector must be installed on each floor level and/or in the immediate vicinity of each separate sleeping area. The detectors observed on the property appear to be smoke detectors only. This is a safety concern. I recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified professional.

3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

GFCI MISSING



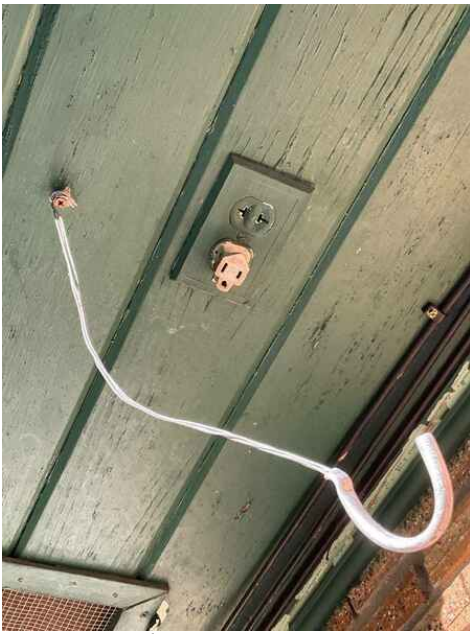
OUTDOOR, KITCHEN, BATHROOMS, GARAGE

Ground Fault Circuit Interrupter (GFCI) breakers are missing in the service panel. GFCIs are intended to protect personnel from shock during a ground fault. GFCIs are required in receptacles where water is present such as kitchen countertops, bathrooms, garages, laundry rooms, unfinished basements, unfinished detached buildings, crawlspaces, and outdoors. GFCIs are not required in locations that have an Arc Fault Circuit Interrupter (AFCI) already. I recommend a licensed electrician evaluate and repair as needed.

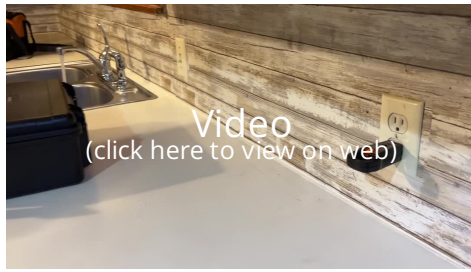
[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

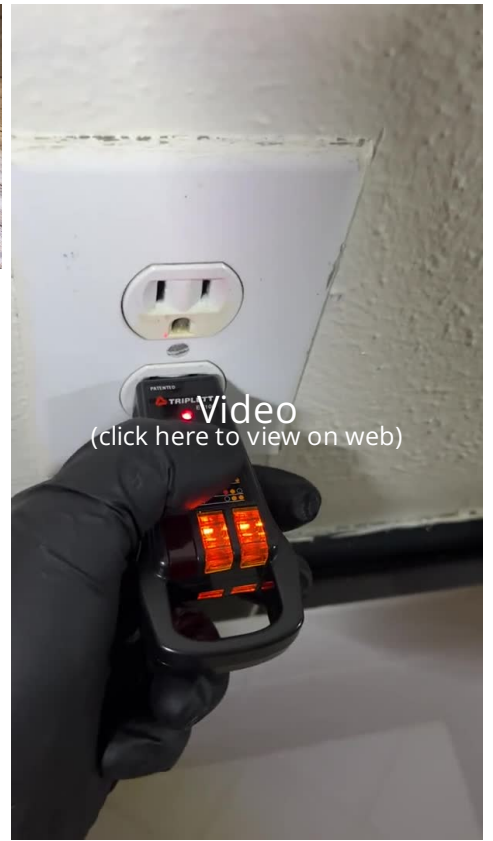
Contact a qualified professional.



West- Outside



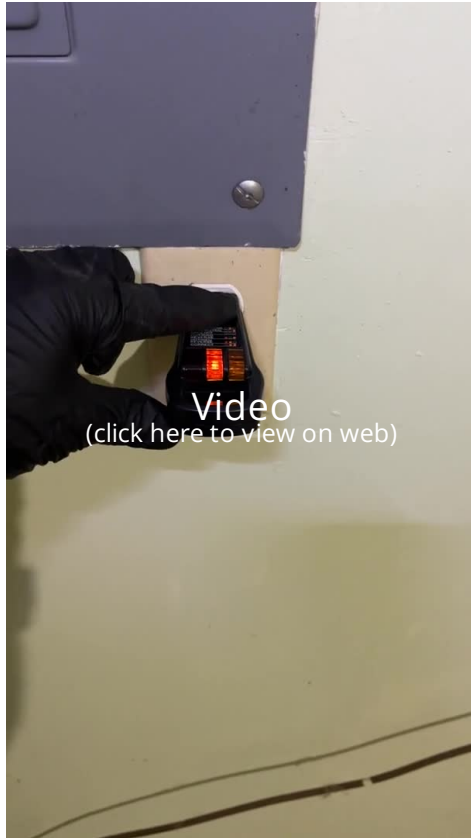
Video
(click here to view on web)



Video
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Video
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Video
(click here to view on web)

3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT FIXTURE TOUCHING INSULATION

ATTIC

There is a light fixture that is in contact with insulation in areas of the attic. I am unable to determine if the light fixture is rated to be in contact with insulation. I recommend a qualified contractor be consulted for further evaluation and repair as needed.

 Safety Hazard

Recommendation
Contact a qualified professional.



Light Fixture



Light Fixture

3.2.4 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT FIXTURE COVER MISSING

 Maintenance Item

During the inspection, it was observed that one or more light fixtures were missing its protective cover. The protective cover serves as a crucial safety feature, preventing direct contact with the light bulb and reducing the risk of accidental breakage or exposure to electrical components.

Recommendation
Contact a qualified professional.



Closet Light



Closet Light

3.2.5 B. Branch Circuits, Connected Devices, and Fixtures

LIGHT INOPERABLE

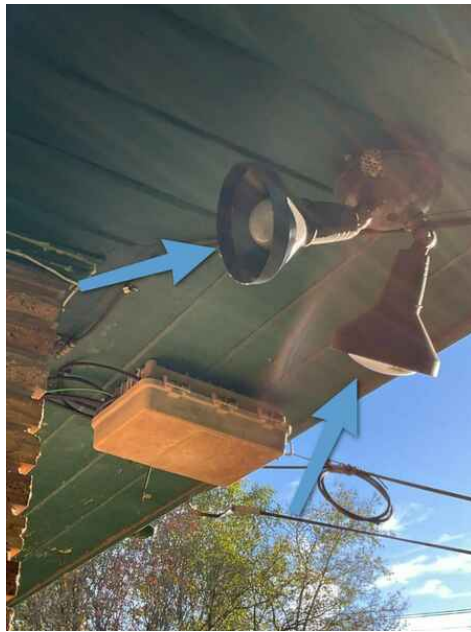
 Maintenance Item

VARIOUS LOCATIONS

One or more of the lights were inoperative at the time of the inspection. This condition can be caused by a blown light bulb or a bad circuit. Recommend further evaluation and replace as needed. If the bulbs are not blown, the circuit should be investigated.



Southeast



Northwest

3.2.6 B. Branch Circuits, Connected Devices, and Fixtures

Maintenance Item

RECEPTACLE- COVER PLATES DAMAGED

GARAGE

Some outlets have a damaged cover plate in some areas. I recommend replacing it with a new cover plate.

Recommendation
Recommended DIY Project



Receptacle Cover Plate

3.2.7 B. Branch Circuits, Connected Devices, and Fixtures

Maintenance Item

RECEPTACLES NOT TAMPER-RESISTANT

There are several receptacles throughout the house that are not tamper-resistant. This is a new standard. Tamper-resistant receptacles are equipped with internal shutters that block foreign objects from being inserted into the outlet. I recommend a licensed electrician evaluate and repair/ replace as needed.

Recommendation
Contact a qualified professional.

3.2.8 B. Branch Circuits, Connected Devices, and Fixtures

Safety Hazard

RECEPTACLE- UNGROUNDED

During the inspection, it was identified that one or more receptacles in the property were not grounded. Grounding is a crucial safety feature in electrical systems, providing a path for electrical currents to dissipate safely in the event of a fault or surge. Neglecting to ground receptacles poses significant safety risks, including the potential for electric shock or damage to connected devices. This is a safety issue that needs correcting. I recommend a licensed electrician be consulted for further evaluation and repair as needed.

Recommendation

Contact a qualified electrical contractor.



3.2.9 B. Branch Circuits, Connected Devices, and Fixtures

SMOKE DETECTORS- MISSING



During the inspection, it was identified that there were missing smoke detectors in one or more locations. Smoke detectors are vital components of a home's safety system, providing early detection of smoke and potential fires, thereby safeguarding the lives and property of residents. The absence of smoke detectors poses a serious safety risk, as it diminishes the ability to detect and respond promptly to a fire. Smoke detectors are required in bedrooms, hallways, and every level of the home. I recommend a qualified electrician install detectors in the required areas.

Recommendation

Contact a qualified professional.

3.2.10 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

JUNCTION BOXES MISSING

VARIOUS LOCATIONS

During the inspection, it was observed that there are missing junction boxes in the electrical system. Junction boxes are critical components in electrical installations, providing protective enclosures for wire connections and contributing to the overall safety and organization of the wiring. The absence of junction boxes raises significant concerns as it increases the risk of exposed wires, potential electrical hazards, and difficulties in identifying or resolving electrical issues. I recommend a licensed electrician evaluate and repair as needed.

Recommendation

Contact a qualified electrical contractor.



Attic- HVAC Unit



Garage- Water Heater



Extra Room/ Bedroom 3

3.2.11 B. Branch Circuits, Connected Devices, and Fixtures

 Recommendation

LIGHT SWITCH INOPERABLE

KITCHEN

During the inspection, it was observed that one or more light switches were inoperable. A non-functioning light switch can be indicative of electrical issues, faulty wiring, a malfunctioning switch, or a switch that is not connected. I recommend a licensed electrician evaluate and correct the problem.

Recommendation

Contact a qualified electrical contractor.



Kitchen

3.2.12 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

WIRE EXPOSED

NORTHWEST

During the inspection, it was observed that there were exposed wires in one or more areas. Exposed wires pose a significant safety hazard, as they can lead to electrical shocks, fires, and other potential dangers. This is a safety concern. I recommend a licensed electrician evaluate and correct the concern.

Recommendation
Contact a qualified electrical contractor.



Exposed Wire

3.2.13 B. Branch Circuits, Connected Devices, and Fixtures

 Safety Hazard

GROUND ROD IMPROPER INSTALL

NORTHWEST

During the inspection, it was noted that there were concerns related to the grounding rod. Proper grounding is crucial for the safety and functionality of the electrical system. The grounding rod should be at least 8 ft long and fully submerged. An exposed grounding poses a tripping hazard and may not perform as intended. I recommend a licensed electrician evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Grounding Rod

4.1.1 A. Heating Equipment

FURNACE SERVICE CLEARANCE INADEQUATE

 Recommendation

One or more furnaces do not have the appropriate clearance to be serviced and/ or inspected properly. A level service space at least 30 inches wide by 30 inches deep should be provided in front of all parts of the appliances that require service. I recommend a licensed HVAC contractor assess and provide solutions to resolve the clearance issue.

Recommendation
Contact a qualified HVAC professional.



Attic

4.1.2 A. Heating Equipment **REGISTERS NEED CLEANING**

 Maintenance Item

The registers (also known as air vents or grilles) in the HVAC system need cleaning. Dirty or clogged registers can negatively impact the efficiency of your heating and cooling system, leading to poor indoor air quality, reduced airflow, and potentially higher energy bills. This could also be a sign that the ducts are dirty and need cleaning. I recommend a qualified HVAC contractor evaluate and clean as needed.

Recommendation
Contact a qualified HVAC professional.

4.1.3 A. Heating Equipment **DRAIN PAN RUSTED**

 Recommendation

During the inspection, it was noted that the HVAC drain pan is exhibiting signs of rust. The presence of rust on the drain pan raises concerns about its structural integrity and potential for water leakage. A rusted drain pan may compromise the effectiveness of the HVAC system, leading to water damage and reduced indoor air quality. I recommend a licensed HVAC professional evaluate and replace the drain pan as needed.

Recommendation
Contact a qualified HVAC professional.



4.2.1 B. Cooling Equipment **CONDENSER- DEBRIS** NORTH- OUTSIDE

 Maintenance Item

During the inspection, it was observed that the condenser unit was impacted by debris accumulation. The presence of debris in the condenser poses a potential risk to the efficiency and performance of the HVAC system. Debris such as leaves, grass clippings, or dirt can obstruct the airflow, reducing the system's efficiency and causing it to work harder to achieve desired temperatures. This may lead to increased energy consumption, higher utility costs, and potential strain on the HVAC components. I recommend cleaning out the debris in and around the unit to ensure the equipment is working efficiently. If there are any concerns in the future, contact a licensed HVAC professional for evaluation.

Recommendation

Contact a qualified HVAC professional.



Condenser Unit



Condenser Unit

4.2.2 B. Cooling Equipment

TESTED AND NOT WORKING PROPERLY

 Recommendation

The air at the supply and return air vents were measured using a laser thermometer and/or thermal imaging equipment. The differential between the supply and the return air is used to determine the performance of the cooling system. At the time of the inspection the system failed to achieve a 15 to 22 degrees Fahrenheit (F) temperature differential. Recommend evaluation by a licensed HVAC technician.

Recommendation

Contact a qualified professional.



Hallway



4.3.1 C. Duct Systems, Chases, and Vents

 Recommendation

DUCTWORK DAMAGED

ATTIC
One or more of the insulated ducts were observed to be damaged and/or not properly sealed at the time of this inspection. This issue can lead to uneven heating or cooling, increased energy consumption, and reduced overall system effectiveness. Additionally, damaged ducts may contribute to the infiltration of contaminants, affecting indoor air quality. I recommend further evaluation and repair as needed to ensure optimum efficiency.

Recommendation
Contact a qualified HVAC professional.



Ductwork



Ductwork



Ductwork



Ductwork

4.3.2 C. Duct Systems, Chases, and Vents

 Recommendation

DUCTWORK IN CONTACT WITH OTHER DUCTWORK

ATTIC

During the inspection, one or more ductwork were touching. Properly spaced and supported ductwork is essential for maintaining optimal airflow, reducing energy consumption, and prolonging the lifespan of the HVAC system. Neglecting to address ductwork contact may lead to increased operational costs, reduced system efficiency, the development of condensation, and potential discomfort for occupants. I recommend a licensed HVAC technician be consulted for further evaluation and repair.

Recommendation

Contact a qualified HVAC professional.



Ductwork

4.3.3 C. Duct Systems, Chases, and Vents

DUCTWORK NOT INSTALLED PROPERLY

 Recommendation

ATTIC

During the inspection of the ductwork in the attic, it was observed that one or more components were improperly installed. Common problems associated with improperly installed ductwork include air leaks, inadequate insulation, or improper connections. These issues can lead to uneven heating or cooling, increased energy consumption, and reduced overall system effectiveness. Additionally, poorly installed ducts may contribute to the infiltration of contaminants, affecting indoor air quality. I recommend a licensed HVAC contractor evaluate and repair as needed.

Recommendation

Contact a qualified HVAC professional.



Attic



Attic

5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

GALVANIC CORROSION OBSERVED

 Recommendation

Galvanic corrosion was observed in one or more areas. Galvanic corrosion, also known as bimetallic corrosion or dissimilar metal corrosion, is an electrochemical process that occurs when two different metals are in contact with each other in the presence of an electrolyte (such as water or moisture). Galvanic corrosion can lead to structural damage and reduced functionality in metal components, especially in marine environments or when dissimilar metals are used together in plumbing systems or construction applications. I recommend a licensed plumbing contractor evaluate and repair as needed.

Recommendation
Contact a qualified plumbing contractor.



Crawlspace- Copper Pipe

5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures **TOILET LOOSE**

 Recommendation

During the inspection, one or more toilets were observed to be loose. A loose toilet is a notable concern that requires attention to prevent potential issues such as leaks, instability, and damage to the flooring. A securely anchored toilet is essential for proper functioning and to avoid water leaks, which can lead to more extensive damage over time. The looseness may be attributed to issues with the toilet bolts, wax ring, or the flooring beneath. I recommend a qualified contractor be consulted for further evaluation and repair.

Recommendation
Contact a qualified plumbing contractor.



5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures **BIB ANIT-SIPHON MISSING**

 Maintenance Item

One or more of the exterior hose bibs were missing the recommended anti-siphon devices installed. Anti-siphon devices help to prevent contaminated water from entering the water system when negative pressures occur in the plumbing system. I recommend replacing it as needed for improved safety.

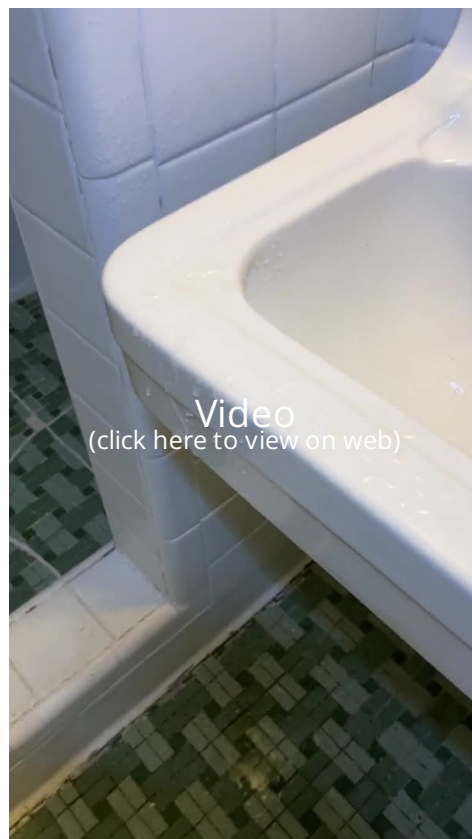
Recommendation
Contact a qualified plumbing contractor.

5.1.4 A. Plumbing Supply, Distribution Systems, and Fixtures

SINK FAUCET SPRAYS WATER

During the inspection, one or more sink faucets were observed to spray in excess. The faucet sprayed water outward beyond the containment of the sink. This could be remedied by simply replacing the aerator in the faucet end. If the issue continues, I recommend contacting a qualified plumbing professional to evaluate and repair as needed.

Recommendation
Contact a qualified plumbing contractor.



5.1.5 A. Plumbing Supply, Distribution Systems, and Fixtures

CAULK/ GROUT MISSING

During the inspection, one or more areas were observed to be missing caulk/ grout. Adequate caulking/ grouting plays a crucial role in maintaining the integrity of the building envelope, preventing water intrusion, and ensuring energy efficiency. The absence of caulking can lead to various issues, including air leaks, moisture penetration, and potential damage to structural components. I recommend a qualified professional contractor evaluate and repair as needed.

Recommendation
Contact a qualified professional.





Bathroom



Bathroom

5.2.1 B. Drains, Wastes, and Vents
PLUMBING STACK TOO SHORT

 Recommendation

ROOF

One or more of the plumbing stacks do not appear to extend to the proper height above the rooftop. Plumbing stacks that penetrate the roof should extend at least 6 inches above the roof structure. I recommend I licensed roofer evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Vent Stack



Vent Stack



Vent Stack

5.2.2 B. Drains, Wastes, and Vents

SINK STOPPER MISSING

 Maintenance Item

The sink stopper is missing in some areas. Sink stoppers play a functional role in preventing water from draining, and facilitating various tasks such as washing dishes or filling the sink. I recommend replacing the stoppers as needed. This is for your information.

Recommendation
Contact a qualified professional.

5.2.3 B. Drains, Wastes, and Vents

DWV PIPE CORRODED

 Recommendation

CRAWLSPACE

During the inspection, it was noted that the DWV (Drain, Waste, Vent) pipe is exhibiting signs of corrosion. Corrosion on DWV pipes is a concerning issue that can compromise the integrity and functionality of the plumbing system. Corroded pipes may lead to leaks, blockages, or reduced drainage efficiency, posing potential water damage risks and impacting the overall plumbing performance. I recommend a licensed plumbing professional evaluate and repair as needed.

Recommendation
Contact a qualified plumbing contractor.



DWV Pipe



DWV Pipe

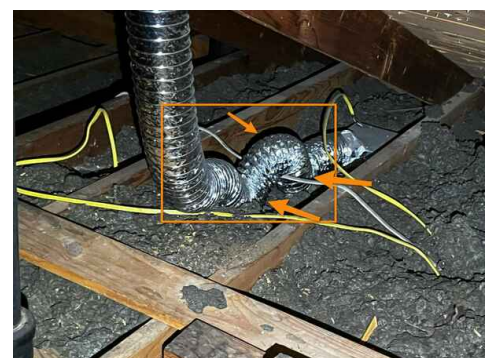
5.2.4 B. Drains, Wastes, and Vents

EXHAUST VENT- EXCESSIVE BENDS

 Recommendation

During the inspection, it was observed that the bathroom exhaust vent features bends in its configuration. Proper venting is essential to ensure the effective removal of moisture and odors from the bathroom, contributing to indoor air quality and preventing potential issues such as mold growth. While some bends in the exhaust vent are acceptable, excessive or improperly angled bends can hinder the vent's efficiency. I recommend a qualified professional evaluate and repair as needed.

Recommendation
Contact a qualified professional.



Exhaust Vent

5.3.1 C. Water Heating Equipment

TPR VALVE/ PIPING TERMINATION

 Maintenance Item

GARAGE

One or more of the temperature and pressure relief valve discharge pipes were terminated in a location that may cause damage or personal injury. It is recommended that the discharge pipe run downward to the exterior of the structure, turn downward, and terminate within 6- inches of the ground. I recommend a licensed plumber be consulted for further evaluation and repairs.

Recommendation

Contact a qualified plumbing contractor.



Garage- Water Heater TPR Valve

5.3.2 C. Water Heating Equipment

OVERFLOW PAN DISCHARGES INSIDE



GARAGE

During the inspection, the water heaters overflow pan was observed to discharge inside of the property. This could cause water to accumulate and cause damage to structural components of the property. It is recommended that the discharge be evacuated to the outside of the property. I recommend a qualified plumbing professional evaluate and repair as needed.

Recommendation

Contact a qualified plumbing contractor.



Garage- Water Heater Overflow Pan Discharge

5.5.1 E. Gas Distribution Systems and Gas Appliances

GAS PIPE NOT CAPPED



During the inspection, the gas distribution pipe was observed to not be capped. Though the gas shut-off lever was in the off position, this could still pose a possible safety concern. The area around the meter and the pipe was tested using a gas detection meter and it was determined that there was no concern at the time. I recommend a certified plumbing professional evaluate and cap the gas pipe as soon as possible.

Recommendation

Contact a qualified professional.



Kitchen- Gas Pipe



Kitchen- Gas Pipe

6.7.1 G. Garage Door Operators

AUTO REVERSE SENSOR NOT WORKING

 Safety Hazard

GARAGE

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

6.7.2 G. Garage Door Operators

SAFETY REVERSING SENSORS MISSING

 Safety Hazard

No safety reversing sensors were observed at the time of inspection. Photo sensors should be placed on either side of the garage door opening and at a height of at least 6 inches from the surface of the floor. This is a safety issue that needs correcting. I recommend a qualified contractor be consulted for installing needed safety sensors.

Recommendation

Contact a qualified professional.



Garage



Garage

6.8.1 H. Dryer Exhaust Systems

IMPROPER VENTING

 Recommendation

Dryer vent is not terminating to the exterior, which can cause inefficient venting and/or a fire hazard. Recommend a qualified HVAC contractor or handyman vent to exterior.

Recommendation

Contact a qualified HVAC professional.



North Crawlspace



North Crawlspace