



BALL HOME INSPECTION

682-777-6506

ballhomeinspection@gmail.com

<http://ballinspections.com>



TREC REI 7-6

1234 Main Street
Ft Worth TX 76244

Buyer Name

01/24/2024 9:00AM



Inspector

Vernon Ball

TREC Certified 25603, InterNACHI Certified

682-777-6505

ballhomeinspection@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	01/24/2024 9:00AM <i>Date of Inspection</i>
1234 Ft Worth TX 76244 <i>Address of Inspected Property</i>	
Vernon Ball <i>Name of Inspector</i>	TREC Certified 25603, InterNACHI Certified <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

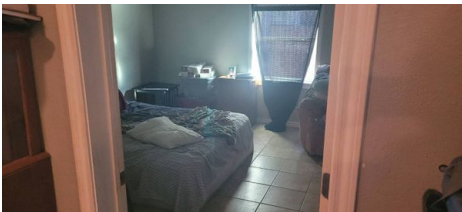
INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Termite Inspector

Occupancy: Furnished, Occupied





Style: Ranch

Temperature (approximate): 50 Fahrenheit (F) -
86 degrees

Type of Building: Single Family

Weather Conditions: Clear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☒ A. Foundations

Type of Foundation(s): Pier and beam

Limited Access:

Unable to enter crawl space due to size of opening. Crawl space was inspected from access point.



1: Improper Construction Practices

▲ **Safety Hazard**

Improper or sub-standard construction practices were noted at the foundation wall or slabs/piers. Recommend a structural engineer evaluate and advise on how to bring the construction up to standards.

Recommendation: Contact a qualified structural engineer.



2: Damaged vent

● **Recommendation**

At least one vent to crawl space is damaged and not installed correctly recommend evaluation repair is required

I=Inspected

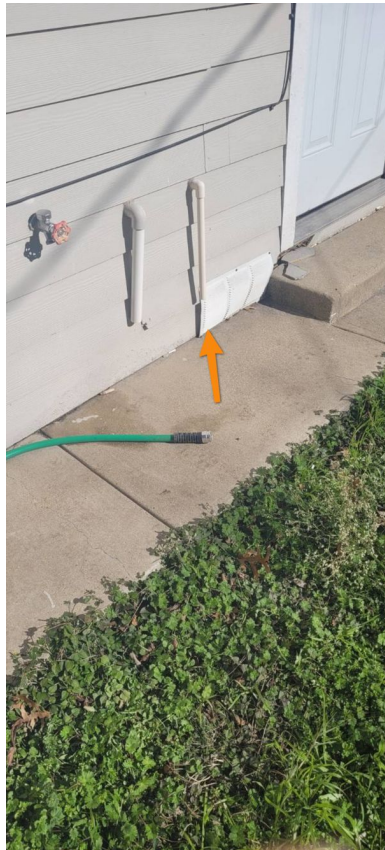
NI=Not Inspected

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D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



3: Ventilation

🚫Recommendation

The crawl space was not vented properly. There should be a vent on each the wall with a total of 1sq foot of vent for every 500 Sq ft of space. This is to prevent moisture build up that would cause wood rot and mold.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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☒ ☐ ☐ ☐ **B. Grading and Drainage**
Comments:

☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Roof

1: Damaged Coverings

Recommendation

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

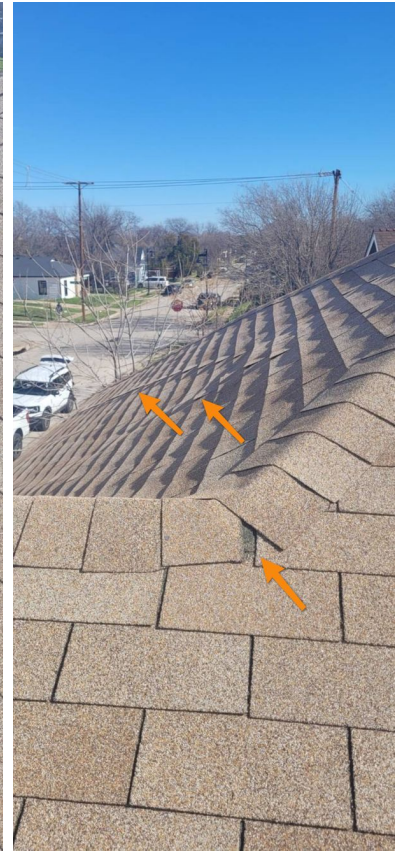
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Shingles lifting



2: Exposed Nails

[Maintenance Item](#)

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Shingles Missing

🔴Recommendation

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation: Contact a qualified roofing professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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4: Branches

 Maintenance Item

Branches from tree are touching or near roof. It is recommended that branches are keep 5-10 ft from roof. This is to prevent the roof from being damage during storms or windy days.

Recommendation: Contact a handyman or DIY project

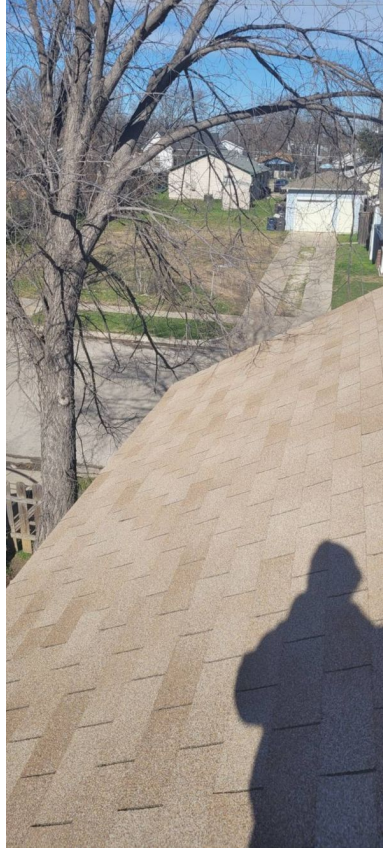
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☒ ☒ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Ladder

Approximate Average Depth of Insulation: 35 R-value -

There is approximately 12" blown fiberglass insulation.

I=Inspected

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I	NI	NP	D
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Comments:

Limited view of attic. It was inspected from platform. Area above garage and front porch were also inspected. Walking through the attic would mess up insulation and there is a risk of causing damage to ceiling.

Limited access:

Some areas of attic were not inspected due to inaccessibility of blown insulation. The blown insulation covers joist making it hard to tell where to step. Wading through the insulation will also affect the performance of the insulation.



1: Sagging

➡Recommendation

Areas of the roof sagged, indicating sheathing or rafter deficiencies. This could be an indication of foundation movement. Recommend evaluation and repair.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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2: Eaves missing calking

 Maintenance Item

Several areas of the eaves are missing caulking. Recommend having caulking replaced. The caulking prevents water and pests from entering home creating more damage.

Recommendation: Contact a handyman or DIY project

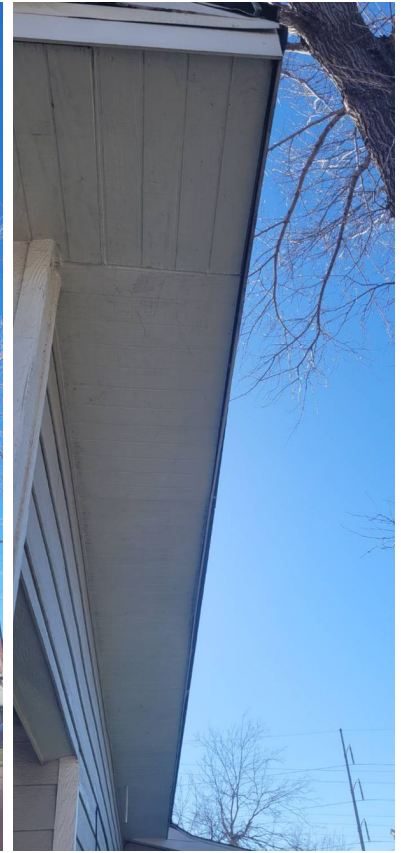
I=Inspected

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3: Attic Pulldown Stair Improperly installed

⚠️ Safety Hazard

The attic pulldown stair for the attic is improperly installed. Recommend having stairs evaluated and repaired. Pull down was installed with screws. Screws are not designed for this.

NOTE: pull down stair rope needs to be replaced with a longer rope. Also the pull-down was extremely hard to open.

Recommendation: Contact a qualified carpenter.



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I	NI	NP	D
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4: Damage Drip Edge

🔴Recommendation

Eaves have multiple areas of damaged or improperly installed

Recommendation: Contact a qualified roofing professional.



5: Rafters Lack Proper Support

🔴Recommendation

Rafters in attic lack proper support. This was done at time home was built and appears to still be supporting the roof. Recommend evaluating and repair as required.

Recommendation: Contact a qualified carpenter.



Bracing is not properly supported

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I	NI	NP	D
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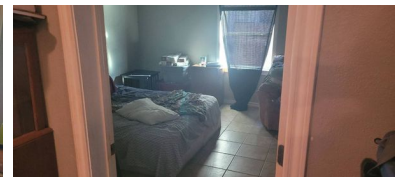
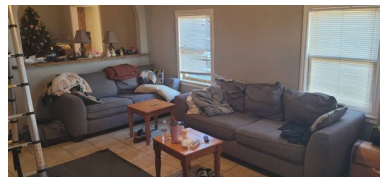
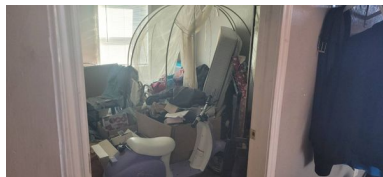


☒ ☒ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

Interior walls:

Some areas of interior walls could not be seen due to personal items blocking view.



1: Cracks - Minor

➡ Recommendation

Minor cracking was observed in wall structure. This could be an indication of foundation issues.

Recommendation: Contact a qualified structural engineer.

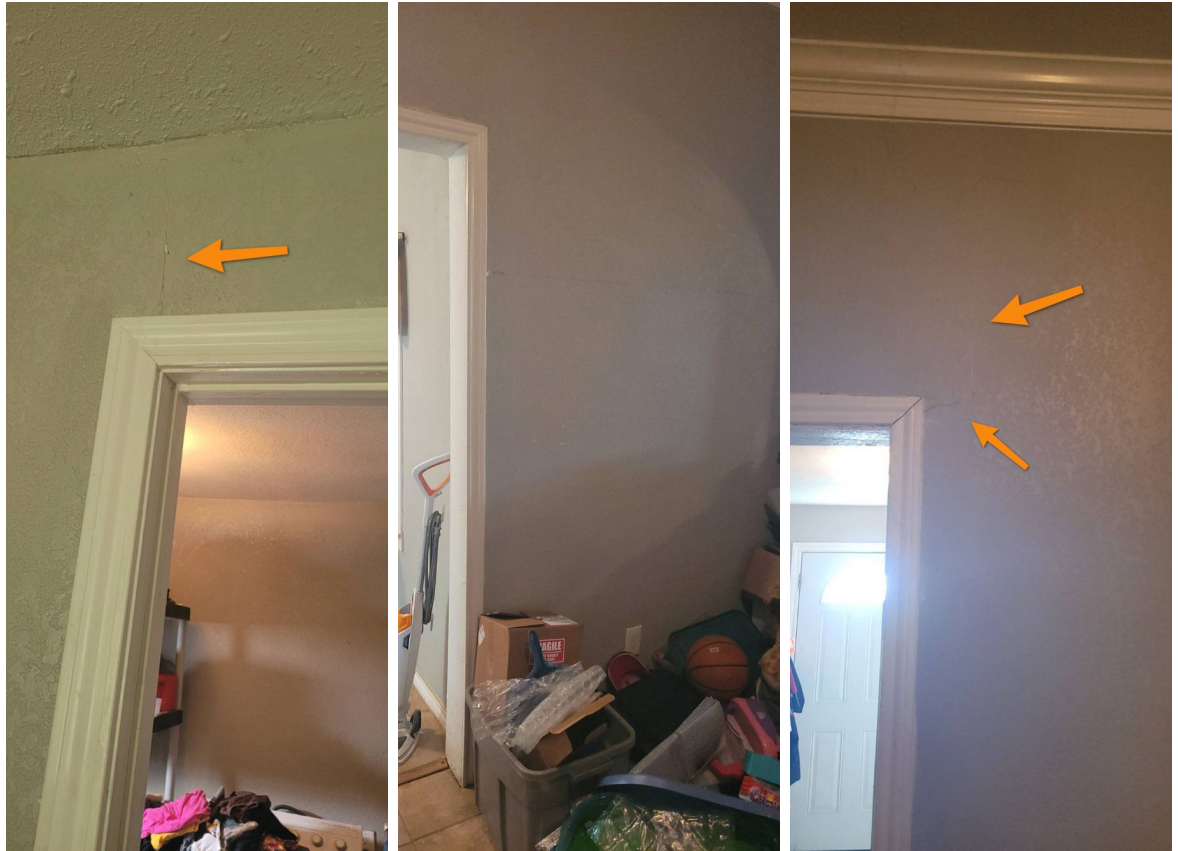
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2: Mold

➡Recommendation

Observed signs of mold in one or more areas in the wall structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation: Contact a qualified mold inspection professional.



Bathroom

3: Siding To Close To Ground

➡Recommendation

Siding should be kept a minimum of one half inch from ground to prevent water from wicking up into wood causing wood to rot.

There were some areas where it appears the side walk and driveway are above the bottom of the siding.

Recommendation: Contact a qualified carpenter.

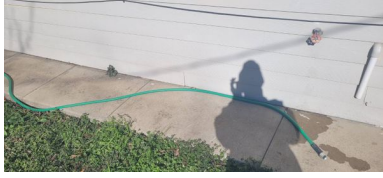
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I	NI	NP	D
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4: Siding damage

 [Maintenance Item](#)

Siding shows signs of damage recommend replacement

Recommendation: Contact a handyman or DIY project

I=Inspected

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D=Deficient

I	NI	NP	D
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Siding loose

5: Signs of Rot

🔴Recommendation

Evidence of wrought deteriorating. Recommend evaluation and repair as required.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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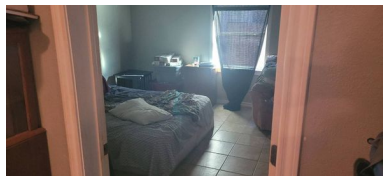
Back Door

☒ ☒ ☐ ☒

F. Ceilings and Floors

Limited view of floor:

Some areas of floor could not be inspected due to personal property.



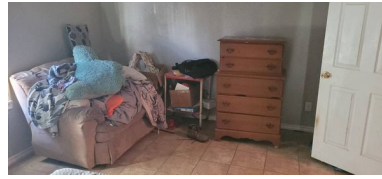
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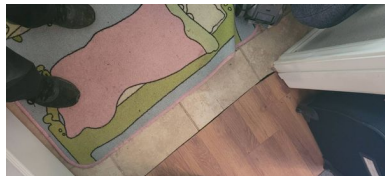
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I	NI	NP	D
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1: Ceiling - Recent Roof Leak Damage

🟡Recommendation

Stains on the ceiling appear to be the result of roof leaks or from AC. The source of leakage should be identified and corrected.

Recommendation: Contact a qualified roofing professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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2: Flooring - Tiles Loose

🔴Recommendation

Loose tiles are present. Recommend re-attach and seal.

Recommendation: Contact a qualified professional.



Back Bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Floor uneven

👉Recommendation

Areas of the floor throughout the home appear to be lower than other areas and sloped. This could be an indication of foundation issues recommend having a structural engineer inspect the foundation.

Recommendation: Contact a qualified professional.



4: Tile Damaged

👉Recommendation

Several areas broken tile was observed. Recommend having a floor professional replace damaged tile.

Recommendation: Contact a qualified professional.

I=Inspected

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I	NI	NP	D
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5: Spongy floor

👉Recommendation

Sections of the floor are spongy which could be indication of rot and could be a hazard should someone step on it and fall through. Recommend evaluation and repair as required.

Recommendation: Contact a qualified professional.



Back Bedroom

Kitchen

6: Floor needs sealed

👉Recommendation

The area between the tub and the floor needs to be sealed this would allow water to seep under the flooring and potentially rot out the flooring recommend having area sealed and possibly inspected for any deterioration.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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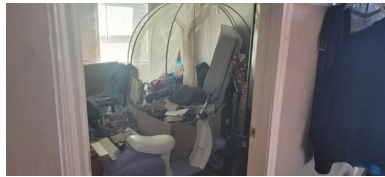


☒ ☒ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

Limited access:

Some doors could not be inspected do to personal items in the way.



1: Exterior Door Seal Damaged

👉Recommendation

Damaged door seal could result in energy loss, creating gaps allowing energy loss. Recommend having door evaluated and repaired as required.

Recommendation: Contact a qualified door repair/installation contractor.



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I	NI	NP	D
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2: Thresh hold loose

🚩Recommendation

Recommendation: Contact a qualified professional.



Back Door

3: Door won't fully open

🚩Recommendation

Back door hits floor when about halfway open. Could be due to foundation movement. Recommend every and repair as required.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments:

Not all windows inspected:

Some windows were not operated due to access



1: Missing Screen(s)

🔴 Recommendation

One or more windows are missing a screen. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Window Operation

🔧 Recommendation

One or more windows failed to operate correctly. Recommend having windows evaluated and repaired as required.

Recommendation: Contact a qualified window repair/installation contractor.



3: Window shade damage

🔧 Maintenance Item

One or more window shades are damaged. Recommend replacing window shades.

Recommendation: Contact a handyman or DIY project

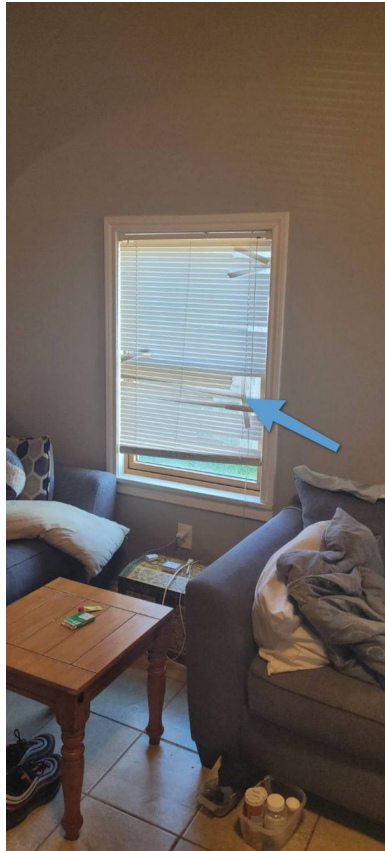
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☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

1: Handrail Missing

▲Safety Hazard

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation: Contact a qualified handyman.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Hand rail missing return

👉Recommendation

Although it probably wasn't required at time of the house built the handrail needs to have a return at the top and bottom to prevent getting caught on handrail while moving up and down stairs.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Steps uneven

▲Safety Hazard

Stair risers are not equally spaced. This can cause a tripping hazard. Recommended repair as needed.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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J. Fireplaces and Chimneys

Type of Fireplace: None

Comments:

There is no fireplace installed at this address.

1

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K. Porches, Balconies, Decks, and Carports

Comments:

Limited view of Front Porch Step:

Front front porch deck is covered with carpet. Was unable to inspect boards. The deck appears to be solid based on Walking On Deck

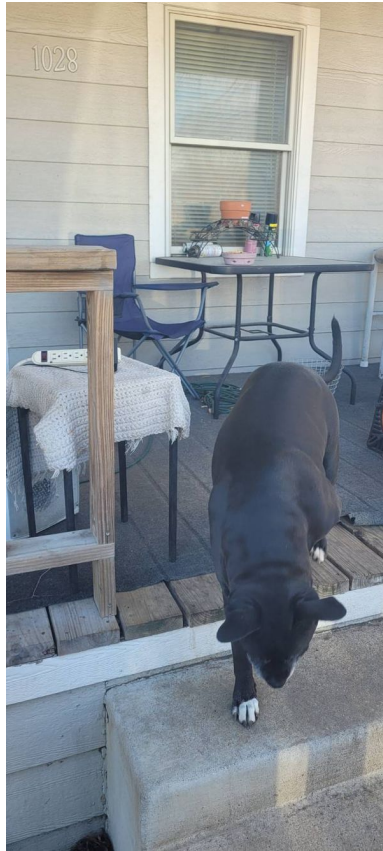
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1: Loose handrail

▲Safety Hazard

Handrail on porch at top of stairs is loose. Should someone lean on railing or pull on it. The railing would not hold. Recommend securing handrail.

NOTE: adding handrail to stairs with secure hand really not porch.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

1: Entrance Loop

🔴Recommendation

Services wires coming into home should have a loop. This is to prevent water running down into the breaker panel. Recommend having qualified electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.



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

Type of Wiring: Copper

Outlets:

Not all outlets were tested due to inaccessibility or being utilized

1: Frayed Sheathing

🔴Recommendation

Wires on service entrance are damaged or frayed. Recommend a qualified electrician to evaluate and repair.

Recommendation: Contact a qualified electrical contractor.

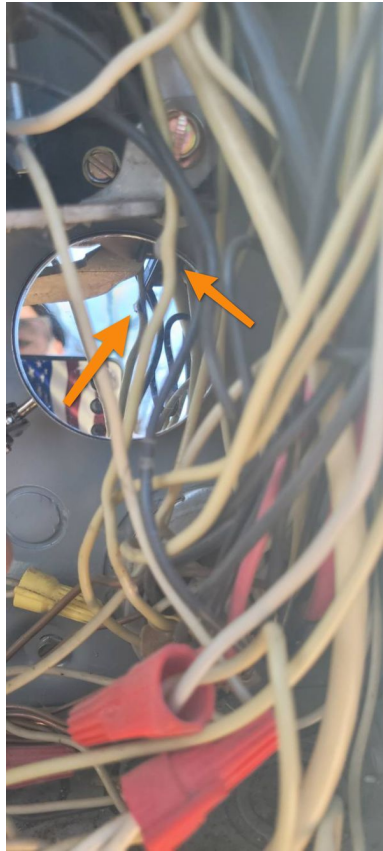
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2: Improperly Routed Wires

👉Recommendation

Wires in electrical panel are improperly routed and rubbing against other wires and routed underneath of the wires.

Recommendation: Contact a qualified electrical contractor.

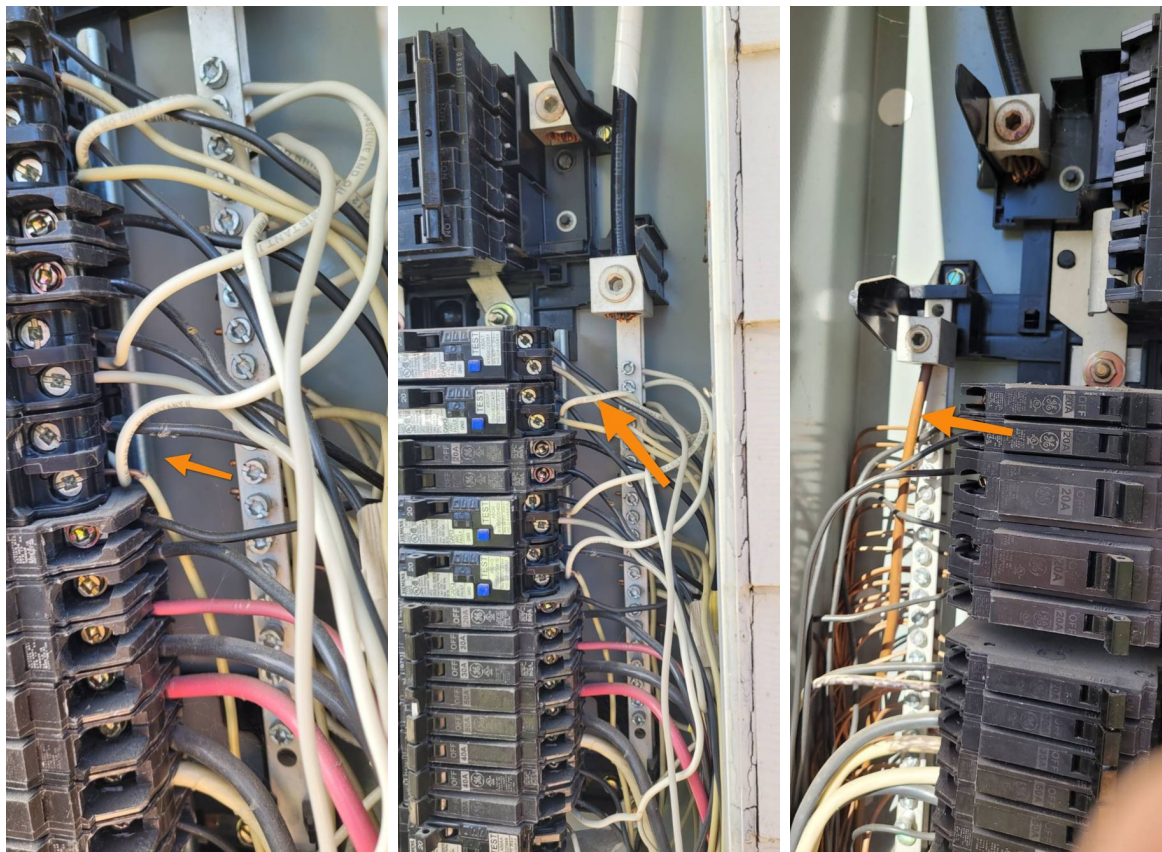
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I	NI	NP	D
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3: Loose outlet

⚠️ Safety Hazard

One one or more electrical outlets found to be loose recommend these being secured to prevent electrical shock.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: No power to Outlet

🔴Recommendation

There is no power to one or more outlets in the house. Recommend qualified electrician evaluate and repair as needed.

Recommendation: Contact a qualified electrical contractor.

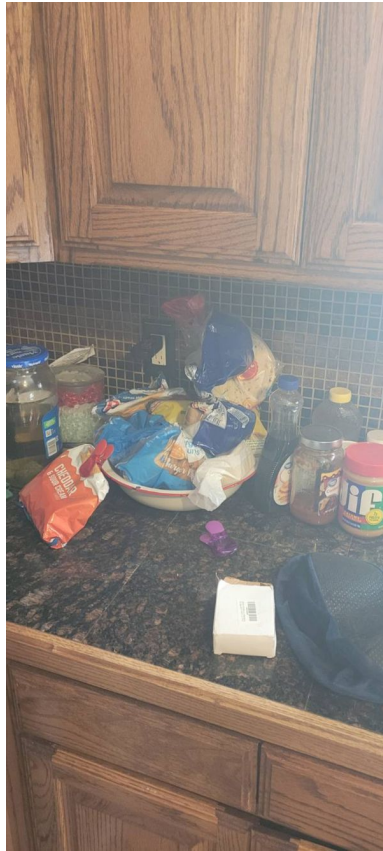
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I	NI	NP	D
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Kitchen

5: Missing tsci

▲Safety Hazard

Outside at the outlet has no gsci protection recommend qualified electrician install GFCI to prevent shot

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D
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☐ ☐ ☐ ☐ **C. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air

Energy Sources: Electric

Furnace :

The furnace was inspected and operated. No operational defects were noted.



☒ ☒ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Electric

Comments:

Low Temperature:

The A/C unit was inspected but not tested due to low outdoor temperature. This may cause damage the unit if the AC it operated when the temperature is below 70

1: Condenser Coils Dirty

[🔧 Maintenance Item](#)

Condenser coils are dirty and should be cleaned. This something that should be done once a year to improve efficiency of the heating and cooling system and extend the life of your system.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

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NP=Not Present

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I	NI	NP	D
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2: Secondary condensation

🔴Recommendation

Secondary condensation drain shows evidence of water coming out indicating the primary dream may be clogged. This is possible from previous time but could not verify. Recommend evaluation and repair as required.

Recommendation: Contact a qualified professional.

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NP=Not Present

D=Deficient

I	NI	NP	D
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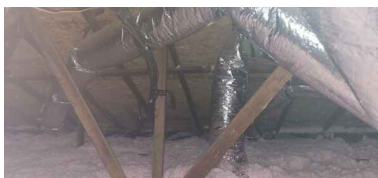


Rusted

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

limited access:

There was limited access to attic. Only the ducting that could be seen from the ladder was inspected. No defects were noted of what could be seen.



1: Filter Location

🔴 Recommendation

The filter is normally part of the Air handler. No filter could be located. Recommend checking with home owner for location of filter.

Recommendation: Contact a qualified professional.

☐ ☐ ☐ ☐ **D. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

☒ ☒ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Not found

Location of Main Water Supply Valve : Not Found

Static Water Pressure Reading: 74 -

Static pressured was measured at 60 psi



Type of Supply Piping Material: PEX

Water Meter location unknown:

The water meter and main water shut off could not be inspected because location was not found. Recommend contacting seller to locate water meter and main water shut off.

1: Incorrect Faucet

🔴Recommendation

The faucet installed on main bath tub isn't the correct type of faucet. Although the faucet works it doesn't cover the valve correctly. This is mostly a cosmetic thing.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- ☒ ☒ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Crawl Space Plumbing:
 Not all plumbing in crawl space could be inspected due to limited access to crawl space.

1: Poor/Slow Drainage

Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

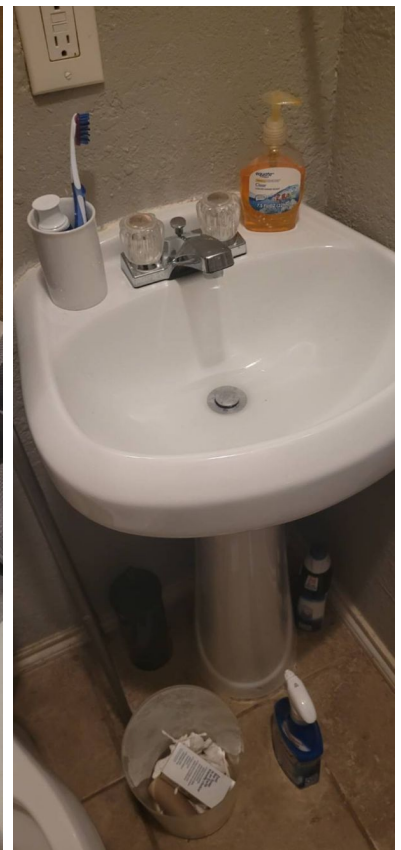
Recommendation: Contact a qualified plumbing contractor.



Main Bathroom



Primary Bathroom



Primary Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Drain Stop

🔴Recommendation

Drain stop does not perform correctly. Recommend evaluation and repair

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom



Main Bathroom

3: Leaking toilet

🔴Recommendation

The toilet was observed leaking water when flushed. This is probably a bad wax seal. Recommend evaluation and repair as required.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Water Leak

🔴 Recommendation

There appears to be evidence of water leak in crawl space. Recommend evaluation and repair as required.

Recommendation: Contact a qualified professional.



Viewed from access

5: Missing Cap

🔧 Maintenance Item

On Driveway next to Crawl space access

Clean out is missing cap. Recommend replacing cap.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☐ **C. Water Heating Equipment**
Energy Sources: Electric

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Capacity: 40 Gallons

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Comments:**

Water Heater was inspected. No defects were noted at this time.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- ☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

- ☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: None
Type of Gas Distribution Piping Material: None
Comments:
 There is no gas supply to this home.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****V. APPLIANCES**☐ ☐ ☒ ☐ **A. Dishwashers**☐ ☒ ☒ ☐ **B. Food Waste Disposers***Comments:*

There is no garbage disposal installed.

☒ ☒ ☐ ☒ **C. Range Hood and Exhaust Systems***Visually Inspected Only:*

The vent system is part of the microwave, because the microwave did not work the fan and light for the hood could not be tested. Recommend verify operation after microwave is fixed or replaced.

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens***Comments:*

Stove and Oven were tested and no operational defects were noted at this time.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Anti tip device

▲Safety Hazard

No anti tip device installed. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation: Contact a qualified handyman.



☒ ☒ ☐ ☒ **E. Microwave Ovens**

1: Inoperable

🔧Recommendation

Microwave oven was inoperable at time of inspection. Recommend a qualified contractor evaluate and repair. No power to microwave

NOTE: there is power to the outlet for the microwave.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

All fans operated as designed.

1: Needs clean

Recommendation

Exhaust fans need to be cleaned. Cleaning the fans regularly allows moisture to be removed from bathroom more efficiently. The purpose of the fans is to remove moisture to prevent mold.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

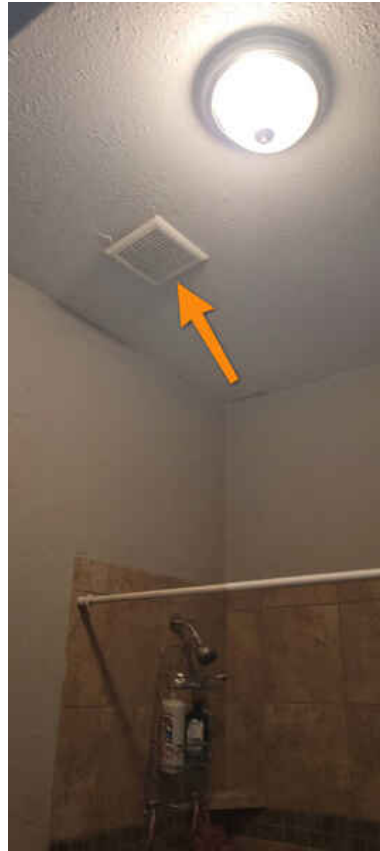
NP=Not Present

D=Deficient

I	NI	NP	D
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Primary Bathroom



Main Bathroom

2: Exhaust fanLoose

Recommendation

The exhaust fan and or cover appears to be loose recommend re-securing fan to prevent further damage

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Main Bathroom

☐ ☐ ☒ ☐ **G. Garage Door Operators**
Comments:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

1: Dryer vent dirty

[🔧Maintenance Item](#)

Dryer vent is dirty. Recommend cleaning to prevent clogs and possible fire.

Recommendation: Contact a handyman or DIY project

