



DESERT PRO HOME INSPECTIONS, LLC

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VISUAL PROPERTY INSPECTION

1234 Main St.
El Paso TX 79928

Buyer Name
03/10/2019 9:00AM



Inspector

Jesus Rojas
TREC #22963
915-208-0091

desertproinspections@gmail.com



Agent

Agent Name
555-555-5555
agent@spectora.com



PROPERTY INSPECTION REPORT

Prepared For: Buyer Name
(Name of Client)

Concerning: 1234 Main St. El Paso TX 79928
(Address or Other Identification of Inspected Property)

By: Jesus Rojas - TREC #22963 03/10/2019 9:00AM
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED 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: Buyer's Agent

Building Status: Vacant

Type of Building: Single Family One-Story

Weather: Cloudy

Temperature Approximate: 68 Fahrenheit (F)

Utilities: On

Direct of Home: House Faces North for Purpose of this Inspection

Inaccessible or Obstructed Areas: Floors Covered - Tile / Carpet, Walls & Ceilings - Repaired or Freshly Painted, Plumbing Areas

- Only Visible Plumbing Inspected

Mold/Mildew Investigations: are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that further investigation be obtained.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

After the inspection report is issued, it is recommended that the repairs be completed, or agreements made to complete the repairs before final closing. The buyer accepts all material defects, latent or exposed, upon closing. It is also recommended to have an annual reinspection performed by an inspector, or further evaluation by qualified contractors. This will ensure that repairs are made properly, as well as further evaluating systems and components over time. It is also recommended to purchase a home warranty for at least the first year in your new home.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete Slab -

Foundation is a slab on grade and visually appears to be performing its intended function at the time of the inspection.

The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structures foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes / observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer / foundation contractor and appropriate action taken. The foundation inspection performed was a cursory and limited to visual observations of accessible / visible exterior and interior structural components of the house at the time of the inspection. No foundation measurements (elevation or otherwise) have been made or are within scope of this inspection.

B. Grading and Drainage

Grading and Drainage:

Grading and drainage visually appear to be performing their intended function by moving water away from the home at the time of the inspection.

Maintenance tip: It is standard practice and recommendation to maintain soil levels a minimum of six (6) to eight (8) inches below the top of the slab and graded away from the slab, at a minimum rate of six (6) inches per every 10 feet, to promote positive drainage and to prevent water from pooling/standing around the foundation area(s). Standard soil levels will also reduce possible moisture exposure and help detect insect/pest activity.

C. Roof Covering Materials

Types of Roof Coverings: Concrete Tile, Rolled Composite

Viewed From: Roof Top

Roof Type: Hip, Flat

Images of Roof:

Roof is in good condition and appears to have been recently sealed.



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1: Fasteners/Nails Underdriven

🔴 Recommendation

A few fasteners/nails were under driven or protruding through the overlying shingles. This should be corrected to help prevent moisture intrusion into the roof structure.



D. Roof Structures and Attics

Attic: None

Viewed From: N/A

Approximate Depth of Insulation: Not Visible

No Attic:

The home did not have an accessible attic space and the roof structure was not visible at the time of inspection.

E. Walls (Interior and Exterior)

Siding Material: Stucco -

Maintenance tip: Sealing/caulking is recommended as part of an ongoing maintenance program. Sealing and caulking of exterior jambs and masonry junctions, threshold and curd areas, exterior siding and trim, fascia, wall exits, and windows areas to name a few, will help reduce possible water penetration and weather-related deterioration.

1: Moisture Detected on Interior Wall

▲ Safety Hazard/Significant Defect

Location: Laundry Room

Thermal imaging and/or a moisture meter indicated the possibility of moisture in interior wall, this may be an indication of a leak. Recommend further evaluation by a qualified professional to determine cause and if any corrective measure needs to be taken.

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Moisture meter reading

2: Minor Stucco Cracks

🔴 Recommendation

Location: Westside Wall By Window & Back Wall

Minor cracks were observed in the stucco around the home. These cracks should be sealed with a stucco crack flex sealant to prevent further expansion and moisture penetration into the home structure by a qualified professional.



West side of home



West side of home



Back wall of home

3: Wood Trim - Damaged/Deteriorated

🔴 Recommendation

Location: Garage Door Trim

Exterior wood trim was found to be damaged and or deteriorated. This should be repaired to help prevent further damage to trim.

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4: Exterior Wall - Penetrations Not Sealed

🔴 Recommendation

Exterior water lines at the exterior wall intersection had gaps and were not properly sealed. These lines should be sealed with an approved sealant at the wall penetrations to prevent moisture from getting into the structure of the home.



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5: Water Stains On Wall

🔴 Recommendation

Location: Bedroom Facing Street

Water Stains visible on the interior wall at the time of inspection which may be from a previous leakage. The moisture meter and/or thermal imaging was negative for moisture at time of inspection, which may suggest the leak has been repaired.



G. Doors (Interior and Exterior)

Garage Door Into Dwelling: Solid Wood -

Garage doors into dwelling require a fire rated door. Without a fire rated sticker on the door, we are unable to verify that doors leading into the residence from the garage area are fire rated. Most Solid Wood Doors 1-3/8" thick and Steel Doors are Fire Rated.

1: Double Keyed Deadbolt

🔴 Safety Hazard/Significant Defect

Location: Exterior Screen Doors

A door to the exterior had a deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. Installation of these types of deadbolts is no longer a standard practice in new construction. The Inspector recommends that all deadbolts in the home that require a key for exit from the home interior be replaced with a deadbolt that operates from the inside with a lever.



F. Ceilings and Floors

Ceiling Materials: Gypsum Board (Drywall), Plaster Texture

Floor Coverings: Carpet, Tile

H. Windows

Windows: Double Pane

Comments:

All windows were checked on the home and worked properly at the time of the inspection.

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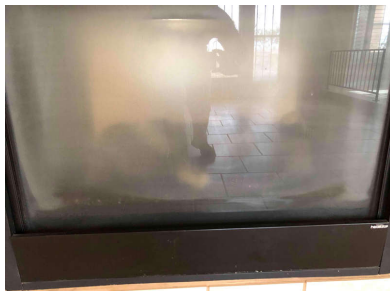
Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change.

Maintenance Tip:

Maintenance tip: Sealing/caulking is recommended as part of an ongoing maintenance program. Sealing and caulking of windows will help reduce possible water penetration and weather related deterioration.

I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys
Types of Fireplaces: Sealed off
Chimney (exterior): Stucco



Fireplace Maintenance:

Maintaining a fireplace properly is important to help minimize potential hazards from fire or smoke.

[Click here for more information](#)

K. Porches, Balconies, Decks and Carports

1: Common Cracks

👉 **Recommendation**

Location: Back Porch

Common cracks were visible in the sidewalk/porch cement at the time of the inspection. Monitor and repair as necessary



L. Other

Type: Concrete Driveway

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Disconnect Rating : 125 Amps

Electrical Service: Underground

Electric Panel Manufacturer: SIEMENS

Panel Type: Circuit breakers

Main Service Panel Location: Side of Home

Sub Panel Location: Garage

Comments:

Main electrical panel and service entrance located on side of the home. Main entrance service wires are aluminum, with sub feeds service is underground. Ground wire noted. Panel is in sound condition and wired in a professional manner at time of inspection.

Sub panel located in the garage. Panel is in sound condition and wired in a professional manner at time of inspection.

Bonding conductors cannot be observed in finished buildings to determine the serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, water, plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded.

1: Main Panel Breakers Not Labeled

 Recommendation

Location: Main Panel On Side Of Home

A Circuit Directory identifying individual electrical circuits was missing, illegible or inaccurate at this panel. The panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off.



B. Branch Circuits, Connected Devices and Fixtures

Comments:

All working Bath GFCI outlets passed mechanical and electrical testing at time of inspection and reset.

All working Kitchen GFCI outlets passed mechanical and electrical testing at time of inspection and reset.

All working Garage & Exterior GFCI outlets passed mechanical and electrical testing at time of inspection and reset.

Smoke detector(s) responded to manual test. Detectors were located in standard locations, one in each

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bedroom and outside sleeping area.

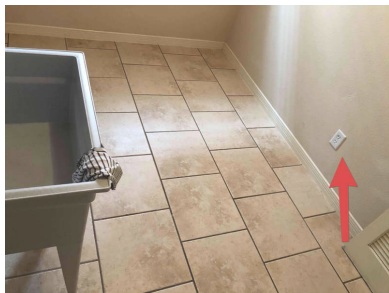
Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

1: No GFCI

▲ Safety Hazard/Significant Defect

Location: Laundry Room

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in laundry room at the time of inspection. For safety reasons, current standards recommend that electrical receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards by a qualified professional.



Laundry Room

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air, Furnace

Energy Sources: Gas

Location: Hallway Closet

Air Filter Size: 20X25X1

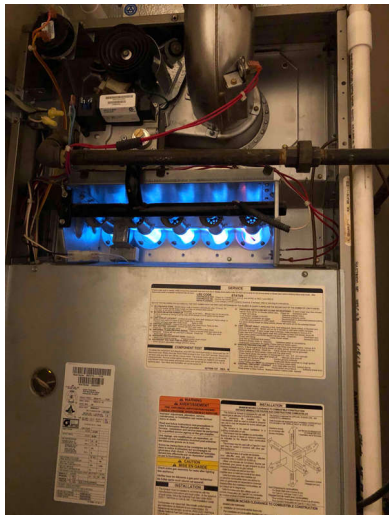
Furnace Info:

Furnace Brand: CARRIER

Manufacture Date: JUN 2004

Model No: 58DLA110

Serial No: 2604A43417



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Comment:

I recommend that a qualified technician clean, evaluate and service furnace on an annual basis.

HVAC TREC DISCLAIMER - Note: Thermostats are checked in the manual mode only. Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Location : Side of Home

Air Conditioner Info:

A/C Brand: CARRIER

Manufacture Date: MAR 2004

Model No: 38TXA060

Serial No: 1104E03836



Delta T Measurement:

A/C unit functional test has a return temp of 61 F and the supply has a temp of 40 F for a differential of 21 F.

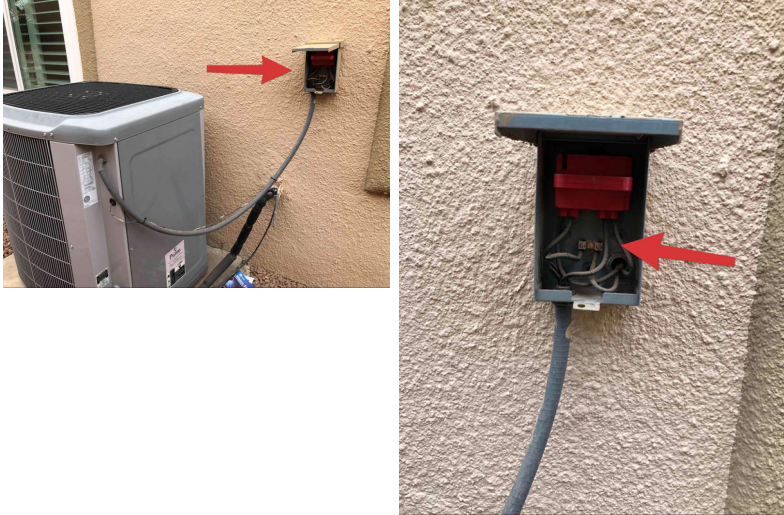
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A differential between 15 to 22 F is considered normal.

1: A/C Disconnect - Missing Panel Cover

▲ Safety Hazard/Significant Defect

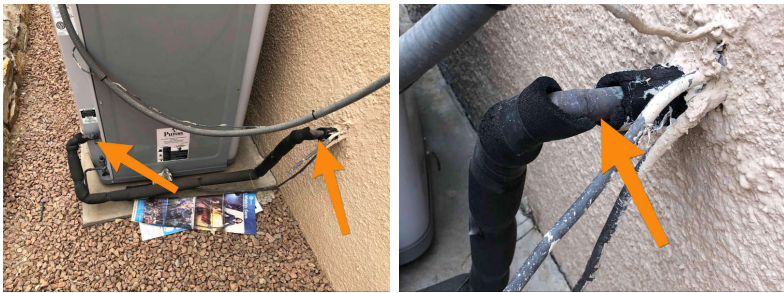
The electrical panel that housed the air-conditioner disconnect was missing the front panel cover which is exposing the electrical wires. This is a safety concern that should be corrected by replacing the missing cover by a qualified professional.



2: Condensation Line Insulation - Damaged

⊖ Recommendation

The insulation on the condensate line for the air conditioner was found to be damaged and or missing foam insulation. Tho should be corrected by replacing any missing or damaged insulation in the line to prevent condensation buildup.



C. Duct Systems, Chases and Vents

Comment:

In the opinion of the inspector there were no visible defects in the visible ducts or ducting system that appeared to require immediate repair at the time of the inspection.

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: Curb In Front of Home

Location of main water supply valve: Garage

Static water pressure reading: 45 psi -

Normal is between 40 - 80 psi



Shutoff Valves - Not Operated:

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

1: Possible Water Line Leak

▲ Safety Hazard/Significant Defect

At the time of inspection I checked the water meter after all the water in the home had been turned off and the meter was still turning, indicating water was still flowing to the house due to a possible leak in a water supply line. I did observe a wet area around irrigation water line in the back of the home. I recommend further evaluation for a possible leak in the home by a licensed plumber .



2: Hose Bib Backflow Preventer - Missing

🟡 Recommendation

Exterior hose bibs were found to be missing backflow preventer devices (vacuum breakers). Vacuum breakers are easy to install, inexpensive and should be in place on all exterior bibs (water hose faucets) to help prevent exterior water from getting siphoned into the homes water supply. [Click here for more information](#)

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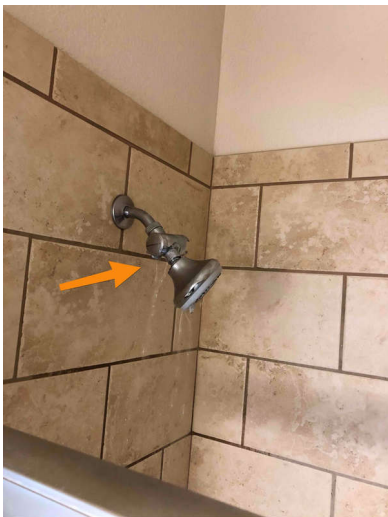


3: Leaking Shower Head

👉 Recommendation

Location: Hallway Bathroom

The showerhead connection leaked when the shower was operated.



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B. Drains, Wastes and Vents

Drain, Waste & Vent Pipes - Not Visible:

No specialized testing was conducted on any plumbing system at the time of this inspection. Most drain, waste and vent pipes are typically not visible in a finished home.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: N/A

Water Heater Location : Hallway Closet

Water Heater Info:

Water Heater Brand: AO SMITH

Manufacture Date: N/A

Model No: N/A

Serial No: N/A

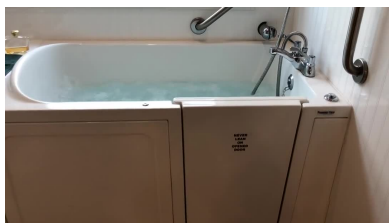
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D. Hydro-Massage Therapy Equipment

Comments:

Unit was tested and worked properly at the time of the inspection. Unit is GFCI protected.



V. APPLIANCES

A. Dishwasher

Dishwasher Brand: KITCHEN AID

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Comments:

Dishwasher was tested for a full cycle, in normal mode, and appears to be functioning normally at time of inspection.

B. Food Waste Disposers

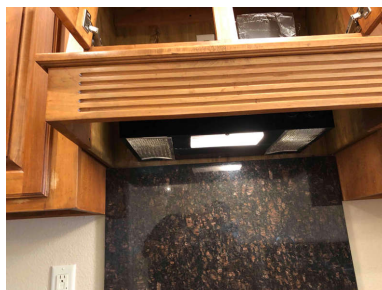
Comments:

Garbage disposal was tested and appears to be functional at time of inspection.

C. Range Hood and Exhaust System

Exhaust / Range Hood:

Range hood was tested and appears to be functioning normally at the time of the inspection. Vented to the outside.



D. Ranges, Cooktops and Ovens

Range/Oven Manufacturer: FRIGIDAIRE

Type: Oven, Cooktop



Energy Source: Electricity, Natural Gas

Oven Tested:

Oven tested at 350 degrees F. Actual Temp measured: 351 degrees F. (+/- 25 F allowed difference) is acceptable.

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- E. Microwave Ovens**
Built in Microwave Manufacturer: FRIGIDAIRE



Comments:
Microwave was tested for one minute and appears to be functioning correctly at time of inspection.

- F. Mechanical Exhaust Vents and bathroom Heaters**
Comments:
All vents tested and worked correctly at time of inspection.

- G. Garage Door Operator(s)**
Auto-opener Manufacturer: CHAMBERLAIN
Comments:
Automatic Garage Door opener was tested and operates normally. Photo-electric sensors and auto reverse feature worked as intended and passed safety test.

- H. Dryer Exhaust System**
Comments :
At time of inspection, there were no deficient items observed.

Maintenance Tip:
It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.