



RESIDENTIAL INSPECTION REPORT

2135 Quenby St  
Houston, TX 77005



Inspector

**Rene Guajardo**

TREC #5945

(866) 484-8318

[office@inspectorteam.com](mailto:office@inspectorteam.com)



Agent

**Stephen Taussig**

TAUS Realty



# PROPERTY INSPECTION REPORT FORM

Maja Djukic <i>Name of Client</i>	04/02/2025 2:00 pm <i>Date of Inspection</i>
2135 Quenby St , Houston, TX 77005 <i>Address of Inspected Property</i>	
Rene Guajardo <i>Name of Inspector</i>	TREC #5945 <i>TREC License #</i>
Greg Bryan TREC# <i>Name of Sponsor (if applicable)</i>	3608 <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.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

*Type of Building:* Single Family

*Access Provided By:* Supra

*In Attendance:* Buyer Agent

*Occupancy:* Vacant but Furnished

*Weather Conditions:* Partly Cloudy

*Temperature (approximate):* 80 Fahrenheit (F)

*Storage Items/Occupied Home:*

The home was occupied and/or furnished at the time of inspection. The inspector does not move storage items or furnishings that prevent the visual observation of components. Items blocked by storage/furnishings were not inspected.

Thank you for choosing Bryan & Bryan  
Inspections

*Please review the inspection report and let us know if you have any further questions. The browser-based version uses advanced web features to allow for easier navigation and expanded photographs. The PDF menu on this webpage includes a version titled "Full Report" and is written on the official state promulgated form for your records. A Comment Key is also provided for you in the Attachments section if*

*you'd like definitions for common report phrasing. Please review all documents and attachments that were sent to you by the inspector.*

Office Use: Order # 72500

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**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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## **I. STRUCTURAL SYSTEMS**

I=Inspected

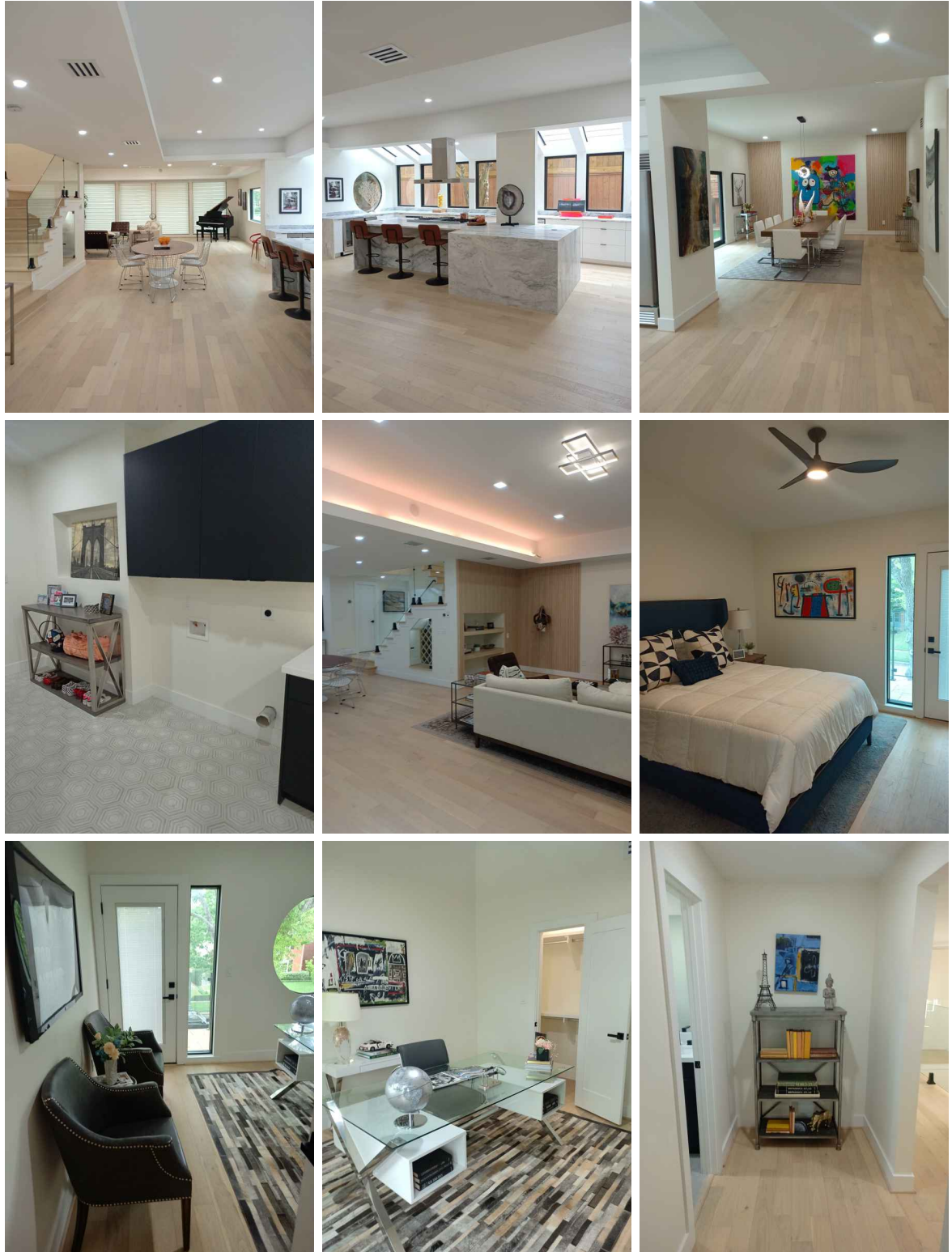
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General Photos of Interior:



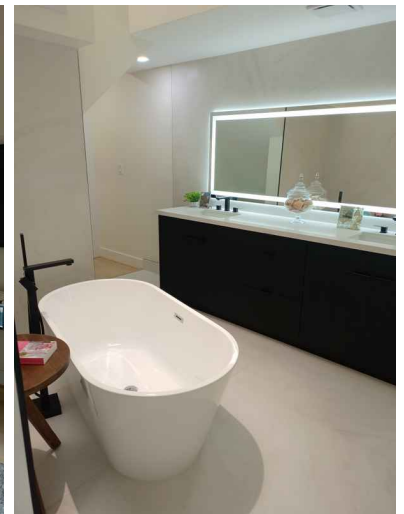
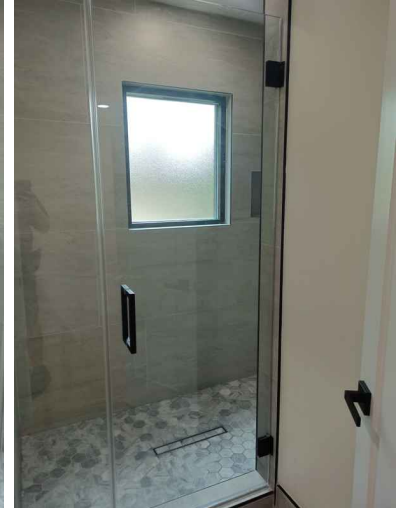
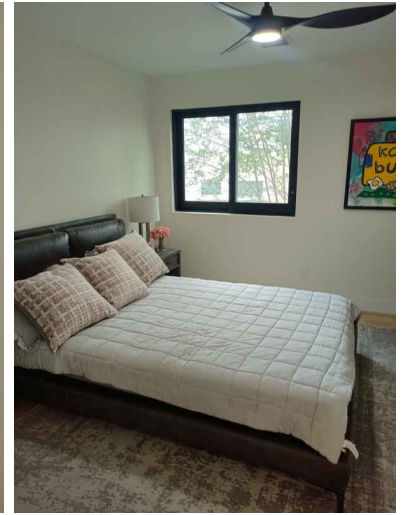
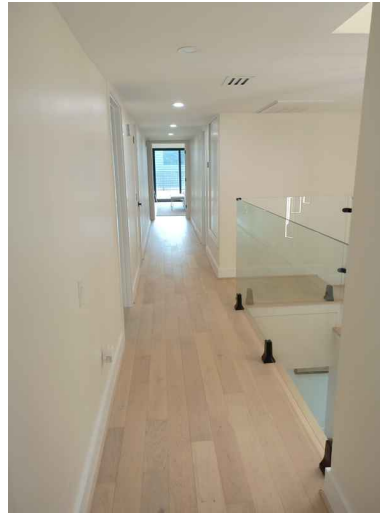
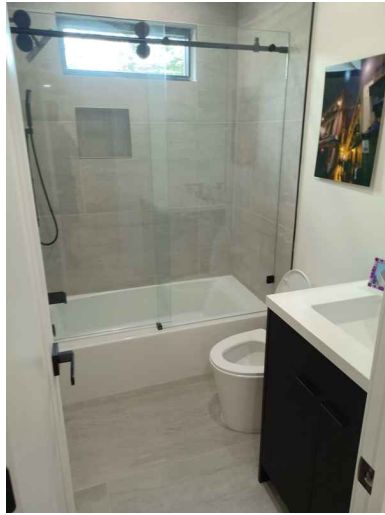
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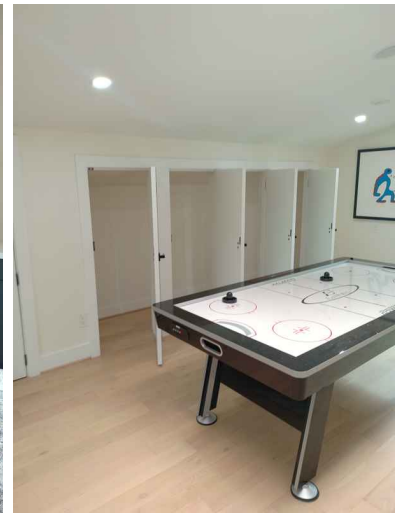
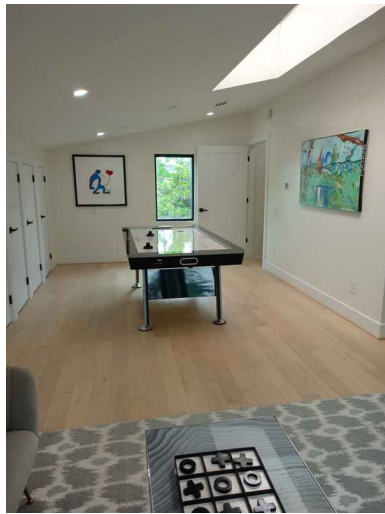
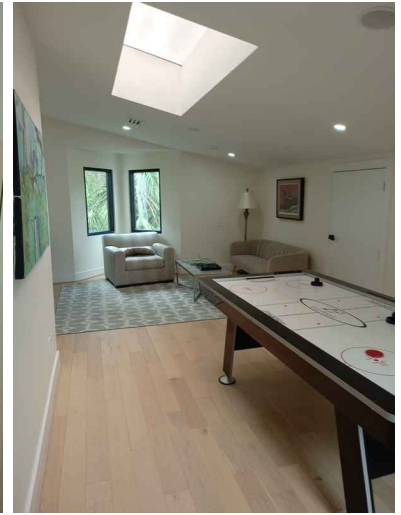
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I=Inspected

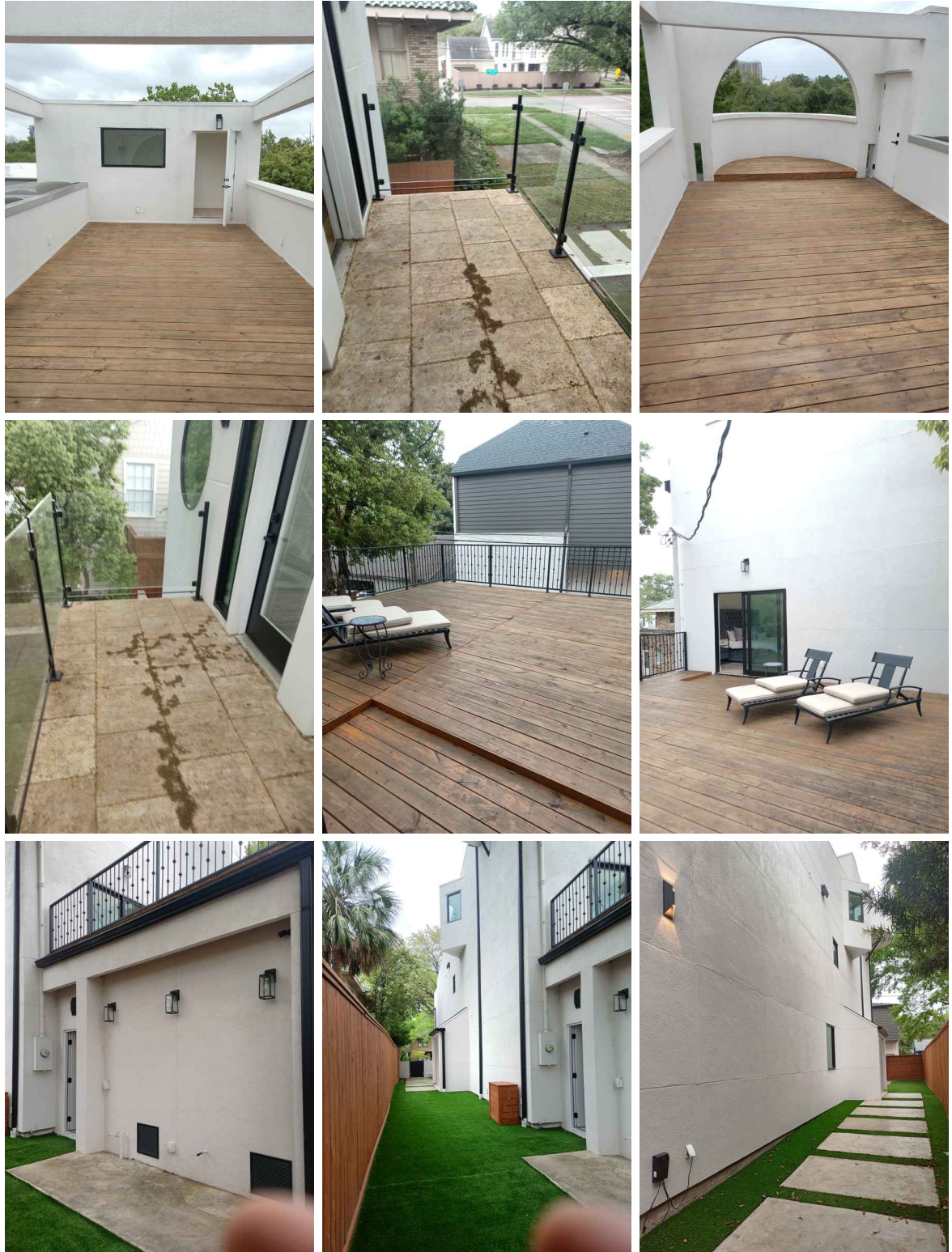
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*General Photos of Structure:*



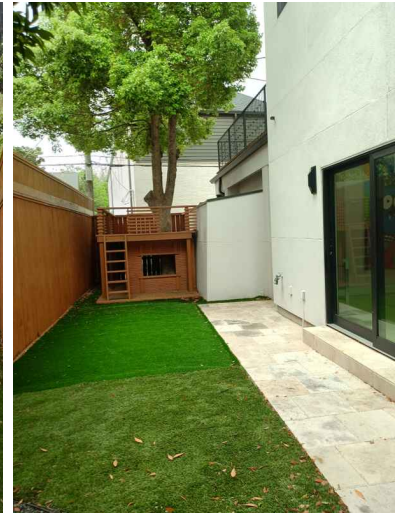
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General Photos of Roof Covering:



General Photos of Attic:



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**A. Foundations**

*Type of Foundation:* Slab on Grade

*Crawl Space Viewed From:* N/A

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*Digital Level Pictures:*

This foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property to determine if there were elevation variations that indicated excessive movement of the foundation.



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I	NI	NP	D
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Comments:

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**1: Foundation Inspected with Digital Level**

**Recommendation**

The foundation was measured with the use of an electronic digital measurement tool. Multiple elevation points were registered on the foundation throughout the property. At the time of this inspection observations were noted that (in this inspectors OPINION) indicate excessive variance of the foundation at the dining area and laundry area towards the rear. Further evaluation by a structural engineer and/or qualified foundation repair contractor is recommended.

Recommendation: Contact a qualified structural engineer.



**B. Grading and Drainage**  
*Comments:*

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*Drainage Systems Not Flow Tested:*

The inspector did not determine effectiveness or condition of any below grade downspout extension(s) or drainage system(s), nor did the inspector determine the location of a discharge outlet.



**C. Roof Covering Materials**

*Types of Roof Covering:* Metal

*Viewed From:* Balcony

*Comments:*

*Roof Access Was Limited:* Unsafe to Access -

Direct access to the roof was limited because of constraints encountered during the inspection. The inspector did employ other methods in determining the overall functionality of the roof covering. If further evaluation of the roof covering is desired, consult with a qualified roofing contractor.

*Roof Fastening Not Verified:*

The roof fastening method was not verified as determining this may have caused damage to the roofing material. In addition, the inspector did not determine if the roof fastening meets current wind storm codes/ratings.

**D. Roof Structure and Attic**

*Viewed From:* Decked Areas of Attic

*Approximate Average Depth of Insulation:* 10 Inches

*Attic Access Method:* Walk-in

*Type of Attic/Roof Ventillation:* None Found

*Type of Insulation Material:* Batt Fiberglass

*Comments:*

*Only Accessible Areas Were Entered:*

Only accessible areas of the attic were inspected. The inspector did not crawl/walk over areas that may be unsafe or not easily accessible. In addition, insulation can hide or obstruct deficiencies.

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**1: Insulation: Voids**

🔴 Recommendation

Gaps or areas of poor insulation coverage were observed in one or more locations of the attic. This may reduce the R value of the insulation system. Evaluate and remedy as needed.

Recommendation: Contact a qualified insulation contractor.



**2: Unable to Determine Proper Air Exchange**

🔴 Recommendation

Deck insulated attics are typically considered to be conditioned spaces and have specific air flow requirements that must be followed. The inspector was unable to determine if proper airflow exchange was present. Evaluate and remedy as needed.

Recommendation: Contact a qualified HVAC professional.

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

*Stucco/EIFS Present: Regular Maintenance Advised:*

Stucco and EIFS cladding systems rely on effective exterior sealing to prevent moisture intrusion. Over time, seals may deteriorate, which can allow moisture to become trapped behind the system. Because the finish has low vapor permeability, this moisture may remain longer than anticipated. Regular inspections and maintenance help ensure the system's lasting performance.

Bryan & Bryan offers an advanced Building Envelope Moisture Inspection for those seeking a more comprehensive evaluation of their Stucco/EIFS system. This service utilizes specialized tools and techniques that exceed the scope of a standard home inspection. If you desire a higher level of inspection, we encourage you to contact our office at (866) 484-8318 to schedule your assessment.

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**1: Stucco: Deficiencies Were Present**

**Recommendation**

Surface Cracks, Lath and Trim Corroded, Inadequate Clearance From Grade - Deficiencies were present. (See example photos) To ensure a more thorough understanding of any potential underlying issues, I recommend scheduling an invasive stucco inspection. This type of inspection is designed to detect hidden concerns that may not be visible during a standard visual assessment, providing a more detailed evaluation of the siding's true condition.

Our office will reach out to discuss this recommendation in further detail and explore your options. Please be advised that, should you choose not to proceed with this additional inspection, you release Bryan & Bryan Inspections from any future liability related to stucco/EIFS siding deficiencies, whether identified or not, as outlined in the inspection report.

Recommendation: Contact a stucco repair contractor



3rd Floor cracks



3rd Floor corrosion



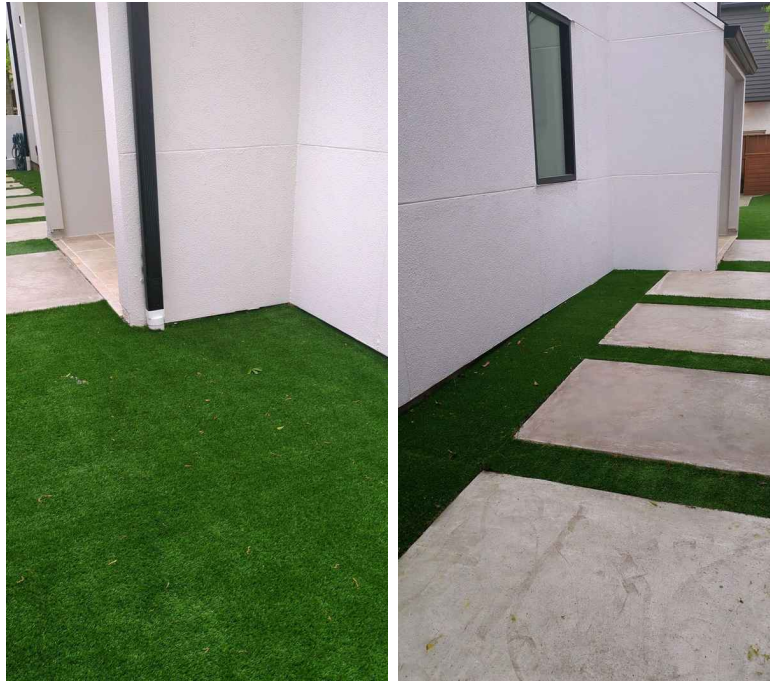
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**F. Ceilings and Floors**  
*Comments:*

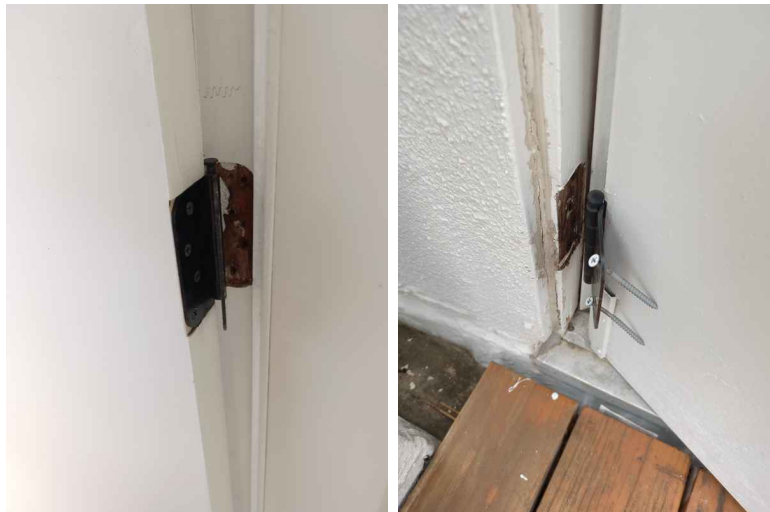
**G. Doors (Interior and Exterior)**  
*Comments:*

**1: Doors: Damaged**

👉 **Recommendation**

Top patio closet door hinges are detached. Evaluation and remediation is recommended.

Recommendation: Contact a qualified door repair/installation contractor.



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**H. Windows**  
*Comments:*

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

**J. Fireplaces and Chimneys**  
*Comments:*  
*Limited Access/Visibility:*  
There was limited access and visibility to safely inspect chimney flue.

**K. Porches, Balconies, Decks, and Carports**  
*Comments:*

**1: Porch/Balcony Flooring Lifted**

👉 **Recommendation**

Porch or balcony exterior flooring showed signs warping. Evaluate and remedy as needed.

Recommendation: Contact a qualified professional.



**2: Cracked tile**

👉 **Recommendation**

Cracked tile and open joints were observed on front balcony flooring. Evaluate and remedy as needed.



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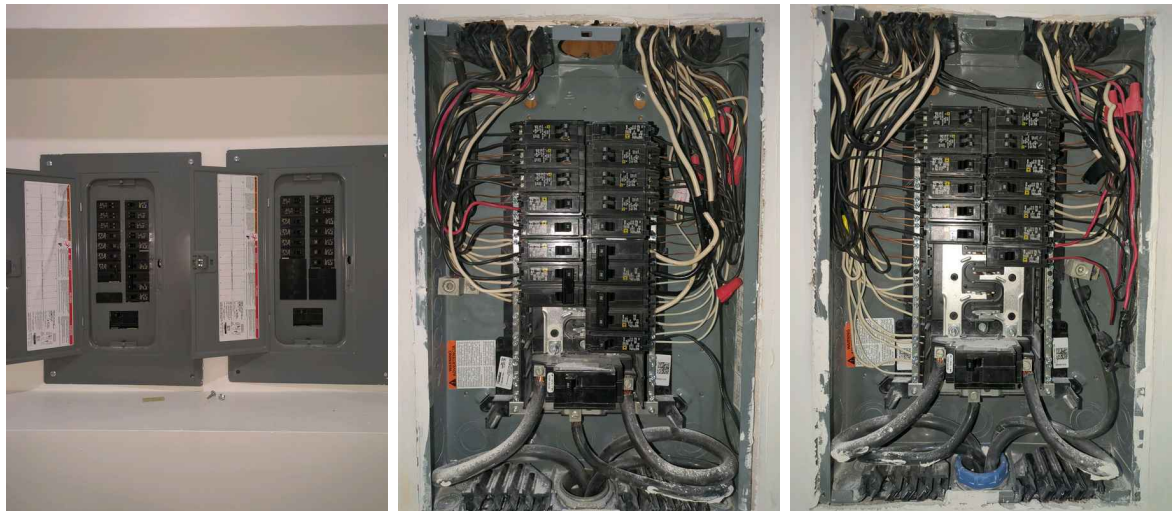
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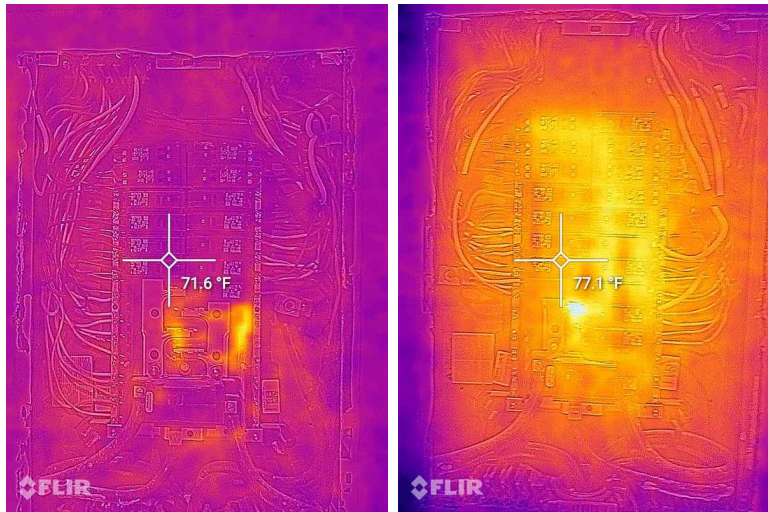
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## II. ELECTRICAL SYSTEMS

General Photos of Distribution Panels:



General Infrared Photos of Distribution Panels:



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### A. Service Entrance and Panels

Main Disconnect/Service Box Types and Locations: Breakers - Utility Room

Service Entrance Cable Location: Overhead

Service Size: 200 Amps

Comments:

#### 1: Circuits Not Properly Labeled

● Recommendation

Circuits in the distribution panel were not properly labeled. Evaluation and remediation is recommended.

Recommendation: Contact a qualified electrical contractor.

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**2: Service Entrance Wires: Insufficient Clearance**

**▲Safety Hazard**

Service drop overhead wires were too low, not giving enough clearance. Contacting your local electric utility company or licensed electrician to see if they can remedy is recommended.

Recommendation: Contact a qualified electrical contractor.



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

*Type of Wiring:* Copper

*Comments:*

*Smoke Alarm Testing Method:*

Accessible smoke/carbon monoxide alarms (units within an arm's reach of the inspector) were tested by pushing the test button. Test buttons only confirm that the battery, electronics, and alert systems are working. It does not mean that the smoke sensors are working.

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**1: Receptacles: AFCI Protection Inadequate/Missing**

**▲Safety Hazard**

The absence of arc-fault circuit interrupt (AFCI) protection was observed in one or more of the following locations:

- Kitchens
- Family Rooms
- Dining Rooms
- Living Rooms
- Parlors
- Libraries
- Dens
- Bedrooms
- Sun Rooms
- Recreation Rooms
- Closets
- Laundry Areas

The Texas Real Estate Commission requires inspectors to report as deficient the absence of arc-fault circuit interrupt protection in the areas listed above, even if these devices were not required by code when the home was constructed, due to the safety impact these devices provide. Evaluate and remedy as needed.

Recommendation: Contact a qualified electrical contractor.



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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*General Photos of HVAC Equipment:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



General Photos of Thermostats:



I=Inspected

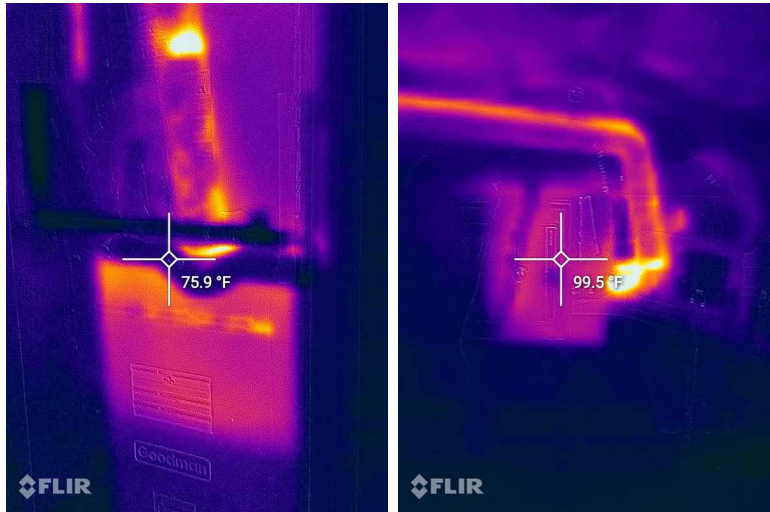
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I	NI	NP	D
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General Infrared Photos of HVAC Equipment:



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**A. Heating Equipment**

Type of System: Furnace

Energy Source: Natural Gas

I=Inspected

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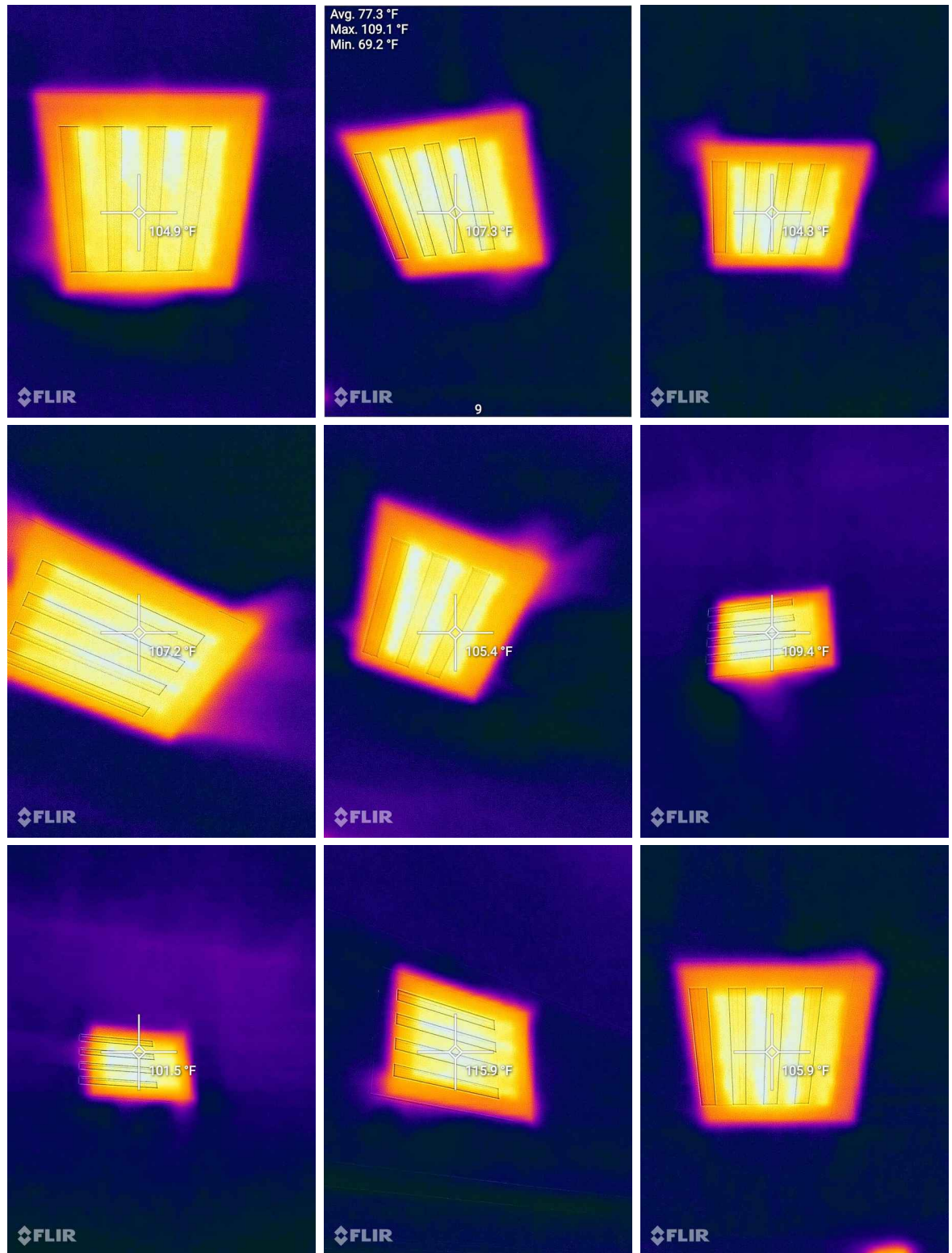
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*Heating System Was Functioning:*

The heating system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



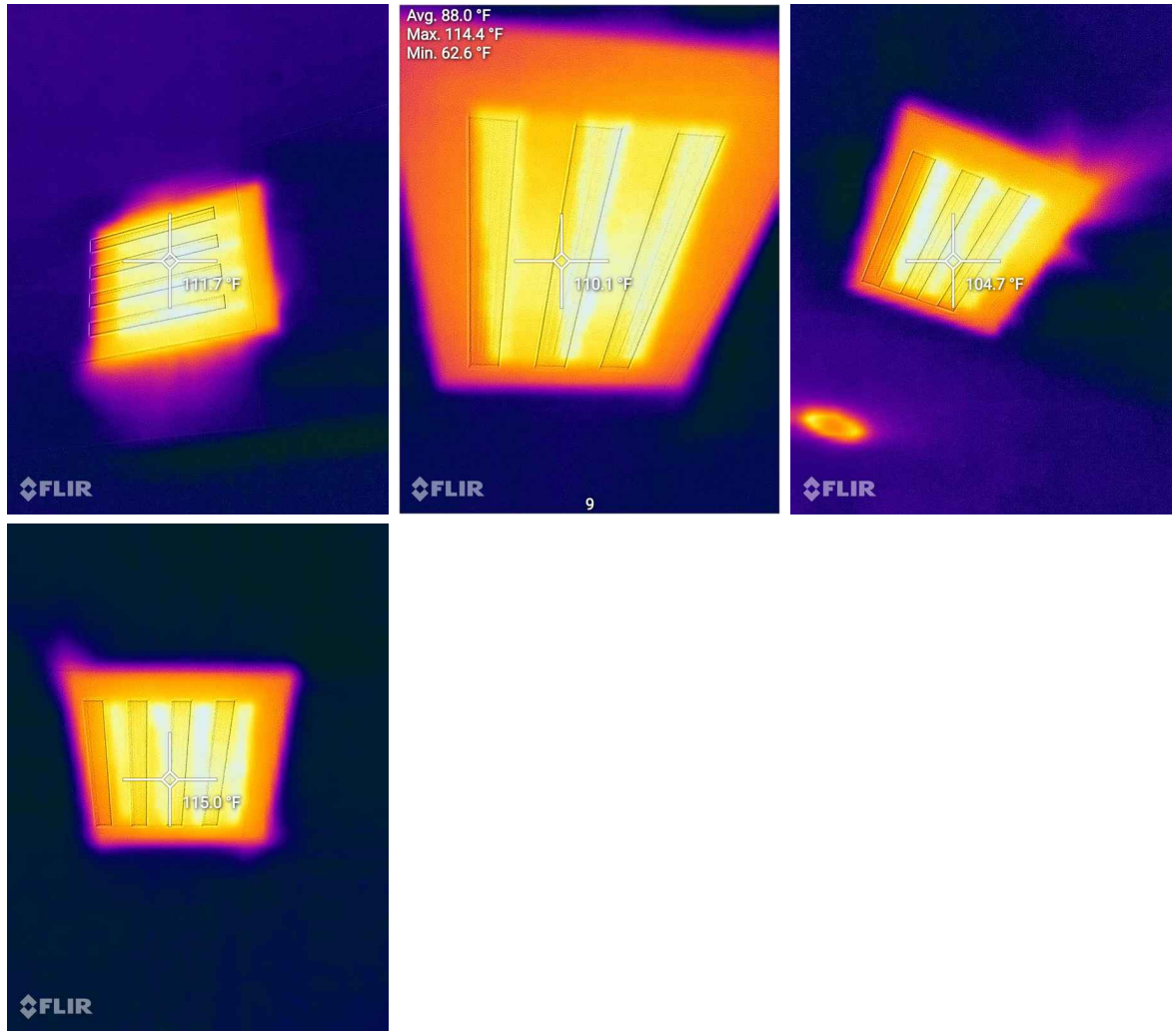
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Comments:

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**B. Cooling Equipment**

Type of System: Central Air Conditioner

Type of Refrigerant: R410A (Puron)

I=Inspected

NI=Not Inspected

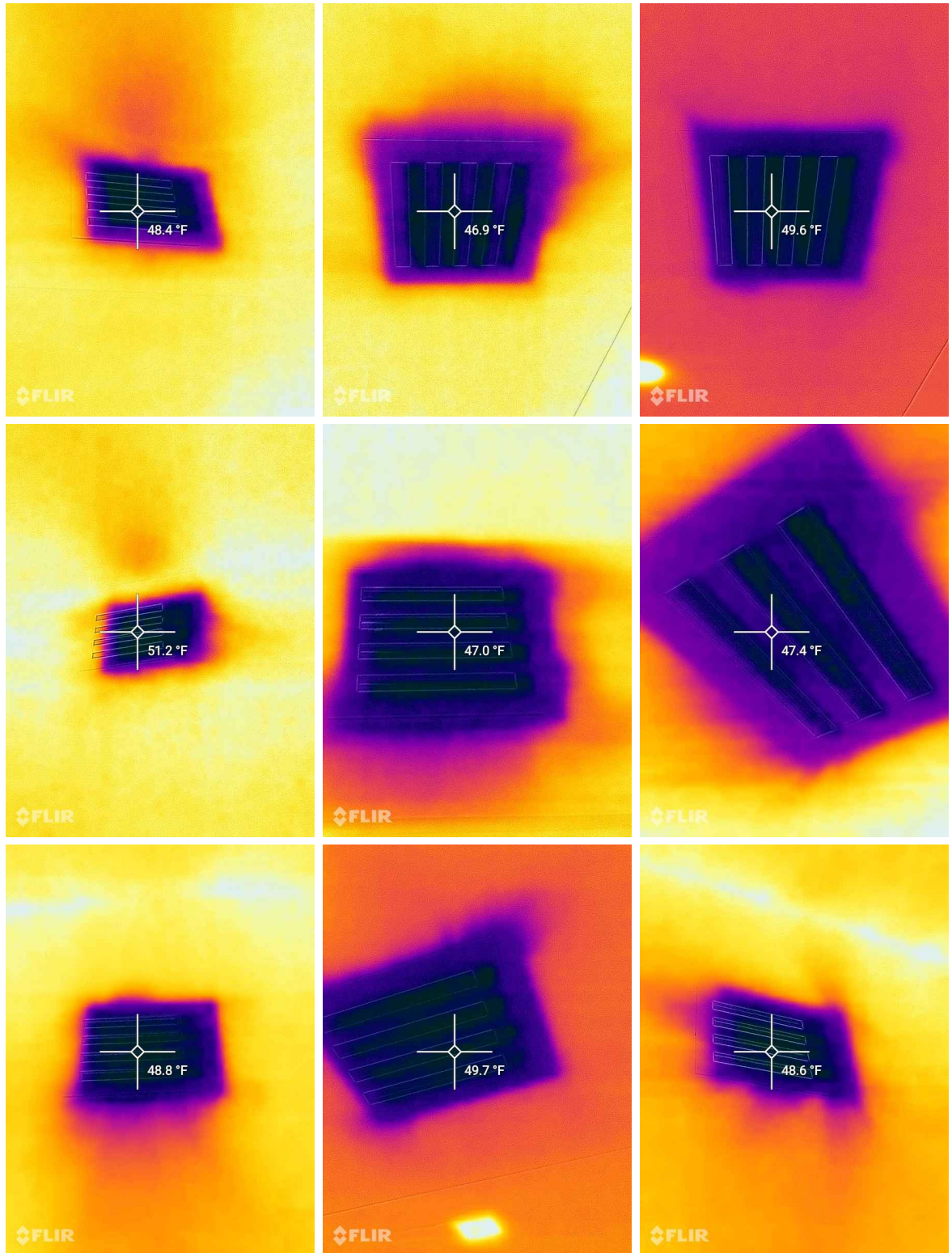
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*Cooling System Was Functioning:*

The cooling system was functioning at the time of inspection. Refer to the inspection report for any further recommendations.



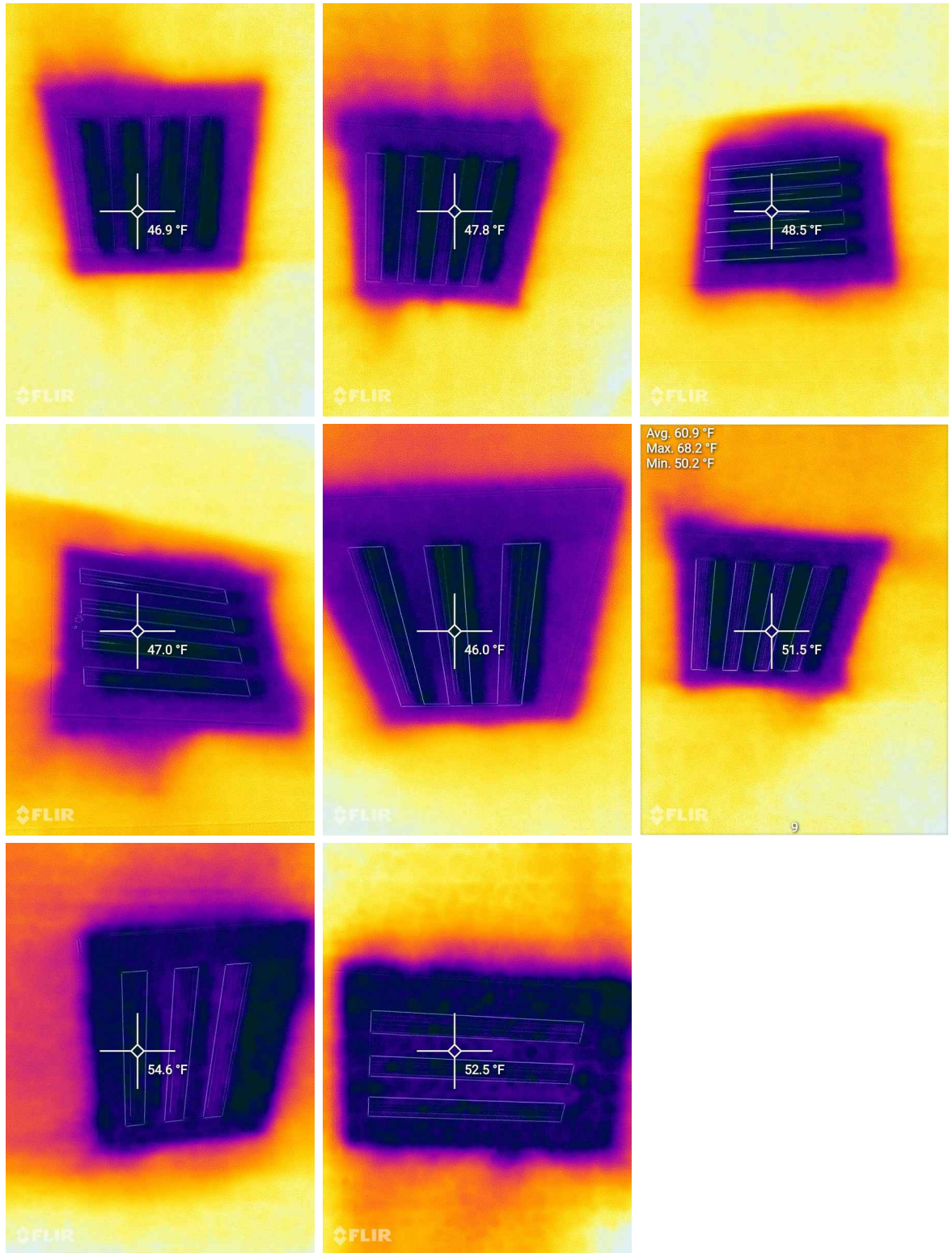
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Temperature Difference (Delta) - First Floor: 19°  
Temperature Difference (Delta) - Second Floor: 21°  
Comments:

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I	NI	NP	D
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*No Access to Internal Coils:*

There were no removable panels/covers to provide viewing access to the internal evaporator coils.

*Data Plates Missing:*

The data plates were missing from small condenser. Information such as the units' age, recommended breaker size, and/or refrigerant type could not be determined.

**1: Condenser: Insulation Missing/Damaged on Refrigerant Lines**

**Recommendation**

Missing or damaged insulation on refrigerant lines can cause energy loss and condensation. Evaluation and remediation is recommended.

Recommendation: Contact a qualified HVAC professional.



Attic unit

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

*Comments:*

*Return Chases in Ceilings:*

Inspector does not access return chases in ceilings.

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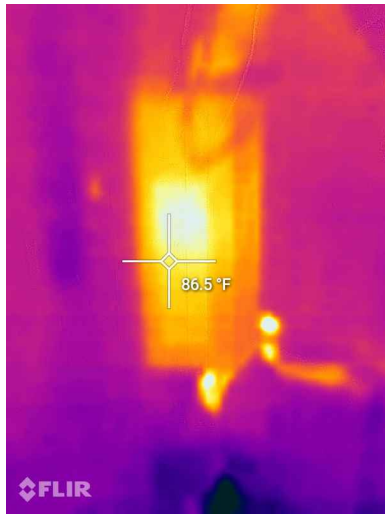
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### IV. PLUMBING SYSTEMS

*General Photos of Water Heating Equipment:*



*General Infrared Photos of Water Heating Equipment:*



I=Inspected

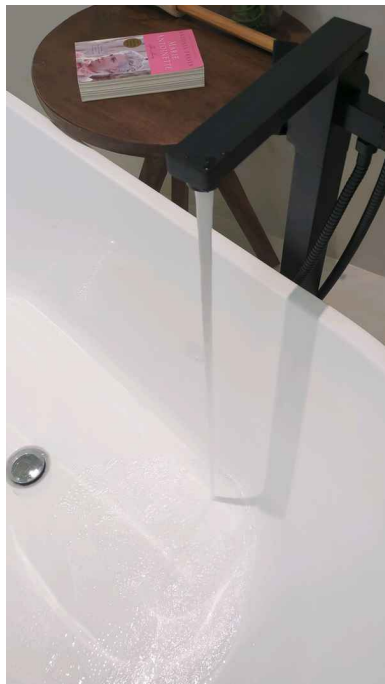
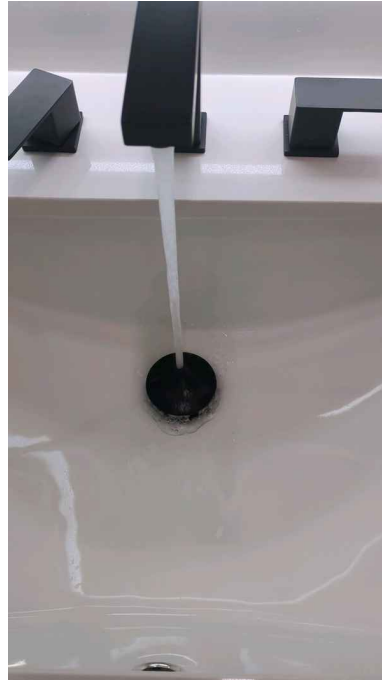
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*General Photos of Plumbing Fixtures:*



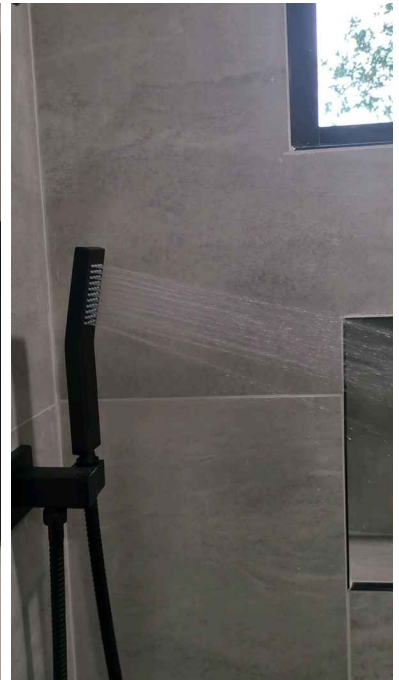
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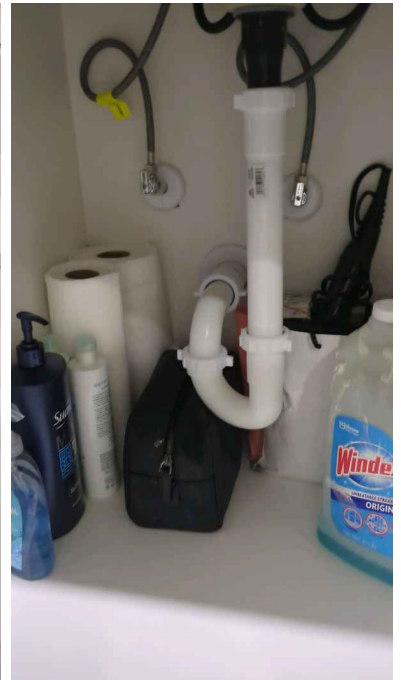
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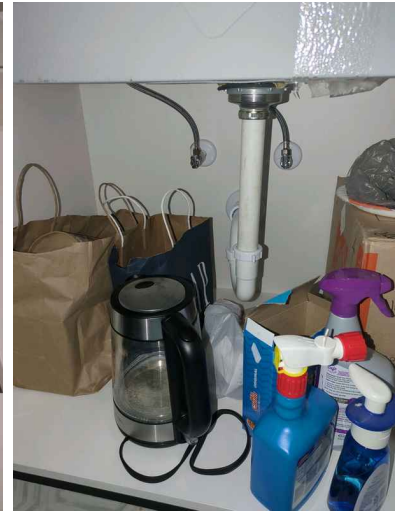
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- A. Plumbing Supply, Distribution Systems, and Fixtures**  
*Location of Water Meter: Front Yard Near Street*  
*Water Meter Video:*



*Location of Main Water Supply Valve: Exterior Wall - Right Side*

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I	NI	NP	D
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*Static Water Pressure Reading: 70 PSI*



*Type of Supply Piping Material: PEX, Copper*

*Comments:*

*No Plumbing Access:*

There was not an access panel at one or more bathrooms to observe bath drain lines.

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I	NI	NP	D
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**1: Shower: Water Leaked Under Shower Glass**

**Recommendation**

Water leaked underneath the shower stall glass panel. This can indicate a poor seal. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.



2nd Floor Hall Shower

I=Inspected

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I NI NP D

**2: Shower/Tub: Poor Slope and/or Drainage at Enclosure Floor**

**Recommendation**

Floors should be free of standing water when fixtures are not in use to prevent slip hazards, reduce maintenance requirements, and prolong overall life of bathtub/shower surfaces. Evaluation and remediation is recommended.

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom

**B. Drains, Wastes, and Vents**  
*Type of Drain Piping Material: PVC*  
*Comments:*

**C. Water Heating Equipment**  
*Energy Source: Natural Gas*  
*Capacity: Tankless*  
*Location: Attic*  
*Year of Manufacture: NA*  
*Comments:*  
*Inspector Does Not Test TPR Valve:*  
The inspector does not test TPR valves due to safety reasons and risk of damage to the property.

**D. Hydro-Massage Therapy Equipment**  
*Comments:*

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I	NI	NP	D
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**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* Right Exterior



*Type of Gas Distribution Piping Material:* Black Iron

*Comments:*

**F. Main Line Sewer Scope Assessment**

I=Inspected

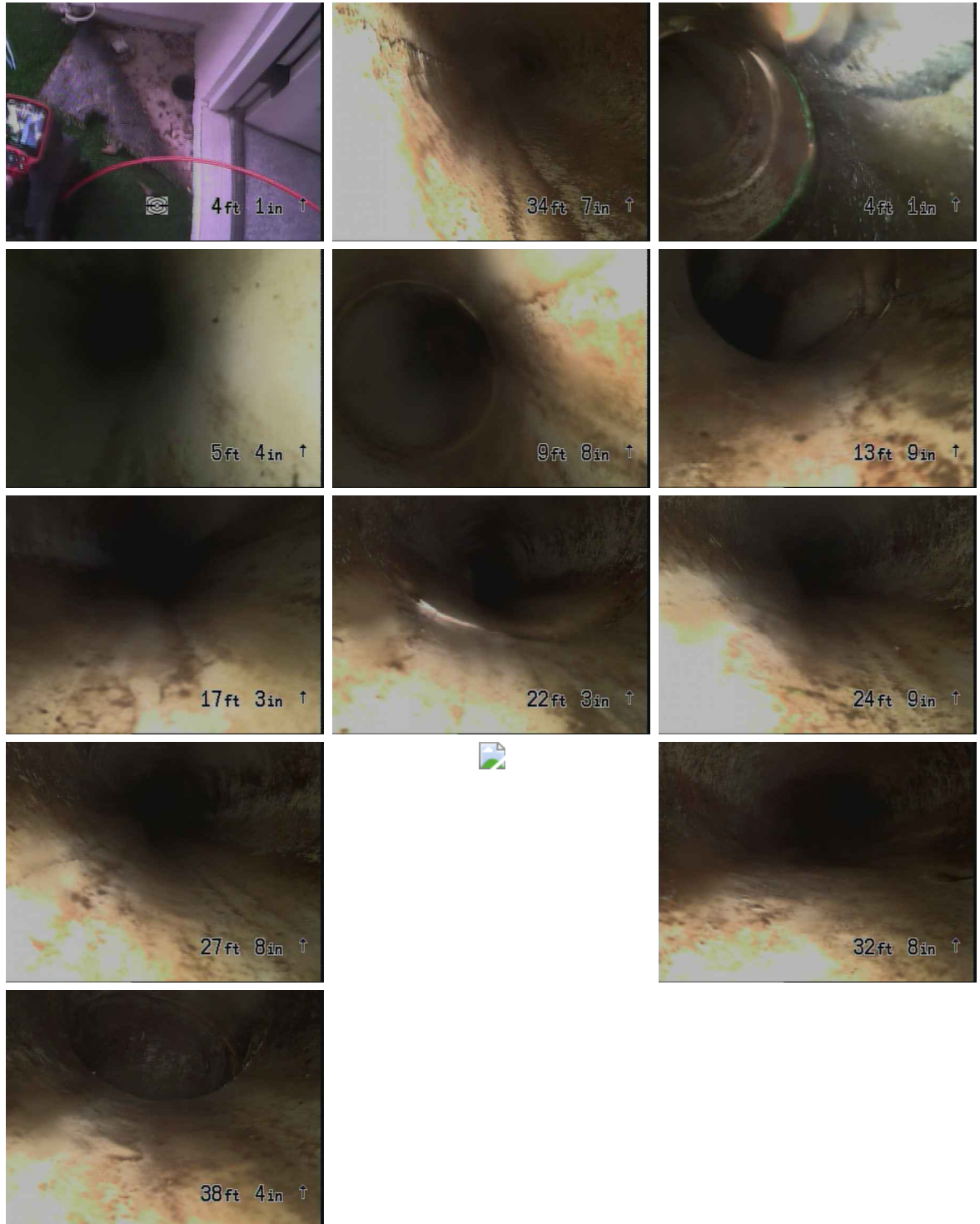
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Sewer Scope Photos:*



*Distance Scoped:* Main Sewer Connection

*Material:* PVC

*Point of Entry:* Back Yard Cleanout

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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*No Major Deficiencies Observed:*

An assessment of the sewer line from the building to its termination with the city sewer line was performed. The line was viewed with a camera to determine if any obstructions, breaks, or tree roots were present that may require the attention of a qualified plumber. No major deficiencies were observed and the main sewer line appears to be functioning as intended at this time.

*Comments:*

I=Inspected

NI=Not Inspected

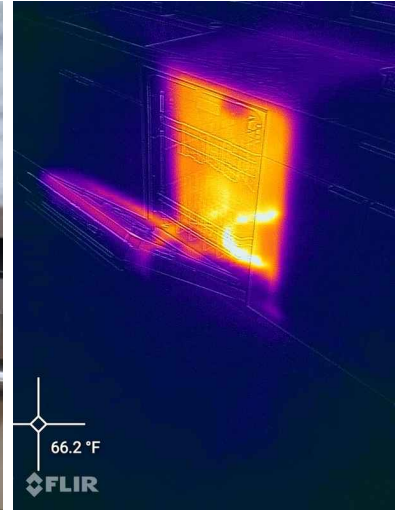
NP=Not Present

D=Deficient

I NI NP D

### V. APPLIANCES

*General Photos of Dishwashers:*



*General Photos of Food Waste Disposals:*



I=Inspected

NI=Not Inspected

NP=Not Present

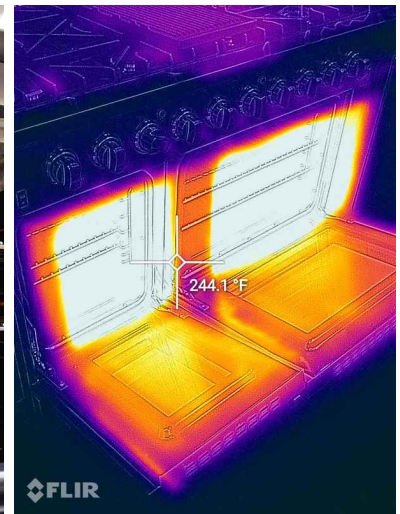
D=Deficient

I NI NP D

*General Photos of Range Hood/Exhaust Systems:*



*General Photos of Ranges, Cooktops and Ovens:*



I=Inspected

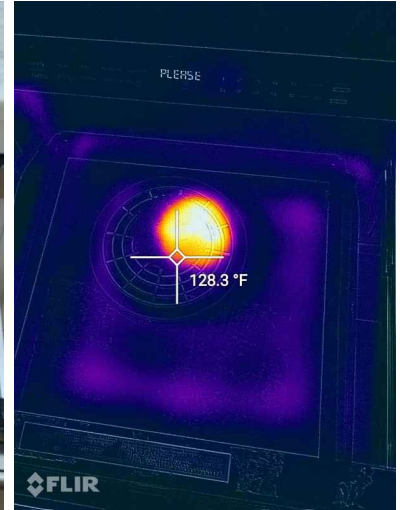
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*General Photos of Microwave Ovens:*



*General Photos of Garage Door Operators:*



**A. Dishwashers**  
*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**B. Food Waste Disposals**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Exhaust Hood Type: Vented*

*Comments:*

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

*Energy Source: Gas*

*Comments:*

**1: Whistle**

 **Recommendation**

Range makes a whistling sound when all burners are on. Evaluate and remedy as needed.



**E. Microwave Ovens**

*Comments:*

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

*Comments:*

**1: Bath Fans Inoperative**

 **Recommendation**

Primary Bathroom Toilet area

Exhaust fans were inoperative at time of inspection. Evaluation and remediation is recommended.

Recommendation: Contact a qualified professional.

**G. Garage Door Operators**

*Comments:*

*Contact Reversal Test Not Performed:*

The inspector does not perform a contract reversal test for safety reasons and risk of damage to the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**H. Dryer Exhaust Systems**

*Comments:*

**1: Cleaning Vent Recommended**

[🔗Maintenance Item/Note](#)

Cleaning of the dryer exhaust vent is recommended as normal maintenance and to prevent excessive lint build-up in the line.

Recommendation: Contact a qualified professional.

**I. Other**

*Comments:*