



First Choice
Home and Termite Inspections

17026 Vista Park
San Antonio, Texas 78247
210-218-9077

11555 Sample
Helotes, TX 78023
Friday, February 25, 2011



Inspected By:

TREC#4546

Inspected For:

First Choice Home and Termite Inspections

17026 Vista Park, San Antonio, TX 78247

Phone: (210)218-9077 Fax: (210)490-6671 Email: inspector4546@aol.com

PROPERTY INSPECTION REPORT

Report #: SAT20110225-01

Prepared For: Hadjiathanasiou, nick
(Name of Client)

Concerning: 11555 Sample, Helotes, TX 78023
(Address of Inspected Property)

By: Shawn A Thompson, #4546 02/25/2011
(Name and License Number of Inspector) (Date)

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.state.tx.us.

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER

TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

First Choice Home Inspections wishes to remind you, every home requires a certain amount of ongoing maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance / repairs in addition to the items noted in this report.

NOTE: No moisture, and/or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moist and/or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immunocompromised individuals. If a comment is made concerning (past and/or present) moisture intrusion, plumbing leaks, roof leaks or any type of moisture damage, you are advised to contact a specialist to make further inspections and/or testing and to seek estimated cost of remediation prior to the purchase of this property.

NOTE: There may be items listed in this report as deficient that may have been considered acceptable when originally installed or constructed, but due to changes in the industry these items may not be considered acceptable due to obsolescence, or life, safety, health or functionality considerations.

This report is GENERAL IN NATURE AND SCOPE and is NOT meant to be an in depth all encompassing inspection. THIS REPORT IS NEITHER VALID NOR COMPLETE WITHOUT THE INSPECTION AGREEMENT. This report is paid for by and prepared exclusively for Hadjiathanasiou, nick. This report is not intended to be used for the determination of insurability or warrantability of any part, component or system. Copying or other reproduction of this document is prohibited without written permission of First Choice Home and Termite Inspections.

ATTENTION: Photos, if present, are taken at random. Every problem or write-up will not have a photo. Furthermore, the photos taken are not suggesting any order of importance. The client is advised to read the entire report and respond to the write-ups by consulting with professionals in the given field of the write-up. Every write-up, with or without a photo, is of equal importance.

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments:

NOTE:

Weather conditions, drainage, leakage, and other adverse factors are able to affect structures and differential movements are likely to occur. The inspector's opinion is based on a visual observation of accessible areas and unobstructed areas of the structure at the time of the inspection process. This report is NOT intended as a structural engineer's report or a guarantee to the current and future performance of the foundation.

Suggested Maintenance for foundations in general:

- Drainage must be directed away from foundation wall and/or crawl spaces.
- Dry soil conditions can negatively affect the foundation. Consider the use of soaker hoses or other irrigation methods to keep soil from getting too dry around all sides of the structure.
- Exposed post tension rods on foundation walls should be sealed to prevent further rust and deterioration which may allow foundation to chip.
- Fix plumbing leaks as soon as you are aware of one. Leaks under the slab can create foundation problems. (hydro-static testing should be done if this report mentions any structural movement)

Elevation levels are not taken by First Choice Home Inspections and the inspector is not a licensed structural engineer, however, First Choice Home Inspections is qualified by the Texas Real Estate Commission to render an opinion on the performance of the foundation through a visual inspection process. For an accurate reading of the elevation changes, if any, a licensed structural engineer should be contacted. First Choice Home Inspections does not provide this service.

Evidence of Structural Movement Noted (refer to specific sections for details):

Structural Performance Opinion:

Signs of structural movement/settling noted, however, the foundation is supporting the structure as intended at this time.

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I	NI	NP	D
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B. Grading and Drainage - Comments:

NOTE/OBSERVATION:

1. The yard does not adequately slope away from the foundation wall at all sides of the house. Water puddling in low areas against the foundation wall can cause damage to the foundation.



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C. Roof Covering Materials

Type(s) of Roof Covering: Metal

Viewed From: Walked on Roof

Comments:

NOTE: Any evidence of roof leaks or roof component related leakage or repairs referred to in this report should be followed up by the client requesting all available repair and/or replacement work orders, receipts, and warranties from the seller. Any conditions noted below are cause for professional evaluation or repairs.

The approximate age of the roof is:

" Under 2yrs. " 3-6yrs. " 7-12yrs. " 13-18yrs. ⌋ Unknown

The metal roof is in overall good condition.

NOTE/OBSERVATION:

1. Cracked skylight covers.



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D. Roof Structure and Attic

Viewed From: Partially entered

Approximate Average Depth of Insulation: 5-8 inches

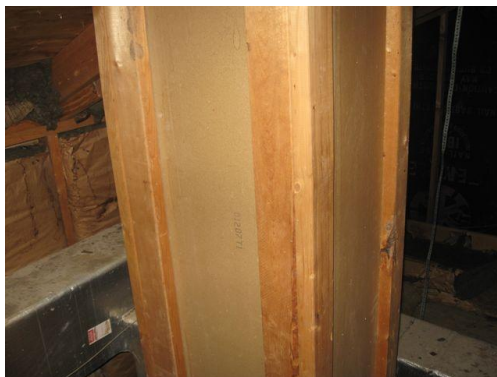
Approximate Average Thickness of Vertical Insulation: 4-8 inches

Comments:

Due to construction, there are tight areas that can not be accessed/inspected. If the attic was entered beyond the access point, the inspection was done mostly from decked areas only. First Choice Inspections chooses not to go to any great length to "straddle" ceiling joist or "climb" over structural members in the attic. This is dangerous and could result in bodily injury and/or property damage.

NOTE/OBSERVATION:

1. The insulation is most likely original and has become compact over the years. The insulation is not as effective in this condition as it was the day it was installed. Additional insulation may be needed.
2. Insulation has fallen out of place at several areas of the attic.



3. Several areas of water penetration observed in the attic. Around vent penetrations, around wall-to-roof transitions, at skylights, etc..

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I NI NP D



4. No decking secured in place for equipment access in the attic. The boards laid out to walk on are thin and not secured in place.

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E. Walls (Interior and Exterior) - Comments:

The exterior siding type is:

" Vinyl " Brick " Stone " Hardboard ⌋ Wood ⌋ Stucco
" Tiles " Hardie Plank-type " Metal " Other

The interior wall type is:

⌋ Dry wall ⌋ Paneling " Brick " Other

Exterior walls:

NOTE/OBSERVATION:

1. The window at the master tub is leaky; water runs through the bottom as the shower runs.



2. Many of the siding penetrations such as water spigots,

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I	NI	NP	D
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vents, and exterior lights are not sealed well. All exterior wall penetrations should be sealed well to prevent water penetration.

3. There are several scattered areas of wood rot on the exterior of the house.



Interior walls:

NOTE/OBSERVATION:

1. There is miscellaneous damage to the garage walls.
2. There is some evidence of previous water leaks under the sinks. The cabinet bottoms are stained and some have sustained some water damage.
3. Water stains/damage at the garage wall.
4. Water stains/damage at the laundry room walls.
5. Water damage to the wall/door opening of the formal dining room.

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F. Ceilings and Floors - Comments:

Ceilings

NOTE/OBSERVATION:

1. There is miscellaneous damage to the garage ceiling.
2. There are several areas of patches/repairs. The client is advised to refer to the sellers disclosure document for information regarding previous repair history.
3. There are water stains on
 - ceiling of the laundry room,
 - master bedroom,
 - hallway near the master bedroom,
 - master bathroom,
 - garage,
 - skylights upstairs and down,
 - formal dining room,
 - guest bathroom ceiling on the right side of the house.



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Floors

NOTE/OBSERVATION:

1. Water damaged flooring in the master bedroom entry area.

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G. Doors (Interior and Exterior) - Comments:

NOTE:

A random sample of doors are checked for condition and operation. doors can be affected by humidity levels and may require trimming and/or adjustment depending on the moisture levels.

Doors with double insulated glass:

Due to the nature of insulated glass and difficulty in detecting "lost seals", the testing of this type of glass is limited to a visual inspection only. Seals can fail at any time making this condition hard to detect at a "one-time inspection." The condition of glass can only be commented on as it was at the time the inspection was performed.

NOTE/OBSERVATION:

1. Many of the door stoppers are missing, damaged, ill-fitted, etc..
2. The interior garage door is not solid core and/or 20 minute fire rated.
3. Many of the pocket doors do not function well/latch.
4. Cracked decorative glass at the front door.

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H. Windows - Comments:

Double insulated glass:

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I	NI	NP	D
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Please refer to comment made on section G. "doors (interior and exterior)" in relation to limitations with visual inspections of insulated glass. Same applies to double pane windows.

NOTE/OBSERVATION:

1. Some of the plastic glazing strips on the exterior of the windows are damaged.
2. The window at the master tub is leaky; water runs through the bottom as the shower runs.

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I. Stairways (Interior and Exterior) - Comments:

NOTE/OBSERVATION:

1. The balusters at the stair railings are spaced out more than 4" apart. This is considered a "deficiency" according to the TREC standards of practice for Real-Estate Inspectors.

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J. Fireplace/Chimney - Comments:

NOTE:

It is important to note that this is a visual inspection of the fireplace. No fire was lit to test draft nor was any part cleared of soot/creosote build up to check condition of flue lining or firebox under build-up.

The type of construction is:

" Metal prefabricated ␣ Masonry built

NOTE/OBSERVATION:

1. The unit is in need of cleaning. The flue is dirty.

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

" " ␣ "

L. Other - Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels - Comments:

Exterior panels

NOTE/OBSERVATION:

1. The main box outside is very rusty.
2. There is a white wire being used at a 220V breaker. There are no markings at the breaker/wire indicating that it is being used for a "hot" wire as opposed to a neutral. Suggest marking the white wire with black or red electrical tape.
3. There is no antioxidant observed at the aluminum connections.
4. Debris in the box; needs clearing out.
5. Unorthodox wiring at a 20 amp breaker.

Interior panels

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NOTE/OBSERVATION:

1. AFCI (Arc Fault Circuit Interrupters) protection is not present serving Family rooms, Dining rooms, Living rooms, bedrooms, libraries, parlors, dens, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. (TREC 535.229)
2. The neutral wires are not separated properly where they are secured to the buss bars.
3. The ground and the neutral wires in the interior sub panel box are not properly separated on separate buss bars.
4. The circuits in the panel boxes are not fully labeled for proper breaker identification.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

NOTE:

Light fixtures on motion sensors and dusk/dawn sensors are not inspected. The inspector also does not replace inoperative bulbs or attempt to trouble shoot circuits and lights that are not functioning in normal operating mode.

NOTE/OBSERVATION:

1. All garage outlets are not GFCI protected as needed. (Typical of homes built prior to 2009)
2. Tamper resistant outlets not in place throughout the house. (Typical of homes built prior to 2009)
3. Deficiency in smoke detector locations. Smoke detectors should be in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. The detectors should also be inter-connected.
4. All of the kitchen counter outlets are not GFCI protected.
5. There is no GFCI protection at the bathroom outlets.
6. There is no GFCI protection at the wet bar outlet.
7. There is no GFCI on the exterior outlets.
8. There is no GFCI protected outlet in the 1/2 bathroom.
9. The dimmer knobs at the formal dining room and entrance do not function.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: Central

Energy Source: Electric

Comments:

NOTE:

Older HVAC systems may have increased chances of developing problems at

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any time. Normal life expectancy is about 15-18 years for HVAC systems. Units close to this age or beyond may be in need of replacing. First Choice Home Inspections cannot determine nor do we make any guarantee on the life left in a system. Mechanical systems can fail at any given time.

FOR GAS UNITS:

This is a limited and non-intrusive inspection of the furnace and components. A full inspection of the heat exchanger is not possible without dismantling the system which is beyond the scope of a home inspection. A licensed HVAC company should be consulted to evaluate the integrity of the heat exchanger.

NOTE: The unit is functioning as intended at this time.

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B. Cooling Equipment:

Type of System: Central - Air Conditioning

Comments:

NOTE:

Please refer to comment above in relation to inspection limitations and life expectancy of HVAC systems.

The inspector does not dismantle the system to gain access to the evaporator coil. Doing so can cause warranties to void and in some cases takes specialized tools to dismantle. This is above and beyond the scope of the inspection. If the client is concerned about the condition of the evaporator coil or other components that cannot be inspected without dismantling, a licensed HVAC company should be consulted.

NOTE: The unit is cooling the return air by approx 15 - 22 degrees. This is considered to be standard.

NOTE: The unit is a 2006 model, 5 ton, 12 SEER.

NOTE/OBSERVATION:

1. The over-current protection (breaker/fuse) is too big at the condensing unit.

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C. Duct System, Chases, and Vents - Comment:

NOTE:

A full visual inspection of all of the ductwork is not possible. There are limitations in what can be seen. There is the possibility that some tears and other deficiencies may not be detected due to inaccessibility caused by attic insulation, wood framing, voids, etc..

NOTE/OBSERVATION:

1. Poor installation of ducting for the upstairs portion of the house. The ducting has pulled loose and has very little air flow.

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IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Location of water meter: Front yard

Location of main water supply valve: At meter

Static water pressure reading: 60 psi

Comments:

NOTE:

Inspection of buried, concealed, encapsulated or inaccessible plumbing lines is beyond the scope of this inspection. Only a non-intrusive and limited functional flow test can be performed. Shower pans are not fully tested for leaks by this company. Only a limited and non-intrusive test is done to check for leakage. In addition, water shut-off valves are not operated. Valves have a tendency to leak after operation. This includes ice maker lines.

Additional note: Water purifiers, water softeners and other reverse osmosis-type of water features are above and beyond the scope of this inspection and therefore not inspected.

NOTE/OBSERVATION:

1. All of the exterior faucets should have back flow devices installed on them. (very inexpensive devices sold at any hardware store; easy to install)
2. Aerator missing at the kitchen sink faucet. (threaded screen at end of faucet)
3. There is a less-than-professional repair at the laundry room connections. (taped up with electrical tape of some sort)
4. Many of the drain stopper connections do not function well; do not hold water or do not function at all.
5. The plumbing at the left master sink is inoperable; water is shut off to this side.
6. The commode in the 1/2 bathroom is very slow to refill.

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B. Drains, Wastes, and Vents - Comments:

NOTE:

Buried plumbing problems/leaks cannot be detected by First Choice Home Inspections. A Hydro-static test is advised if any structural movement is noted within this report. Shower pan leaks may go undetected with a non-intrusive and non-exhaustive home inspection such as this. The client is advised to have a licensed plumber perform a flood test if there are

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shower pans present.

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C. Water Heating Equipment

Energy Source: Electric

Capacity: 40 Gallon

Comments:

NOTE/OBSERVATION:

1. The unit is in the garage and is not elevated 18 inches off of the ground.



2. The T&P drain line does not have a gravity flow to it. (should point downwards to drain off any small leakage that should occur.)



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D. Hydro-Massage Therapy Equipment - Comments:

V. APPLIANCES

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A. Dishwasher - Comments:

NOTE/OBSERVATION:

1. The unit does not have an anti-siphon loop in the drain line before it connects to the sink drain system.
2. The unit is not firmly mounted in place.

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B. Food Waste Disposer - Comments:

I=Inspected				NI=Not Inspected	NP=Not Present	D=Deficient
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 NOTE/OBSERVATION:
 1. The filters are dirty.</p> |
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 The burners were tested on both high and low.
 The oven(s) were set at 350 degrees.
 Actual temp reading plus/minus 20 degrees? p Yes " No</p> |
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 NOTE/OBSERVATION:
 1. The vent pipes from the exhaust fans terminate in the attic. (common practice at time of construction; however, today's higher standards require they be vented outside)
 2. Older/dirty units.</p> |
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 Inoperable in current condition.</p> |
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