

Home Inspection Report



123 Old Street
Mobile, AL 36600

Prepared for: Mr & Mrs Homebuyer

Prepared by: Inspect Mobile, LLC
2 Breydon Ct
Mobile, AL 36608
Lic HI-3074



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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Old Street
City Mobile **State** AL **Zip** 36600

Client Information

Client Name Mr & Mrs Homebuyer
City State AL **Zip**
Phone (251) 333-4444
E-Mail Home@buyer.com

Inspection Company

Inspector Name Doug Johnson
Company Name Inspect Mobile, LLC
Address 2 Breydon Ct
City Mobile **State** AL **Zip** 36608
Phone 251-295-7254
E-Mail inspect-mobile@comcast.net
Amount Received \$300

Conditions

Others Present Buyer **Property Occupied** Vacant
Estimated Age 40 years **Entrance Faces** East
Inspection Date 01/06/2016
Start Time 8:30 **End Time** 11:15
Electric On Yes
Gas/Oil On No
Water On Yes
Temperature 55
Weather Sunny **Last Rainfall** Over 3 Days
Space Below Grade None
Building Type Single family **Garage** None



Scope

The scope of this inspection is a visual assessment of the home and some of its components. Structural components, systems, appurtenances, and equipment evaluated were inspected visually or operated from their normal user controls. Components were not dismantled.

The primary purpose of this inspection is to detect and report abnormal conditions at the home that are commonly covered by the provisions of most Alabama real estate contracts. However, conditions and maintenance concerns are included for informational purposes to be addressed as the client deems necessary.

Although we identify conditions likely covered; by the provisions of most real estate contracts and are often addressed by the seller of the home, provisions of altered contracts may negate the seller's responsibility. Your Realtor or attorney should be contacted for further clarification or information in this regard.

The home inspection is not to serve as an environmental assessment. This is not a guarantee or warranty of any kind.

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soil that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service pipes or septic systems. Decks and porches are often built close to the ground, where no viewing access is possible. Any areas too low to enter or accessible are excluded from the inspection.

We do not evaluate remote landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low voltage lighting. Any such mention of these items is informational only and not be considered as inspected.

Acceptable **Driveway:** Asphalt
 Acceptable **Walks:** Concrete
 Acceptable **Patio:** Concrete-- Patio appeared to be newly installed and may crack and settle.
 Acceptable **Porch:** Brick
 Acceptable **Vegetation:** Trees, Shrubs
 Acceptable **Grading:** Moderate slope-- Signs of past erosion around property.
 Not Inspected **Fences:**

Exterior

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and do not present a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Main Exterior Surface

Exterior (Continued)

Marginal **Type:** 4'x8' cedar texture panel-- Siding in contact with soil and concrete around the home. Recommend maintain a safe clearance below the siding to prevent damage. Recommend maintain grading to slope away from the foundation.



Acceptable **Fascia:** Wood

Acceptable **Soffits:** Wood

Marginal **Front Door:** Metal-- Deadbolt would not latch, recommend adjust door as needed for security.

Not Inspected **Exterior Doors:** Unable to open outdoor closet door on patio or evaluate any part of that room.





Exterior (Continued)

Marginal **Patio Door:** Metal entry door-- Hinges missing screws. Recommend installing screws to properly anchor door into the structure of the home to prevent sagging.



Acceptable **Windows:** Vinyl

Interior

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend to carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow. Also Note: During the inspection the test button on the smoke detector(s) can only be pressed to test smoke detector(s). The simulation of smoke and or carbon monoxide cannot be preformed at the time of inspection. It is recommended that smoke detectors be replaced every ten years and homes that do not have carbon monoxide detectors already installed have one installed on every floor.

General Interior

Acceptable **Closets:** Small & Walk-in

Interior (Continued)

Acceptable **Ceilings:** Texture paint-- Soft spot in master bedroom to left of windows. Signs of past repairs and minor stains in various places.



Interior (Continued)

Acceptable **Walls:** Paint-- Area between doors in hall bathroom was unfinished.



Acceptable **Floors:** Carpet, Laminate Wood, Tile
Acceptable **Doors:** Hollow wood
Acceptable **HVAC Source:** Air exchange ventilation

Kitchen

Acceptable **Kitchen Cabinets:** Wood-- Top cabinet not level. More than 1 inch height difference in the 10 foot span.



Acceptable **Kitchen Counter Tops:** Granite

Bathroom

Acceptable **Bathroom Cabinets:** Wood
Acceptable **Bathroom Counter Tops:** Granite



Appliances

Appliances were tested for basic functions, not every setting/option was tested. Ice makers are explicitly not tested during the inspection. Dishwashers are tested in the "normal" cycle when applicable.

Kitchen

Marginal **Cooking Appliances:** Whirlpool-- Anti-tip bracket not installed. Recommend installing bracket to prevent oven tipping.

Marginal **Ventilator:** Whirlpool-- Air not properly diverted. Directing air into base of upper cabinet instead of through vent. Recommend adjust blower diverter on appliance for proper operation.



Not Present **Disposer:**

Acceptable **Dishwasher:** Whirlpool

Not Present **Refrigerator:**

Acceptable **Microwave:** Whirlpool

Other Appliances

Acceptable **Dryer Vent:** Plastic damper

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

We do not test the water main shut off valve, shut off valve under sinks and behind toilets. By turning the valves it may cause them to leak causing damage to the property. Shut off valves are not turned, tested, or operated.

Plumbing (Continued)

Interior

Not Inspected **Service Line:** Underground

Not Inspected **Main Water Shutoff:** At meter-- Water meter was not visible, possibly covered by new sod.

Acceptable **Water Lines:** PEX

Acceptable **Vent Pipes:** PVC

Acceptable **Drain Pipes:** PVC

Defective **Kitchen Sink:** Stainless Steel-- Drain
leaked under left sink basin.



Acceptable **Bathroom Sink/Basin:** Porcelain

Marginal **Faucets/Traps:** Delta fixtures with a PVC trap-- A.) Master bathroom sink drain leaked. B.) Master
bathroom sink overflow was blocked.



Plumbing (Continued)

Faucets/Traps: (continued)



Acceptable
Acceptable
Acceptable
Defective

Plumbing/Fixtures: Chrome

Tub/Surround: Porcelain tub and ceramic tile surround

Toilets: 1 1/2 Gallon Tank

Spa Tub/Surround: Fiberglass tub and ceramic tile surround-- A.) No access to pump. B.) No evidence of GFCI protection for pump. C.) Minor cracking in tile around faucet.





Plumbing (Continued)

Marginal **Shower/Surround:** Tile-- Poor craftsmanship with multiple cracked tiles, grout residue, bench will be vulnerable to leaks



Acceptable **Bathroom Ventilation:** Electric ventilation fan

Laundry Room Water Heater

Acceptable **Operation:** Functional at time of inspection

Manufacturer: Rheem



Type: Electric **Capacity:** 50 Gal.

Approximate Age: New **Area Served:** Whole building



Plumbing (Continued)

Defective

TPRV and Drain Tube: Missing drain tube at TPR valve. Signs of unpermitted installation. Recommend further evaluation and repairs by a qualified plumber.

Acceptable
Marginal

Expansion Tank: Vertical Mount
Drain Pan: Present-- Recommend a watertight drain pan under any water heater located where a leak can damage house finishings. A drain line should be connected and drain to an approved location.



Exterior

Acceptable
Not Present

Hose Bibs: Gate Valves
Lawn Sprinklers:

Gas Service



Plumbing (Continued)

Acceptable **Gas Meter:** Exterior surface mount at side of home-- No gas using appliances in home.



Not Inspected **Main Gas Valve:**

Not Inspected **Gas Service Line:**

Laundry Area

Not Inspected **Washer Hose Bib:** Ball valves

Not Inspected **Washer Drain:** Wall mounted drain

Electrical

We are not licensed electrical contractors and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrical contractors. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because a licensed electrical contractor could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Acceptable **Service Entrance:** Above Ground From Mast

Service Amps: 200

Acceptable **Service:** Copper and aluminum

Outside at service entrance Electric Panel

Electrical (Continued)

Acceptable **Manufacturer:** General Electric--
Breakers are not identified, recommend
labeling breakers.



Maximum Capacity: 200 Amps

Acceptable **Breakers:** Copper and Aluminum



Is the panel bonded? Yes

Acceptable **Ground:** Rod in ground

Closet Electric Panel

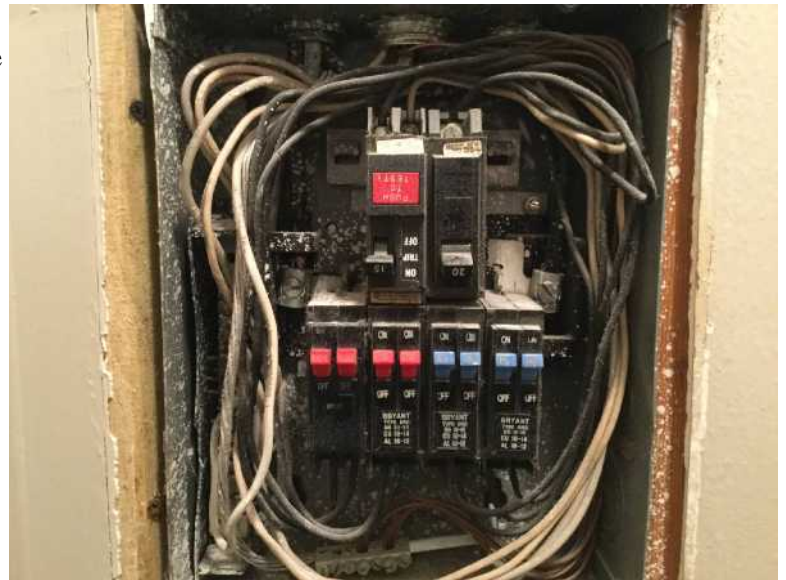
Electrical (Continued)

Acceptable **Manufacturer:** Bryant



Maximum Capacity: 100 Amps

Marginal **Breakers:** Copper-- Paint over spray inside the panel and on the main bus bars. The paint impairs the transfer of electricity and can cause overheating and fire. Recommend the panel be further evaluated by an electrical contractor for safe operation.



Not Present **AFCI:**

Electrical (Continued)

Defective **120 VAC Branch Circuits:** Copper-- 2 open junction boxes in the attic above the master bathroom need cover plates installed. Cover missing from box above laundry room.



Acceptable **240 VAC Branch Circuits:** Copper and aluminum-- Stranded aluminum wiring is common and safe for 240 volt circuits

Acceptable **Solid Conductor Aluminum Wiring:** Not present

Acceptable **Conductor Type:** Non-metallic sheathed cable

Acceptable **Interior Lighting:** 120 VAC-- Some rooms were dark, additional lighting may be desired.

Electrical (Continued)

Marginal **120 VAC Outlets:** Grounded-- Multiple outlets were found to have the face painted. This is a fire hazard as paint can get pushed into the socket. Recommend replace painted receptacles.





Electrical (Continued)

Marginal **240 VAC Outlets:** 3-pole 3-wire grounded-- Open knock out hole in bottom of water heater power shut off box. Recommend seal hole with an approved cover.



Defective **GFCI:** Kitchen and bathrooms-- Outlet to left of kitchen sink was not protected by GFCI.



Acceptable **Door Bell:** Hard wired-- Weak sound.

Marginal **Smoke Detectors:** Recommend installing detectors at/near sleeping areas. No detector present in or near master bedroom.

Not Present **Carbon Monoxide Detectors:**

Acceptable **Exterior Lighting:** Surface mount

Acceptable **Exterior Electric Outlets:** 120 VAC-- No receptacle present at back patio



Air Conditioning

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions.

Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heat Pump systems are tested in the mode appropriate to the season because the same equipment is used for both heating and cooling.

AC System

Not Inspected **Operation:** Not inspected-- To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested.

Not Inspected **Condensate Removal:** Electric pump, Plastic tubing

Acceptable **Exterior Unit:** Pad mounted

Manufacturer: Payne



Area Served: Whole building **Approximate Age:** 15 years

Type: Central A/C **Capacity:** 4 Ton

Acceptable **Visible Coil:** Copper core with aluminum fins

Acceptable **Electrical Disconnect:** Breaker disconnect

Acceptable **Interior Unit:** Closet-- 2008

Marginal **Float Switch:** Not Present-- Recommend installing a float switch on air handler unit to shut off system to prevent house flooding.

Air Conditioning (Continued)

Defective

Exposed Ductwork: Ductboard and metal-- Loose duct above master bedroom closet. Damaged trunk line above kitchen/master bedroom wall where air can escape. Recommend seal any air leaks in ductwork.



Acceptable

Blower Fan/Filters: Direct drive with disposable filter

Air Conditioning (Continued)

Marginal

Air Return: Under Air Handler--
Recommend seal gaps that could allow air into the unit without first passing through the filter.



Acceptable

Thermostat: Individual

Attic

In accordance with our industry standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic

Method of Inspection: From the attic access, In the attic

Acceptable **Unable to Inspect:** 30%-- Attic was difficult to enter due to closet shelving below the attic access. Some parts of the attic may not have been viewed.

Acceptable **Access:** Drywall

Acceptable **Roof Framing:** 2x6 Rafter



Attic (Continued)

Acceptable

Sheathing: Plywood

Acceptable

Ventilation: Gable and soffit vents

Marginal

Insulation: Fiberglass-- Insufficient insulation present, Recommend additional insulation be installed





Attic (Continued)

Insulation: (continued)



Acceptable

Insulation Depth: 0-6 inches

Acceptable

Moisture Penetration: None Noticed

Structure

Acceptable

Structure Type: Wood frame

Acceptable

Foundation: Poured

Acceptable

Differential Movement: No movement or displacement noted

Acceptable

Beams: Solid wood

Acceptable

Bearing Walls: Frame

Acceptable

Floor/Slab: Poured slab

Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material.

Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history.

Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Main Roof Surface

Method of Inspection: On roof

Roof (Continued)

Defective

Material: 3-Tab Shingle-- Improper nailing pattern, signs of shingles sliding out of place with tearing around nails, shingles not sealed. Recommend further evaluation and repairs by a qualified roofing contractor.



Roof (Continued)

Material: (continued)



Type: Gable

Approximate Age: New

Acceptable **Valleys:** Asphalt shingle

Not Present **Skylights:**

Roof (Continued)

Acceptable

Plumbing Vents: Neoprene boot-- Roof sealant used around vent pipes is an indication of unprofessional repairs.



Marginal

Drip Edge: No drip edge flashing around roof of back patio.



Roof (Continued)

Drip Edge: (continued)



Roof Water Control

Not Present **Gutters:**



Summary

Summary is only intended for quick reference and not as substitute to full report; we highly recommend reading the whole report. Professionally we always recommend using qualified, licensed contractors with experience of the specific needs to handle repairs.

Exterior

1. **Main Exterior Surface Type:** 4'x8' cedar texture panel-- Siding in contact with soil and concrete around the home. Recommend maintain a safe clearance below the siding to prevent damage. Recommend maintain grading to slope away from the foundation.
2. **Front Door:** Metal-- Deadbolt would not latch, recommend adjust door as needed for security.
3. **Patio Door:** Metal entry door-- Hinges missing screws. Recommend installing screws to properly anchor door into the structure of the home to prevent sagging.

Appliances

4. **Cooking Appliances:** Whirlpool-- Anti-tip bracket not installed. Recommend installing bracket to prevent oven tipping.
5. **Ventilator:** Whirlpool-- Air not properly diverted. Directing air into base of upper cabinet instead of through vent. Recommend adjust blower diverter on appliance for proper operation.

Plumbing

6. **Kitchen Sink:** Stainless Steel-- Drain leaked under left sink basin.
7. **Faucets/Traps:** Delta fixtures with a PVC trap-- A.) Master bathroom sink drain leaked. B.) Master bathroom sink overflow was blocked.
8. **Spa Tub/Surround:** Fiberglass tub and ceramic tile surround-- A.) No access to pump. B.) No evidence of GFCI protection for pump. C.) Minor cracking in tile around faucet.
9. **Shower/Surround:** Tile-- Poor craftsmanship with multiple cracked tiles, grout residue, bench will be vulnerable to leaks
10. **Laundry Room Water Heater TPRV and Drain Tube:** Missing drain tube at TPR valve. Signs of unpermitted installation. Recommend further evaluation and repairs by a qualified plumber.
11. **Laundry Room Water Heater Drain Pan:** Present-- Recommend a watertight drain pan under any water heater located where a leak can damage house finishings. A drain line should be connected and drain to an approved location.

Electrical

12. **Closet Electric Panel Breakers:** Copper-- Paint over spray inside the panel and on the main bus bars. The paint impairs the transfer of electricity and can cause overheating and fire. Recommend the panel be further evaluated by an electrical contractor for safe operation.
13. **120 VAC Branch Circuits:** Copper-- 2 open junction boxes in the attic above the master bathroom need cover plates installed. Cover missing from box above laundry room.
14. **120 VAC Outlets:** Grounded-- Multiple outlets were found to have the face painted. This is a fire hazard as paint can get pushed into the socket. Recommend replace painted receptacles.
15. **240 VAC Outlets:** 3-pole 3-wire grounded-- Open knock out hole in bottom of water heater power shut off box. Recommend seal hole with an approved cover.
16. **GFCI:** Kitchen and bathrooms-- Outlet to left of kitchen sink was not protected by GFCI.
17. **Smoke Detectors:** Recommend installing detectors at/near sleeping areas. No detector present in or near master bedroom.



Summary (Continued)

Air Conditioning

- 18. AC System Float Switch:** Not Present-- Recommend installing a float switch on air handler unit to shut off system to prevent house flooding.
- 19. Exposed Ductwork:** Ductboard and metal-- Loose duct above master bedroom closet. Damaged trunk line above kitchen/master bedroom wall where air can escape. Recommend seal any air leaks in ductwork.
- 20. Air Return:** Under Air Handler-- Recommend seal gaps that could allow air into the unit without first passing through the filter.

Attic

- 21. Attic Insulation:** Fiberglass-- Insufficient insulation present, Recommend additional insulation be installed

Roof

- 22. Main Roof Surface Material:** 3-Tab Shingle-- Improper nailing patter, signs of shingles sliding out of place with tearing around nails, shingles not sealed. Recommend further evaluation and repairs by a qualified roofing contractor.
- 23. Drip Edge:** No drip edge flashing around roof of back patio.