

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Additional Observations and/or Comments:

- Typical crack(s) were observed in the exterior foundation perimeter beam.
- One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition to observe and is do to thermal expansion and contraction of the different building materials. This condition does not adversely affect the foundation performance. However, in some cases, some cosmetic improvements may be necessary.

Note: *The rendering of this opinion is made without any sophisticated equipment and cannot guarantee any future settling and/or movement. If any concern exists about the foundation, then a structural engineer licensed by the state of Texas should be further consulted prior to the end of option/warranty periods for a more definitive opinion of the foundations performance.*

Foundation Maintenance & Care

- **Note:** Proper drainage and moisture control is needed with all foundation types. Due to the expansive nature of the load bearing soils in the area it is important to direct water away from the foundation at all locations and that the soil moisture content be maintained at a constant level around the structure. Improper drainage and moisture control may contribute to greater than normal foundation movement.



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B. Grading and Drainage

Comments:

Grading & Drainage

The grading and drainage around the foundation appears to be performing adequately on the day of this inspection. The grade around the foundation appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices.

- **Note:** No gutters have been installed on this property. Gutters are recommended for proper water drainage away from the structure's foundation.

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Roof Covering

All components appear to be performing adequately on the day of this inspection. The roofing material components appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** This inspection does not imply insurability or warrantability of the roof covering. We have heard of other clients insurance being canceled within a period of time after the insurance company inspector inspects the roof, which will generally occur after closing. It is recommended you ask your insurance agent about any limitations or reductions of coverage that may occur, especially if it's an older roof covering with some normal wear. Furthermore, when D (D=Deficient) is marked it is recommended that all of the roofing material and its components be fully evaluated by a Qualified Roofing Specialist, prior to the expiration of any time limitations such as option or warranty periods.

Flashing Details

All components appear to be performing adequately on the day of this inspection. The roofing material components appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Turbine(s)

All components were found to be performing and in satisfactory condition on the day of the inspection.



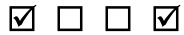
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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: 10" to 13"

Approximate Average Thickness of Vertical Insulation: Unable to Determine

(**Note:** Recommended depth of attic floor insulation is approx. 10+ inches to achieve a R30 rating.)

Insulation Type: Loose Filled

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Attic Ventilation

- The roof structure attic space ventilation appears to be marginal at the time of this inspection. It is recommended to increase the amount of **lower** and upper ventilation to help prevent heat buildup in the attic space area.

Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ladder(s)

- One or more of the attic ladder fasteners were observed to be missing.



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E. Walls (Interior and Exterior)

Description of Exterior Cladding: Brick Veneer and Fiber Cement Board

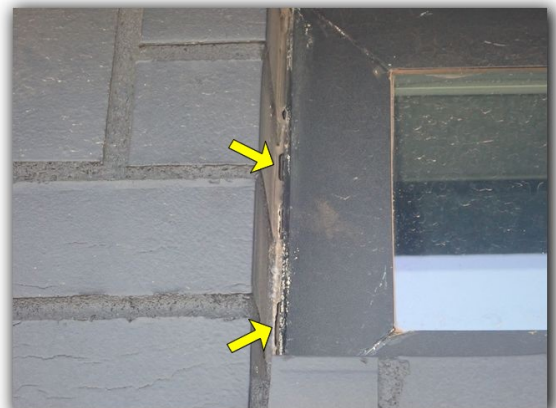
Comments:

Interior Walls & Surfaces

- **Note:** There is evidence of painting and patching to the interior finish and prior interior finish repairs. This condition could limit the Inspectors visual observations and ability to render accurate opinions as to the performance of the structure.
- Interior wall stress cracks were observed in the garage.
- Wall surface damage was observed in the hall bathroom.

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Stress cracks were observed in the exterior veneer on the west side of the structure.



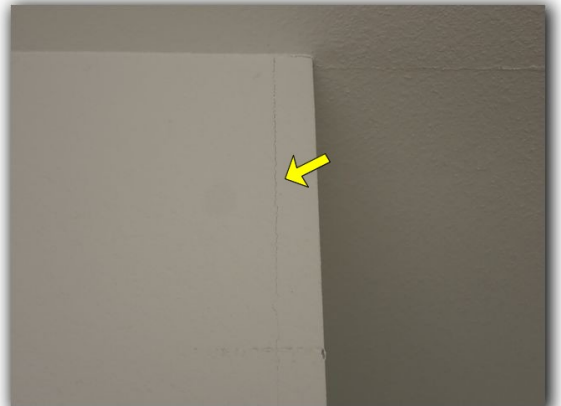
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F. Ceilings and Floors

Comments:

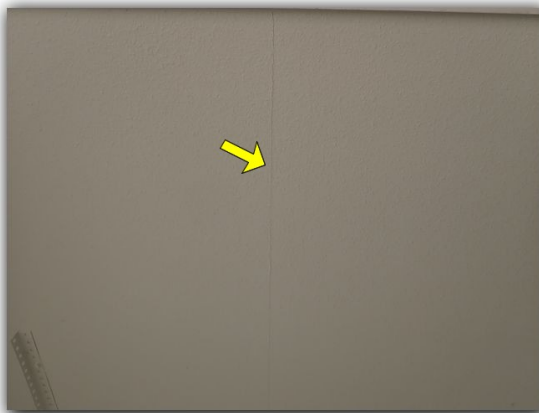
Ceilings

- Ceiling stress cracks were observed in the garage and laundry room.

Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** Some common minor cracking of the garage concrete floor finish was observed.



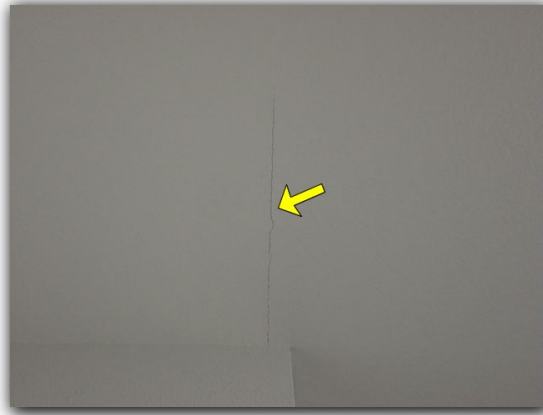
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- The door has some surface damage to the rear corner bedroom closet.

Exterior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

Garage Entry Door

- The garage entry door (door between house and garage) is not equipped with a self-closing device. This is an “as-built” condition per local building standards but we are required to mark it as deficient per the TREC standards of practice.

Overhead Garage Door

All components were found to be performing and in satisfactory condition on the day of the inspection.



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H. Windows

Comments:

Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

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Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.



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K. Porches, Balconies, Decks, and Carports

Comments:

Porches / Patio

- Some typical cracking of the patio concrete flatwork was observed.



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L. Other

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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Box

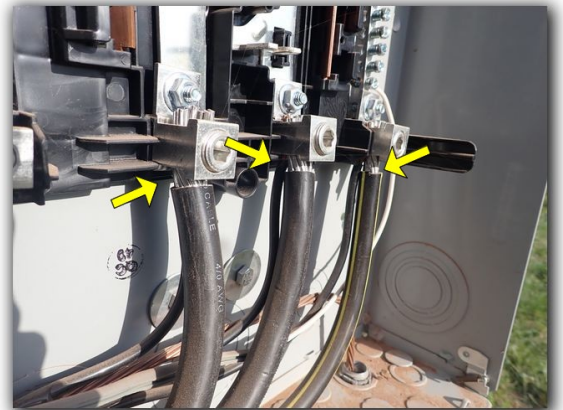
Box Rating and/or Main Disconnect Rating: 200 amps

Box Location: At The Electrical Pole

Cabinet Manufacturer: Siemens

Comments:

- One or more of the main service connections in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The connectors in place are not listed or labeled for this type of installation and should be corrected as necessary.

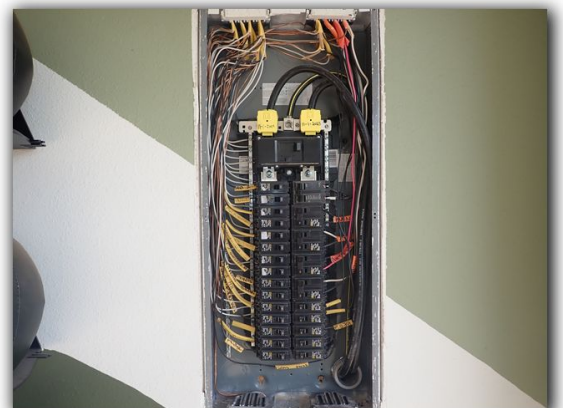


Sub Panel

Box Location: Garage

Cabinet Manufacturer: Square D

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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Sub Panel

Box Location: Backyrd Area

Cabinet Manufacturer: General Electric - GE

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.

GFCI Receptacles

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all 125-volt through 250-volt (Including Dryer) receptacles installed in laundry areas should have GFCI protection. This may be an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.
- One or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): exterior walls, kitchen and dishwasher. Under current electrical standards all 125-volt through 250-volt receptacles located in bathrooms, garages, accessory buildings, outdoors, crawl space areas, basements, serving kitchen countertops, within 6-feet of a sinks, bathtub and shower stall areas, laundry areas, indoor damp and wet locations, kitchen dishwasher branch circuits, boathouses, boat hoists and electrically heated floors should have GFCI protection. This may be an "as-built" condition but Per TREC standards of practice we are required to report this condition as a deficiency. After closing, you may consider corrective measures for improved safety.

Arc-Fault Circuit Interrupter Protection (AFCI)

- All of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device. Under the current National Electrical Code, all kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and laundry areas receptacle and lighting outlets (receptacles and fixtures) should be connected to an arc-fault circuit interrupter (AFCI) device.

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Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Smoke Alarms

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** It is recommended to test for proper operation monthly and replace the batteries in all of the smoke detectors once a year, at a minimum, for reasons of safety and replace smoke alarms once they are 10 years old.

For more **[SAFETY INFORMATION](#)** about Smoke Alarms: [Click Here](#)

Carbon Monoxide Alarms

- Carbon monoxide alarms in dwelling units shall be installed **outside of each separate sleeping area in the immediate vicinity of the bedrooms.**
- **Note:** It is recommended to test for proper operation monthly and replace the batteries in all of the carbon monoxide detectors once a year, at a minimum, for reasons of safety and replace carbon monoxide alarms once they are 6 years old.

For more **[SAFETY INFORMATION](#)** about carbon Monoxide Alarms: [Click Here](#)

Doorbell / Chime

All components were found to be performing and in satisfactory condition on the day of the inspection.



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C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of System: **Central Heating System**

Energy Source: Electric

Brand Name: American Standard

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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B. Cooling Equipment

Type of System: **Central Cooling System**

Today's Temperature Differential (Delta-T): **17 Degrees**

Approximate System Age: **2023**

Approximate System SEER: **Unable To Determine**

Approximate System Size: **3.5 ton**

Brand Name: American Standard

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 22 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.



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C. Duct Systems, Chases, and Vents

Comments:

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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D. Other

Comments:

IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Unable to Locate a Main Supply Valve

Static water pressure reading: 40 to 50 psi

Type of supply piping material: PEX

Comments:

Water Supply System

All components were found to be performing and in satisfactory condition on the day of the inspection.

Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. **Note:** *This is not uncommon to observe with a home of this age and can easily be obtained at home improvement stores if desired.*

Laundry Connections

A clothes washing machine was in place at the time of inspection. I was unable to verify the performance of the clothes washing machine drains and/or hose bibbs. A limited visual survey will be performed and if any deficiencies are found will be listed within this section.

Laundry Shower

All components were found to be performing and in satisfactory condition on the day of the inspection.

Kitchen Sink

- Cracked, deteriorated and/or missing backsplash grout and/or caulking should be repaired or replaced as necessary.

Hall Bathroom

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- The bathtub shower diverter leaks when operated.

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Master Bathroom

Bathtub

- The faucets hot/cold water orientation is reversed.



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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

The drains, wastes and vent pipe components appear to be performing adequately on the day of this inspection. After running water at accessible plumbing fixtures, there was no apparent blockage or slow draining observed. The DWV are achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** While water was run down the drains, this cannot simulate the waste flows characteristics of a fully occupied structure. Unless specified, fixtures and vessels were not filled to capacity for leak testing to prevent inadvertent water damage to the property. This means that some leaks may go undetected. Comprehensive water leak testing, including hydrostatic testing, may be available from qualified, licensed plumbers. You may also consider further testing and inspection of the sewer line(s) in older homes (40+ years), homes with previous foundation repair, and homes with evidence of poor foundation performance.



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C. Water Heating Equipment

Energy Source: Electric

Capacity: 50 Gallons

Location: Garage

Approximate Age: 2023

Brand Name: A.O. Smith

Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

Additional Observations and/or Comments:

- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

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D. Hydro-Massage Therapy Equipment

Comments:

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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Propane Tank

Type of gas distribution piping material: Iron

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.



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F. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments:

Brand Name: Samsung

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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B. Food Waste Disposers

Comments:

Brand Name: Gemline

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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C. Range Hood and Exhaust Systems

Comments:

Brand Name: Unable to Determine

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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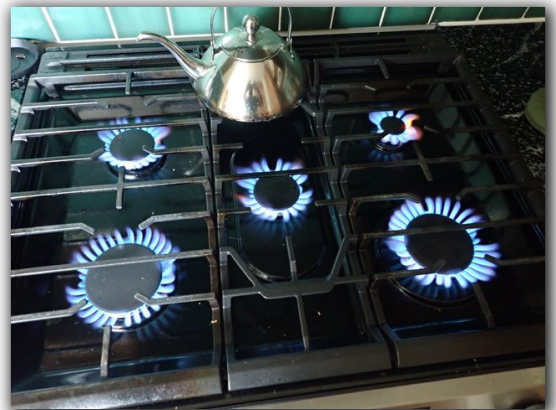
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D. Ranges, Cooktops, and Ovens

Comments:

Range Brand Name: Samsung

The oven was set to 350 degrees. When tested, at least 30 minutes later, the temperature rose to 345 degrees and held that temperature. A +/- of 25 degrees is considered acceptable.



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E. Microwave Ovens

Comments:

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Vent

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** The bathroom exhaust vents were observed to be venting into the attic area and not to the exterior of the structure. This is an “as-built” condition per local building codes but we are required to mark it as deficient per the TREC standards of practice.

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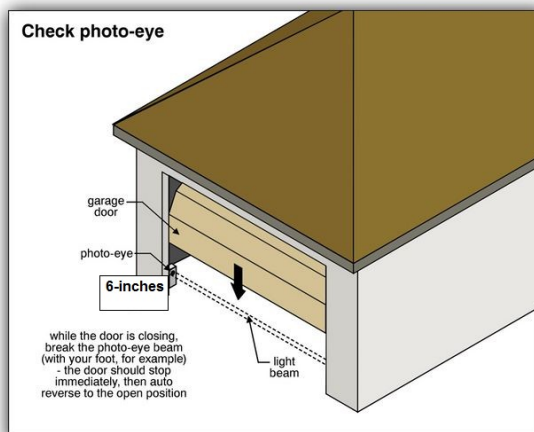


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G. Garage Door Operators

Comments:

- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.



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H. Dryer Exhaust Systems

Comments:

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.

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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Private Sewage Disposal Systems

Type of System: Aerobic Type System

Location of Drain Field: North Side of Structure

Operation Opinion: Acceptable – Good to Fair Condition

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.



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For more information about Septic Systems [Click Here.](#)

Company Disclaimer

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

Renner Inspection Services has not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment.

Excavation or pumping of the system is outside the scope of our load testing procedures and survey.

Septic systems are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey.

This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test.

Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

REPORT SUMMARY

This "Report Summary" is provided to assist clients and their representative(s) in viewing items listed in the Inspection Report as "Deficient". It *IS NOT* a list of mandatory or required repairs. It is the client(s) responsibility to determine what, if any, item(s) are repaired and to prepare any repair request. The Report Summary is intended to follow the flow of the main body of the Inspection Report and IS NOT a suggested or priority repair list. The order of repair priority is left up to the sole discretion of the client and we will not be able to assist you specifying the order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

You should read and understand the entire Property Inspection Report prior to completing any repair request. This report contains technical information and if you do not understand or are unclear about some of the information contained in the body of this report, please call us to arrange for a verbal consultation prior to the expiration of any time limitations such as option or warranty periods. Renner Inspection Services, PLLC assumes no liability for any items listed in the complete report and omitted from this summary.

ROOF STRUCTURES AND ATTICS

Attic Ventilation

- The roof structure attic space ventilation appears to be marginal at the time of this inspection.

Attic Ladder(s)

- One or more of the attic ladder fasteners were observed to be missing.

WALLS (INTERIOR AND EXTERIOR)

Interior Walls & Surfaces

- Interior wall stress cracks were observed in the garage
- Wall surface damage was observed in the hall bathroom.

Exterior Walls & Surfaces

- Caulking improvements are recommended for the area between the exterior veneer and the window frames. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards. It is recommended to use an industry approved low-modulus elastomeric sealant (exterior caulking).
- Stress cracks were observed in the exterior veneer on the west side of the structure.

CEILINGS AND FLOORS

Ceilings

- Ceiling stress cracks were observed in the garage and laundry room.

DOORS (INTERIOR AND EXTERIOR)

Interior Doors

- The door has some surface damage to the rear corner bedroom closet.

Garage Entry Door

- The garage entry door (door between house and garage) is not equipped with a self-closing device.

FIREPLACES AND CHIMNEYS

- The chimney flue needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area.

SERVICE ENTRANCE AND PANELS

Panel Box

- One or more of the main service connections in the electrical cabinet were observed to be double lugged (i.e. two wires under one screw). The connectors in place are not listed or labeled for this type of installation and should be corrected as necessary.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

GFCI Receptacles

- The clothes dryer receptacle does not appear to be connected to a ground fault circuit interrupter (GFCI) device.
- One or more of the required ground fault circuit interrupter (GFCI) protection devices was observed to be missing. Location of missing GFCI device(s): exterior walls, kitchen and dishwasher.

Arc-Fault Circuit Interrupter Protection (AFCI)

- All of the required living area receptacle and lighting outlets (receptacles and fixtures) are connected to an arc-fault circuit-interrupter (AFCI) circuit device.

Carbon Monoxide Alarms

- Carbon monoxide alarms in dwelling units shall be installed **outside of each separate sleeping area in the immediate vicinity of the bedrooms.**

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Exterior Faucets/Fixtures

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place.

Kitchen Sink

- Cracked, deteriorated and/or missing backsplash grout and/or caulking should be repaired or replaced as necessary.

Hall Bathroom

Bathtub

- Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulking should be repaired or replaced as necessary.
- The bathtub shower diverter leaks when operated.

Master Bathroom

Bathtub

- The faucets hot/cold water orientation is reversed.

WATER HEATING EQUIPMENT

- The temperature and pressure relief discharge pipe is terminating into the water heater drain pan. Under current building standards, this discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.

GARAGE DOOR OPERATORS

- The garage door reverse sensors are not properly installed. The garage door reverse sensors should be installed within 6-inches of the garage floor.

DRYER EXHAUST SYSTEMS

- The dryer exhaust duct (vent pipe) is dirty and needs to be cleaned.