

1st Inspection Svcs

Home Inspection Report



123 Tester Drive, Palatka, FL 32177
Inspection prepared for: Test Demo
Date of Inspection: 10/14/2019 Time: 10:00
Year Built: Circa 1958 Size: 1540
Weather: Fair

Inspector: David Williamson
License #HI12302
22385 NE 101st Terrace Road, Fort McCoy, FL 32134
Phone: 352.234.4740
Email: info@1stinspectionsvcs.com
www.1stinspectionsvcs.com



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INTRODUCTION:

The orientation for specific locations identified in the report is given by compass directions. If these are not practical then the locations will be given from the perspective of facing the building from the street. Throughout this report where the age of roofs or other items are stated the age shown is approximate.

When an item or system is said to be in "good" condition, this means it is in above average condition in relation to other items of a similar age, type, or style of construction.

When an item or system is said to be in "satisfactory" condition, this means that it is in average condition. The item or system should give generally satisfactory service within the limits of its age excluding any defects or potential problems noted during the inspection or in the report.

When an item or system is said to be in "fair" condition, this means it is in average to below average condition in relation to other items or systems of a similar age, type, or style of construction, excluding any defects or problems noted during the inspection or in the report.

When an item or system is said to be in "poor" condition, this means it is below average in relation to other items of a similar age, type, or style of construction and may need repairs or other attention immediately or in the near future as recommended in the report.

Observations listed in "**GREEN**" indicate general information and/or recommendation.

Observations listed in "**BLUE**" indicate deficiencies and/or items needing attention.

Observations listed in "**RED**" indicate items needing immediate attention.

All text highlighted in "**ORANGE**" will show the definition if you place your cursor over it.

General Conditions

1. General Conditions of Home

Observations:

- The dwelling is a single story block structure on concrete slab with a **gable** type roof design.
- At the time of the inspection, we found the structure to be in satisfactory overall condition in relation to other buildings of a similar age and style of construction.
- We did not find any visual evidence of major structural deficiencies or defects.
- We did find some items needing attention that will be noted later in the report.

Roof

Note: Opinions stated herein concerning the roof are in regard to the general condition of the roofing surface as evidenced by our visual review at the time of the inspection. These do not constitute a guarantee or warranty as to whether the roof leaks or may be subject to leaking. Roof pitches are not calculated.

1. How Inspected

- The roof was inspected by physically walking on the roofing surface.
- The roof surfaces were inspected visually. Accessible attic areas, eaves, and interior ceilings were checked for signs of leakage.

2. Roof Material General Conditions

- At the time of this inspection we found all roofing to be in satisfactory overall condition.
- Over the structure is a gravel built up roof. This type of roof is typically constructed by hot-mopping several (3-5) plies of fiberglass/asphalt composition felt layers over a base sheet, then installing the gravel to protect the plies from the elements.
- The average life expectancy for this type of roof is 25 years in Florida. This roof appears to be 15-20 years old.



Gravel built up roof

3. Roof Material

Observations:

- 3.1. The vents and flashing appeared to be in serviceable condition and properly sealed at the time of this review, however, the periodic resealing of the flashing may be expected as part of routine maintenance.
- 3.2. **Edge meta** was in satisfactory condition and intact with any exceptions noted..
- 3.3. We noted moisture stains on the roof **creaking** in the utility room. Recommend further evaluation and repair by a licensed roofing contractor.
- 3.4. Vegetation was growing on the roof.



Sheathing moisture stains in utility room

4. Gutter General Conditions

- No gutter present.
- Recommend installing a gutter system so as to avoid erosion and to direct water away from the foundation.

Foundation & Grading

1. Foundation General Information

Type:

- The foundation is of concrete and appears to be of stem wall type construction.
- Due to the concrete slab construction, interior supports and reinforcement members (enclosed within walls, slabs, under grade, etc.) were inaccessible for physical or visual review.
- Typical slab construction consists of a poured concrete slab over a concrete block foundation wall, supported by a reinforced poured concrete footing. Some slabs are poured as an integral part of the footing (i.e. **monolithic** or bell type).

2. Foundation

Observations:

- 2.1. The visually accessible portions of the support systems appeared to be sound and in serviceable condition.

3. Grading General Conditions

- No major system safety or function concerns noted at time of inspection.
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- The exterior drainage is generally away from foundation.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in **downspout**/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

4. Grading

Observations:

- 4.1. Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.



Siding to soil contact

Exterior

As part of normal maintenance caulk and seal all of the gaps in the exterior of the building (around doors, windows, plumbing and electrical entry openings, etc.) to prevent air, moisture, and pest infiltration. If present, settlement cracks should be monitored for any further movement after patching. The best way to seal small openings and minor settlement cracks is to fill the crack with a high quality flexible type caulking .

1. Exterior Walls General Condition

- The exterior walls were in satisfactory condition with any exceptions noted.
- The exterior walls are constructed with concrete block and are covered with wood siding..

2. Exterior Walls

Observations:

2.1. Loose trim board noted at west elevation

2.2. There are a few openings on the exterior walls. We recommend these be sealed as to prevent pest intrusion.



All exterior openings need sealing



Loose trim West elevation

3. Exterior Ceilings General Condition

- The exterior ceilings were in satisfactory condition with any exceptions noted.

4. Exterior Floors General Conditions

- The exterior floors were in satisfactory condition with any exceptions noted.

5. Soffit & Fascia General Conditions

- The exterior **soffit** and **fascia** are covered with wood.

6. Soffit & Fascia

Observations:

6.1. Soffit and fascia in satisfactory condition.

6.2. Minor moisture damage noted on west elevation at the power mast.



Moisture damage at power mast

Interior

NOTE: Reference to a current pest control report should be made as to the actual presence, extent and recommended correction of any wood-destroying pest and/or organism activity within the structure.

1. Interior General Conditions

- At the time of the inspection the interior was found to be in satisfactory overall condition.
- The dwelling is in need of general maintenance.

2. Windows & Doors General Condition

- A **representative number** of windows and interior doors were checked.
- Window units are single hung **double glazed** vinyl casement types.
- Some may need minor adjustment and/or repair (i.e. cranks, broken panes, missing screens, etc.) to work properly.

3. Windows & Doors

Observations:

- 3.1. Windows units tested were in condition with any exceptions noted. Most windows need periodic adjustment or minor repair over time to work properly.
- 3.2. The main entry door appeared to be in satisfactory condition.
- 3.3. Interior doors were in satisfactory condition with any exceptions noted.
- 3.4. The sliding glass doors were all operational. Some will need minor adjustment/maintenance or repair to work properly. Periodic maintenance can be expected for the units to work smoothly.
- 3.5. Exterior door screen in the Florida room is damaged.
- 3.6. Master bath door is missing.
- 3.7. We noted two jalousie window panes were missing.



Florida room door screen damaged



Two jalousie panes missing



Master bath door missing



Two jalousie panes missing

4. Interior Walls General Condition

- The interior walls were in satisfactory condition with any exceptions noted.

5. Interior Ceilings General Conditions

- The interior ceilings were in satisfactory condition with any exceptions noted.

6. Interior Ceilings

Observations:

6.1. At the time of the inspection, we found minor damage and cracking on plaster ceilings in some areas. These can be repaired the next time any painting is done in these areas.



Minor ceiling damage/crack

7. Interior Floors General Conditions

- The interior floors were in satisfactory condition with any exceptions noted.

8. Counters & Cabinets General Conditions

- The kitchen and bath counters and cabinets were in satisfactory condition with any exceptions noted.

9. Appliances General Conditions

- The appliances were operational at the time of the inspection with any exceptions noted.
- Appliance items are only turned on to check for general functionality. All references to appliances, motors, and mechanical equipment and their operations apply only to the time of inspection. No warranties as to the length of operation should be implied by this report.

10. Appliances



Cooktop

11. Smoke Alarms General Conditions

- We recommend checking and maintaining smoke alarms in all appropriate areas for fire safety. Hardwired units with battery back up are recommended. If the dwelling has an attached garage and or fireplace, we recommend **Carbon Monoxide detectors** be installed for added safety.

12. Smoke Alarms

Observations:

12.1. No smoke alarms present.

Plumbing

1. Plumbing General Conditions

- 1.1. At the time of this inspection we found the plumbing to be in satisfactory condition with any exceptions noted.
- 1.2. The water pressure was tested and found to be satisfactory. The dwelling is connected to a city/county water and city/county sewer system.
- 1.3. At the time of the inspection we did not find any current leakage in the accessible piping, however, some plumbing repairs (dripping faucets, commodes, etc.) should be anticipated from time to time.
- 1.4. We were unable to find the main water **cutoff valve**.

2. Exterior Plumbing General Conditions

- At the time of this inspection we found the exterior plumbing to be in satisfactory condition with any exceptions noted.

3. Exterior Plumbing

Observations:

- 3.1. The hose bib(s) did not have **backflow prevention**. We recommend all outside bibs have backflow prevention as to prevent contamination of the potable water within the dwelling.



Hose bib(s) require back flow prevention



Back flow prevention example

4. Interior Plumbing General Conditions

- 4.1. At the time of this inspection we found the interior plumbing to be in satisfactory condition with any exceptions noted.
- 4.2. The structure appeared to be equipped with CPVC water supply piping, with cast iron **vent pipe**.

5. Interior Plumbing

Observations:

- 5.1. The Guest Bathroom toilet is loose at the floor.



Guest bath toilet loose at floor

6. Water Heater General Conditions

- The water heater was in satisfactory condition at the time of inspection.
- The 2013 AO Smith 40-gallon water heater appeared to be operating properly at the time of the inspection.
- The average life expectancy of a water heater is approximately 15-25 years. Water heaters generally need not be replaced unless they leak.
- According to present day requirements, water heaters should have a **pressure relief valve** and drain line which flows by gravity to the exterior, or downward to within 6 inches of the structure floor. The size of the drain line should match the outlet size of the relief valve, and an auxiliary pan with a 1" drain line, which drains to the exterior is required underneath when the unit is installed at or above the level of the living area.
- This unit was properly equipped.



Electrical

1. Service Main General Conditions

- We inspected the circuitry in the Square D 200 amp 240-volt service main panel located in the exterior west wall .
- The service main panel is equipped with copper branch wiring.
- There is an overhead service drop noted.
- The service main has an earth ground. The termination of the main ground wire for the electrical service was not accessible.
- In our opinion, the existing service main capacity is sufficient for the current electrical demand of the structure.



Square D 200 amp service main



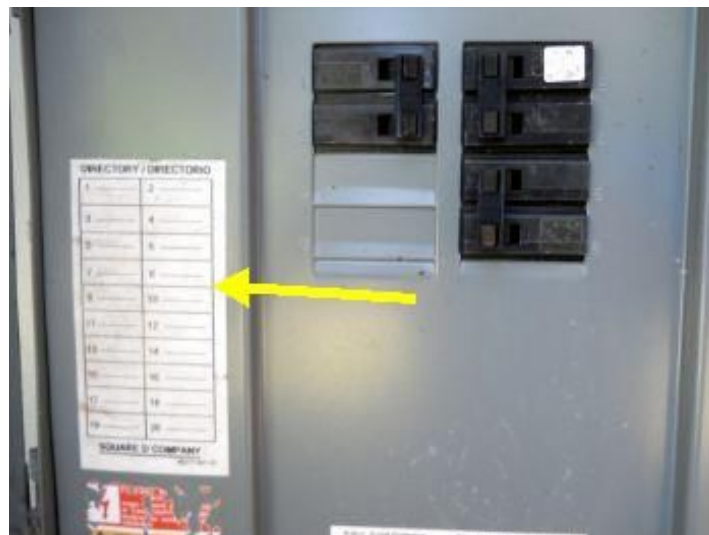
Square D 200 amp service main open for inspection

2. Service Main

Observations:

2.1. No major system safety or function concerns noted at time of inspection at the service main panel.

2.2. Breakers were not properly labeled. All breakers should be labeled to show their intended purpose.



Breakers need proper labeling

3. Service Sub General Conditions

- We inspected the circuitry in the Square D 100 amp 240-volt service sub panel located in the utility room .
- The sub service entry conductor material is copper .
- The panel is equipped with copper branch wiring.
- In our opinion, the existing sub service capacity is sufficient for the current electrical demand of the structure.



Square D 100 amp service sub open for inspection



Square D 100 amp service sub

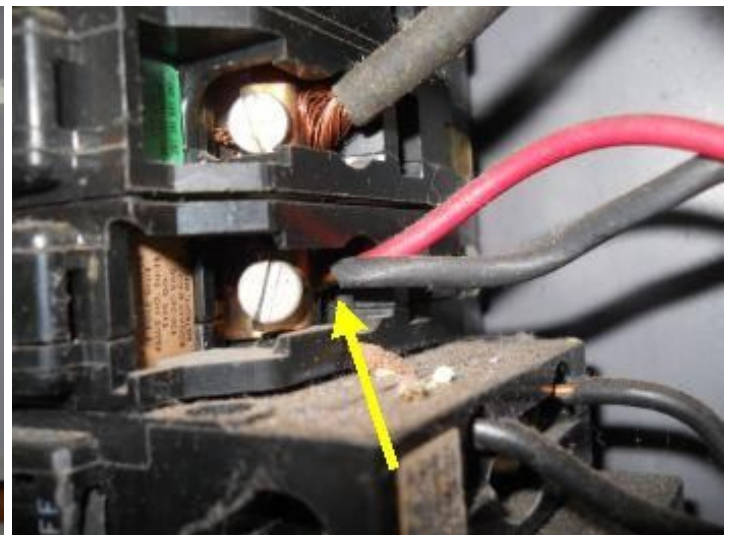
4. Service Sub

Observations:

- 4.1. The breakers were not properly labeled. All breakers should be labeled to show their intended purpose.
- 4.2. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrician.



Breaker(s) need proper labeling



Double tapped breaker(s)

5. Wiring Type & Breakers General Conditions

- Circuit breakers are mechanical devices subject to wear and corrosion. Ideally, breakers should be "tripped" and reset annually by occupants so that those found to be faulty may be replaced. This helps keep the springs limber and the contacts free of oxides.

6. Wiring Type & Breakers

Observations:

- 6.1. All of the circuit breakers appeared serviceable.

7. Interior Electrical Conditions

- At the time of this inspection we found the interior electrical to be in satisfactory condition with any exceptions noted.
- A representative number of lights and switches were checked and all appeared to be operational with any exceptions noted. The polarity and grounding in a sampling of outlets were tested and found to be O.K. All **GFCI** outlets tripped at the proper level of fault current with any exceptions noted. GFCI outlets should be tested monthly.
- During any future up grading of the electrical system or for added safety, we recommend installing GFCI and **AFCI** outlets in all appropriate areas to further reduce shock and/or short hazards. Exterior outlets should be weather-protected types. Appliances with three prong plugs need to use a grounded outlet for proper safety.

8. Interior Electrical

Observations:

- 8.1. Outlet in bedroom #1 is damaged with exposed terminals. This is an electrocution/fire hazard. Recommend this be repaired ASAP.
- 8.2. A few cover plates were missing or cracked.
- 8.3. Dining room dimmer switch is damaged and in need of replacement.



Bedroom #2 cover plate missing



Bedroom #1 outlet damaged... Electrocution hazard



Dining room dimmer switch damaged

9. Exterior Electrical

Observations:

- 9.1. GFCI outlet on the carport would not trip when tested.
- 9.2. Outlet on the carport needs a weatherproof cover installed.



Carport GFCI outlet will not trip

Air Conditioning & Heating

Air Conditioning & Heating

NOTE: All references to motors and mechanical equipment and their operations apply only to the time of the inspection. No warranties as to the length of the operation should be implied by this report. Some testing is not done within the scope of this inspection including freon levels, freon leakage, head pressures, supply and return coverage, blower door tests on ductwork, etc. Panels are not removed..

1. Air Conditioning & Heating General Conditions

1.1. The home is equipped with a 2007 International Comfort Products 2-1/2-ton electric, forced air **heat pump** system.

1.2. Outside units should be serviced at least once a year. Outside units have a normal life expectancy of 10-15 years.



2007 I.C.P. 2-1/2 ton heat pump

2. Air Conditioning & Heating

Observations:

2.1. The air conditioning appeared to be operating properly at the time of the inspection. In the Heat mode, the supply air temperature was 93.5° return air temperature was 72.5°. In the Cooling mode, the supply air temperature was 52.0° return air temperature was 73.1°.

2.2. The condensation drain line was discharging moisture.

2.3. We noted the condensation drain pump at the **air handler** was not operating properly. The pump container was half full of water.



Air handler condensate pump inoperative

3. Ductwork General Conditions

- The exposed and accessible **ductwork** was visually inspected only and found to be in satisfactory condition with exceptions noted.
- We recommend periodically inspecting the ductwork to check the **vapor barrier** and prevent leakage of warm or cool air from the system.

4. Ductwork

Observations:

- 4.1. The clothes dryer duct was disconnected.



Clothes dryer duct loose

5. Insulation General Conditions

- At the time of this inspection we found the insulation to be in satisfactory condition with any exceptions noted.
- The attic area over the main structure was insulated to an average depth of 10-15 inches.



Insulation average depth 10-15 inches

Attic

1. Attic Area General Conditions

- The attic access opening is located in the dining room. The roof and ceiling structure was visually inspected by physically crawling through the accessible attic area. A portion of the attic was not accessible due to framing, insulation, HVAC equipment, etc. Insulation was not moved.
- The visually accessible attic framing was found to have a customary and workmanlike appearance. The conventionally framed attic system appeared to be adequate to carry the current roof load. We found no evidence to indicate rafter or joist failure.



Attic area

Grounds

1. Driveway & Walkway General Conditions

Material:

- Concrete driveway noted.
- Concrete walkways noted.

2. Driveway & Walkway

Observations:

- 2.1. Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- 2.2. Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced concrete.



Extensive cracking at driveway



Uneven slabs.... Tripping hazard at driveway

3. Landscaping

Observations:

- 3.1. Trees are within 6 feet of foundation. Monitor for potential root damage.
- 3.2. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.



Tree close to the foundation



Tree close to the fascia

Summation

1. Summation

The structure appears to have been built using generally accepted construction practices, techniques, and materials in relation to buildings of a similar age and style of construction.

As is the case in older structures, some items do not comply with present day code requirements. Code changes and revisions are made continuously, therefore only the most recently built structures are in total compliance. Changes in building construction practices (i.e. fasteners, bracing, materials, etc.) have been made to further protect against wind and damaging weather, particularly at gable end areas. It is possible in some cases, if desired, to retrofit existing structures with additional bracing and fasteners to increase protection. If more information is desired regarding this we recommend contacting a licensed contractor or engineer.

There was no visible evidence of substantial wood damage (rot or termite) to the structure, however, it should not be assumed that no damage exists in inaccessible areas. It is possible some damage could be uncovered at the time any repairs or remodeling requiring tearing out or dismantling are undertaken. This is typical for any structure, and damage should be repaired if found.

This report represents only a portion of the inspection process and should not be relied on by a third party as a complete representation of the facts.

For more detailed information or if there is any question on what method was used, or how conclusions are reached, please feel free to call our office.

Thank you for using our services. Please let us know if there is anything further that you may require.

Sincerely,
David Williamson
1st Home Inspection Svcs, LLC dba
1st Inspection Svcs

Glossary

Term	Definition
AFCI	AFC (Arc-fault circuit interrupter): A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Handler	Air handler: Components that blow air through ductwork for heating, cooling and/or ventilation purposes.
Amp	Amp (ampere): The rate at which electricity flows through a conductor.
Backflow prevention	Backflow preventer: A device or means to prevent backflow of contaminated water into the potable water supply.
Carbon monoxide detector	Carbon-monoxide (CO) detector: A device that detects the presence of carbon monoxide gas and sounds an alarm in order to alert occupants of unsafe levels. Many models also have smoke alarms as a dual feature. CO detectors may be solely battery-operated or may be hard-wired into a structure's electrical system, with batteries as a backup power source.
Cutoff valve	Cutoff valve: Valve used to shut water off, generally located under a sink and behind the bathtub and shower access panel. It cuts off hot and/or cold water at the source without cutting off the water supply throughout the entire house.
Double glazed	Double glazed: Two lites of glass in a window that are separated by an air space within an opening to improve insulation against heat transfer and/or sound transmission. In insulated glass units (IGUs), the air between the glass sheets is thoroughly dried and the space is sealed, eliminating the potential for condensation and providing superior insulating properties.
Downspout	Downspout: The pipe that carries water down from the gutter or scupper. Also called a leader.
Ductwork	Ductwork: A system of distribution channels used to transmit heated or cooled air from a central HVAC system throughout a home.
Edge metal	Edge metal: A term related to brake or extruded metal around the perimeter of a roof.
Fascia	Fascia: The band running horizontally and positioned vertically under a roof edge, or that which forms the outer surface of a cornice. Fascia board caps the rafter ends of a roof structure and may be used to hold a gutter. The area below the fascia may be referred to as the eave.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Gable	Gable roof: A type of roof with sloping planes of the same pitch on each side of the ridge; having a gable at each end.
HVAC	HVAC: Short for heating, ventilation, and air conditioning. The system is used to provide heating and cooling services to buildings

Heat pump	Heat pump: A device that uses compression and decompression of gas to heat and/or cool a house.
Monolithic	Monolithic slabs are foundation systems constructed as one single concrete pour consisting of typically a 4 inch thick concrete slab with interior thickened portions under load bearing walls and thickened at all perimeter edges.
Pressure relief valve	Pressure-relief valve: A valve that relieves excess pressure in water storage tanks.
Representative number	Representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
Sheathing	Roof sheathing or sheeting. The wood panels or sheet material fastened to the roof rafters or trusses on which the shingle or other roof covering is laid.
Soffit	Soffit: The underside of an overhanging cornice of a building extending out from the plane of the building walls.
Vapor Barrier	Vapor barrier: A plastic or foil membrane that is placed between the insulation and the roof deck, as well as the ceiling, wall and floor assemblies and air conditioning duct work, which resists the diffusion of water vapor from the building and into the insulation, where it may subsequently condense into liquid water and cause structural problems.
Vent pipe	Vent pipe: A vertical pipe of relatively small dimensions that protrudes through a roof to provide for the ventilation of gases or exhaust from various combustion systems or appliances, including a heater/furnace, clothes dryer, water heater, etc., as well as stale or damp air, odors, grease and contaminants, such as from a range, bathroom, attic, etc.

Report Summary

Roof		
Page 3 Item: 3	Roof Material	3.3. We noted moisture stains on the roof sheathing in the utility room. Recommend further evaluation and repair by a licensed roofing contractor. 3.4. Vegetation was growing on the roof.
Foundation & Grading		
Page 5 Item: 4	Grading	4.1. Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.
Exterior		
Page 6 Item: 2	Exterior Walls	2.1. Loose trim board noted at west elevation 2.2. There are a few openings on the exterior walls. We recommend these be sealed as to prevent pest intrusion.
Page 6 Item: 6	Soffit & Fascia	6.2. Minor moisture damage noted on west elevation at the power mast.
Interior		
Page 8 Item: 3	Windows & Doors	3.5. Exterior door screen in the Florida room is damaged. 3.6. Master bath door is missing. 3.7. We noted two jalousie window panes were missing.
Page 9 Item: 6	Interior Ceilings	6.1. At the time of the inspection, we found minor damage and cracking on plaster ceilings in some areas. These can be repaired the next time any painting is done in these areas.
Page 10 Item: 12	Smoke Alarms	12.1. No smoke alarms present.
Plumbing		
Page 11 Item: 3	Exterior Plumbing	3.1. The hose bib(s) did not have backflow prevention . We recommend all outside bibs have backflow prevention as to prevent contamination of the potable water within the dwelling.
Page 11 Item: 5	Interior Plumbing	5.1. The Guest Bathroom toilet is loose at the floor.
Electrical		
Page 13 Item: 2	Service Main	2.2. Breakers were not properly labeled. All breakers should be labeled to show their intended purpose.
Page 14 Item: 4	Service Sub	4.1. The breakers were not properly labeled. All breakers should be labeled to show their intended purpose. 4.2. Double tapped breaker(s) inside panel box (more than one electrical conductor attached). This is not standard practice, and may cause overheating or even an electrical fire. Recommend evaluation and repair by a licensed electrician.
Page 15 Item: 8	Interior Electrical	8.1. Outlet in bedroom #1 is damaged with exposed terminals. This is an electrocution/fire hazard. Recommend this be repaired ASAP. 8.2. A few cover plates were missing or cracked. 8.3. Dining room dimmer switch is damaged and in need of replacement.

Page 16 Item: 9	Exterior Electrical	9.1. GFCI outlet on the carport would not trip when tested. 9.2. Outlet on the carport needs a weatherproof cover installed.
Air Conditioning & Heating		
Page 18 Item: 4	Ductwork	4.1. The clothes dryer duct was disconnected.
Grounds		
Page 21 Item: 2	Driveway & Walkway	2.1. Extensive cracks in driveway. Repair and / or monitor for expansion and development of trip hazards. 2.2. Uneven slabs at the driveway. This is a potential tripping hazard. Recommend repair and or replacement of the displaced concrete.
Page 21 Item: 3	Landscaping	3.1. Trees are within 6 feet of foundation. Monitor for potential root damage. 3.2. Tree branches overhanging roof and/or against siding. Trim trees that are in contact or proximity to home, as branches can abrade siding and damage roofing.