Inspection Report

Provided by: *Michael J. Turner*

LHI # 10762

Michael J. Turner Home Inspections, LLC

Michael J. Turner Home Inspections LLC

Inspector: Michael Turner

Phone: (504) 382-2410

Email: Michael@turnerhomeinspection.com

Property Address:

1234 Home Inspection Street
Anywhere in the USA

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1 Report Information

Client Information

Prepared For	My Client

Property Information

Property Type	Single Family Home - **New Construction**
Approximate Year Built	2018
Approximate Square Footage	1,700
Number of Beds - Baths	3/2
Reference	www.realtor.com : New Construction! Electronic gate at driveway, hardy plank siding, granite, stainless, crown molding, built-in cabinetry in living area, tank-less water heater, amazing shower and soaking tub in master bath. Venetian plaster on walls in 1/2 of master bath. Many nice details! Property is completely fenced. Many new construction throughout neighborhood as well.
Was Gas On	YES
Was Electricity On	YES
Was Water On	YES
Property Vacant or Occupied	Vacant
Location of Components	**All designations refer to the property as if you are facing the front of home.**

Inspection Information

Inspection Date	01/22/2019
Inspection Times	1:48 pm - 3:26 pm : 2.5 hours typing report @ office
Weather Conditions	Dry - Mostly Cloudy - Winds SE @ 17 mph - 69°F
Present on Site	Michael Turner LHI# 10762 - Video Inspector - Buyer - Buyer's Agent - Seller's Agent (quick stop)
New Construction	**The Louisiana Standards of Practice do not apply nor does it cover Residential New Construction**. This job will not be filed with the Louisiana State Board of Home Inspectors. Michael J. Turner LA State General Contractor, Electrical and Mechanical License # 58032. Refer to the New Homes Warranty Act provided via email inside PDF.

2 Grounds - Porches - Driveways

Descriptions - Grounds - Porches - Driveways

Soil Conditions Damp

Grading - Slope Moderate slope toward home @ right side.

Driveway - Sidewalk Materials Concrete with typical cracks

Porch - Patio Material Wood deck @ front and back with flashing to deter water

Steps Brick steps @ front, wood steps @ back

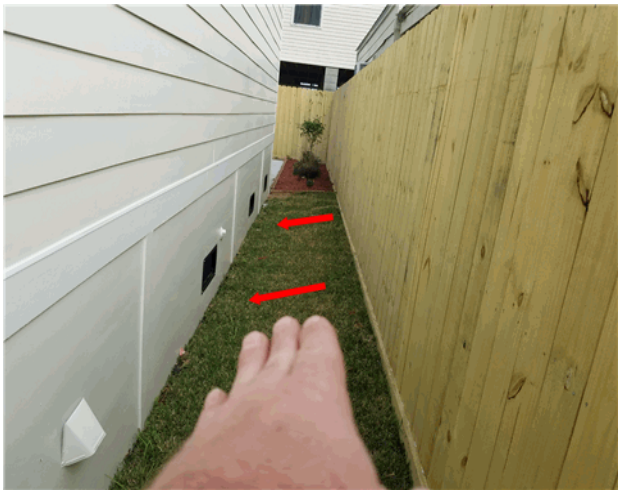
Exterior Rails Metal - guard and hand rails were present, secured @ front and back

Contact

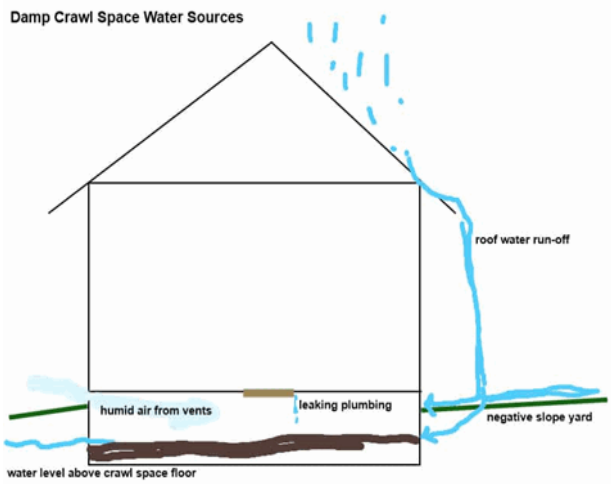
Contact a "Licensed General or Landscaping Contractor" for evaluation and repairs

1) Grounds - Repair or Safety Conditions

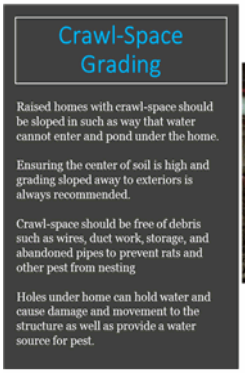
1. The grading slopes toward foundation @ right side. We recommend re-grading to assure all water drains away from the home's foundation to prevent water entry and/or movement to foundation.
2. Pressure treated wood skirting with composite fiber cement board touched the ground. Whenever materials touch the ground moisture related conditions (wicking) can occur. Wood to ground contact is also conducive to wood destroying insects (termites). Clearance should be provided



Grade slopes toward home @ right side



Wood to ground contact



3 Foundation - Structure

Descriptions - Foundation

Foundation Type
Crawl Space - Raised

Foundation Configuration
Wood driven piles (refer to plans for depth piles were driven into ground). Beams / sills were dimensional lumber and anchored to piles. Floor joist was dimensional wood lumber secured with hurricane clips. Sub-floor was OSB (oriented strand board). Termite shields were not in place.

Piers
Wood piles notched to rest 2 x 12 wood beams at perimeter - hot dip galvanized carriage bolts with washers and nuts secured wood beams to wood piles - per standards

Method of Inspection
Crawl-space was entered at exterior left hatch and crawled toward front returned crawling up center-right and exiting at hatch.

Descriptions - Structure

Structure Frame Type
Wood Framed (2 x 4) Wall Structure

Roof - Ceiling Frame Type
Roof sheathing was wood (OSB-oriented strand board) with H-clips for spacing and support. Ceiling joist and roof rafters were dimensional lumber (2 x 6) with hurricane clips and space 24-inch on center

Columns
The column(s) in front and back were wood supporting intended loads

Contact

Contact a "Licensed Foundation - Framing - General Contractor" for evaluation and repairs

2) Structure - Repair or Safety Conditions
Shims missing between rough frame opening and attic stair casing at hall. A shim is a thin and often tapered or wedged piece of material, used to fill small gaps or spaces between objects. Shims are typically used in order to support, adjust for better fit, or provide a level surface.

How to use and install shims

4 Exteriors

Descriptions - Exteriors

Exterior Wall Covering(s)	Composite fiber cement (James Hardie)
Exteriors Door(s)	Metal clad with glass
Window Type	Double pane - single hung with tilt. Energy efficient thermal pane low -E glass and vinyl frame
Exterior Trim (soffit - fascia - eaves)	Composite fiber cement planks and wood
Doorbell Type and Conditions	Hard wired. The doorbell was operational at the time of inspection.

Exterior Conditions

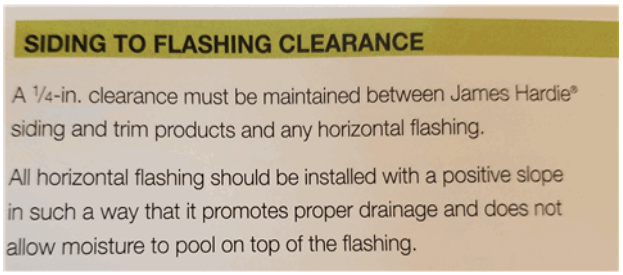
Contact

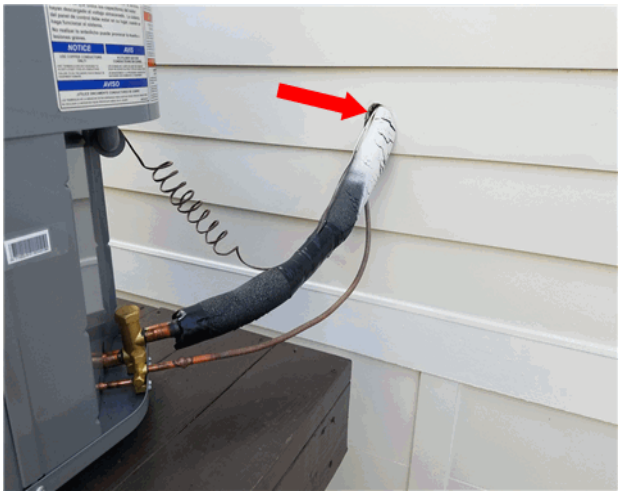
Contact a "Licensed Siding - General Contractor" for evaluation and repairs

3) Exterior - Repair or Safety Conditions

1. The exterior composite fiber cement touched the roof shingles at dormer. To prevent wicking or moisture related damage we recommend proper clearance be maintained. Refer to James Hardie siding installation guide.
2. Openings at exterior walls and/or trim. Recommend sealing **all** openings to prevent water penetration and insect intrusion "including skirting".

Improper clearance @ dormer siding and shingles.





Seal openings

Secure dryer vent and seal

Seal openings

Seal openings @ water heater

Seal openings @ water heater

5 Roof - Gutters

Descriptions - Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas, by observing from a ladder placed at the edge and by viewing with high power binoculars from the ground.

Roof Style Hip & Valley

Roof Covering Material Architectural - Fiberglass Composite Asphalt Shingles

Valleys Half woven (California cut) - not sealed

Roof Flashing's Metal

Roof Jacks Plastic with rubber boot and metal - Proper amount of plumber's vent stacks were provided for fixtures.

Number of Layers The number of shingles or roof layers was one with underlayment beneath shingles.

Gutters - Downspouts No gutters present. Lack of gutters can cause soil erosion @ perimeter of home and may cause water to stand @ lowest points. Staining due to splashing caused by roof rain water can occur. Gutters and/or other means to control conditions - suggested.

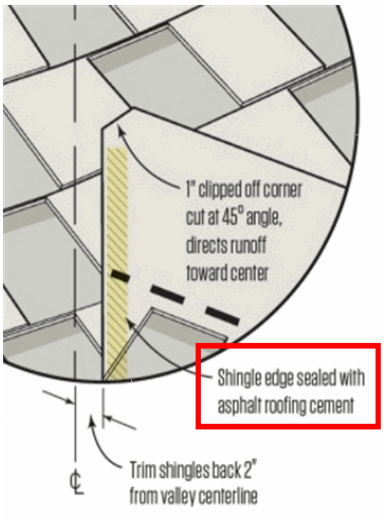
Estimated Life Expectancy 20 - 25 years - - Under normal conditions

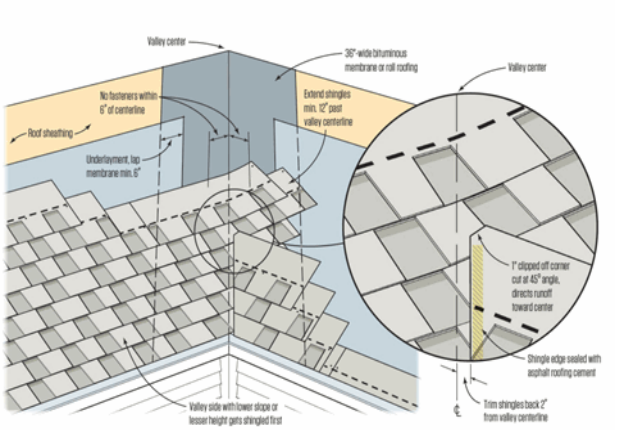
Contact

Contact a "Licensed Roofing Contractor" for evaluation and repairs

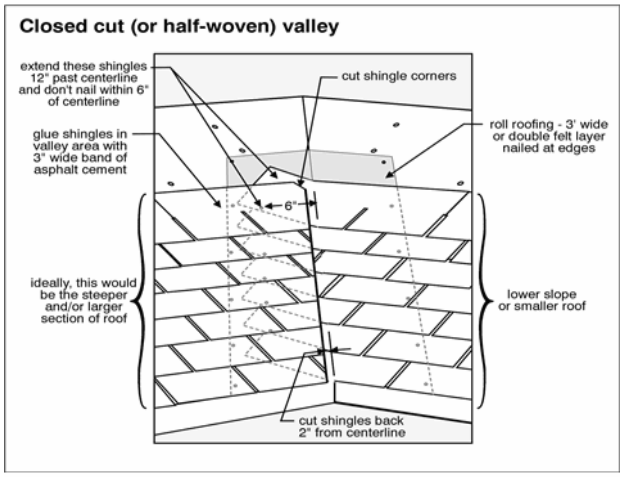
4) Roof - Repair Conditions

1. Recommend all valleys be sealed with a roofing cement to prevent water entry.
2. Recommend the gas heater metal flue (B-vent) be sealed @ roof rain shield. Day light visible entering attic. Use support straps to secure B-vent.





Closed-Cut Valley



6 Plumbing - Water Heater - Baths - Laundry

Descriptions - Water - Gas - Drains - Vent Stacks

Main Shutoff Location
The main water shut off valve is located at exterior left. Quarter turn water shut off ball valve present.

Main Water Supply Pipe to Building
The visible material of the main line / pipe was 3/4" copper. All pipes exposed to exteriors and/or attic should be protected from freezing temperatures to prevent bursting pipes and condensation from forming.Installing pipe insulation suggested.

Water Flow - Pressure
Water flow @ interior fixtures was functional with typical drop in pressure when multiple fixtures were operated simultaneous.

Gas Shutoff Location
The gas meter - shut off valve was located at exterior right.

Gas Line Material
The gas line materials where a combination of black iron and galvanized with yellow outdoor rated flexible lines connecting water heater.

Exterior Faucet Locations
Left and Right Sides

Water Supply Pipes in Building
The visible material used for water supply lines was metal (copper) and plastic (polyethylene - PEX - class A).

Drain - Waste - Vent Materials
The visible portions of drain-waste-vent lines are plastic (PVC) and metal (brass - chrome plated).

Bath Tubs -Showers - Fixtures
Fiberglass garden tub with tile surrounding - Tiled Shower "without" glass enclosure - open

Kitchen Sink - Drains - Faucets
The kitchen, bath sinks, faucet, and visible areas of the interior plumbing showed no visible indication of leaks after filling and draining the sinks during the time of the inspection.

Washer Box - Connections
Washer & Dryer water supply / drain lines were not operated or tested as part of this inspection. Video plumber did run both water lines and inserted hose into drain. Inspector verified no leaks under home @ this location during time water was running.

Dryer Type
Natural gas with 120VAC outlet available with dryer vent - 240 VAC electric was not available.

Contact

Contact a "Licensed Plumbing Contractor" for evaluation and repairs

5) Plumbing - Repair or Safety Conditions
1. The master bath tub and floor mount faucet was loose. Secure tub and install wall mount bracket at faucet to prevent movement. Most of these baths are acrylic and without water are easy to nudge and can be a concern to the waste pipe below "leaks". You can place a bit of silicone sealant under which will restrict the bath tub from being moved while empty but also means that when it comes to maintenance, unnecessary force has to be used! Bracket arms can help to stabilize water faucet riser stand.
2. Dyer vents under home. To prevent lint and moisture related damage - dryer vent should be routed to exteriors and secured. Flex lines should "not" be used - hard metal smooth wall pipe to prevent clogs.
3. Water meter @ curb was leaking as evident from standing water. Contact City or

LMP (licensed master plumber) for repairs.
4. Hot and cold handle @ kitchen sink faucet was facing front - which when looking at fixture was confusing for my client. Recommend adjusting handle to side so when pulling forward its cold (as it is now) and hot when pulling back (as it is now) just adjust handle to the right side. Refer to illustration.
5. Use 100% silicone to secure tub spouts at wall. Tub spouts are loose - pull spout out gently fill gap behind release tub spout and let stand to dry. Cut back access sealant in a few days and seal the outer perimeter.
6. Leaks found under home @ both bath left and back right. Fill tubs - drain and run water when checking for leaks. Make appropriate repairs.

Tub moves when leaning over tub to turn on water

Dryer vent open under home - back-center

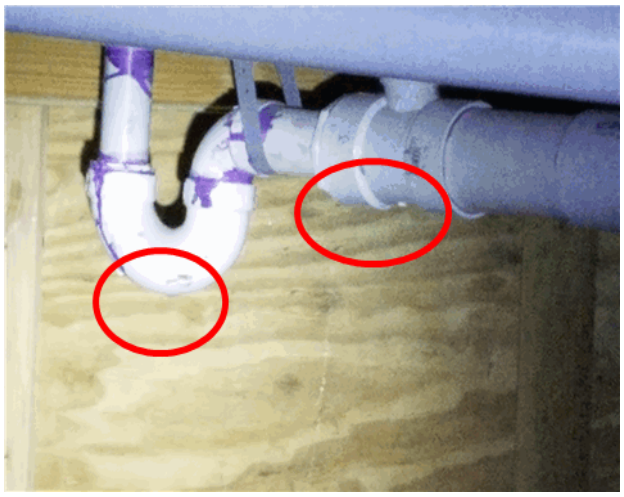
City Connection @ street - leaking

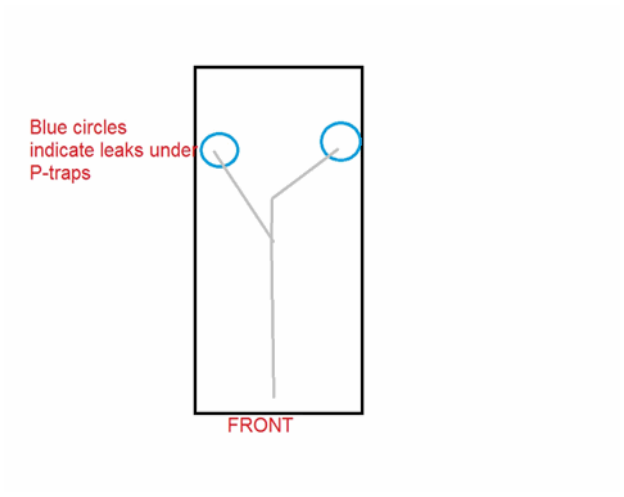
Adjust fixture handle to right side

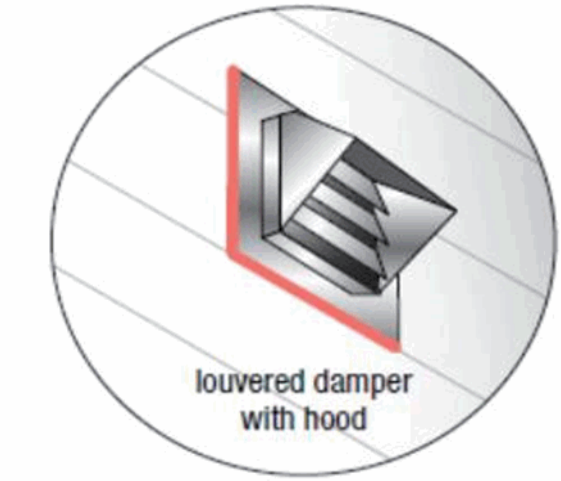
Water on floor from leaking

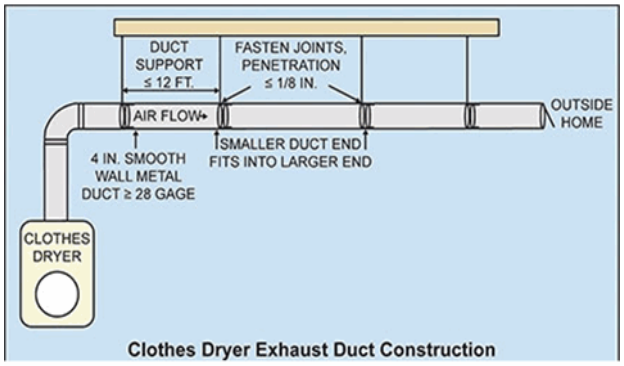
Example of support for master bath riser

Bracket arms help to stabalize faucet




Blue circles
indicate leaks under
P-traps
FRONT





Descriptions - Water Heater(s)

Water Heater Type	Tank-less / Instantaneous Natural Gas & electric 120VAC
Water Heater Location	Mounted to exterior wall on right
Name - Capacity - Date	Rheem: 11,000 - 180,000 BTU/hr max. - 184 Gallons/hr -10/2018
Water Heater	The water heater was operable at the time of inspection. This is not an indication of future operation or condition.
Pan - TPR - Shut off Valve	TPR - safety device present but not tested as part of this inspection. Attached to safety device was 3/4" copper tubing facing down toward ground.
Flue Vent Type	Vents to atmosphere @ top of water heater and meets proper combustion clearances

Typical Life Expectancy

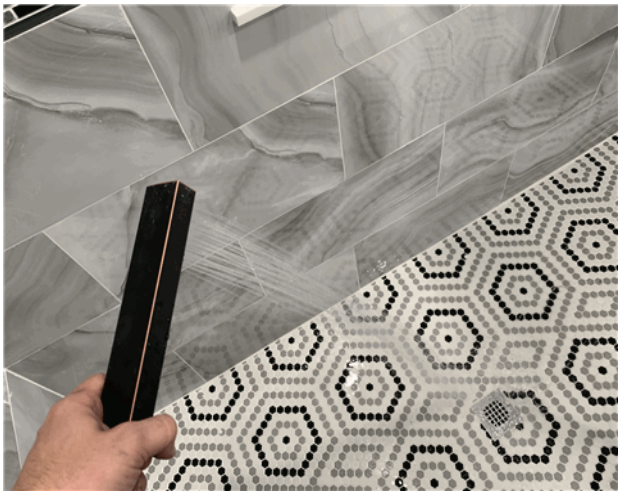
Typical life of a water heater is about 10-12 years (+/-). Annual maintenance and cleaning should be scheduled for best performance. Recirculating pump used to flush tubing inside water heater.

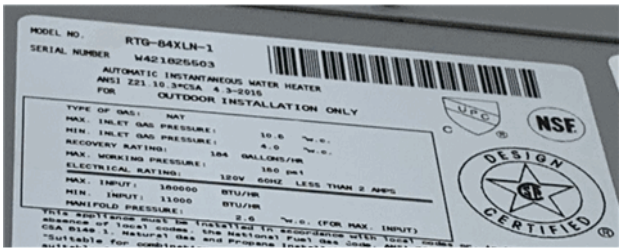
General Comments - Plumbing - Water Heater

Plumbing - General Comments

1. Master bath shower and tub wands - sprayed water on floor at normal resting positions. Recommend adjusting the handle mount to prevent this condition.

6) Photos - Examples





7 Electrical

Descriptions - Service Drop - Weatherhead

Electrical Service Entrance Type
Overhead - located @ right of building

Electrical Service Wire Material
Service-drop was stranded aluminum - "Entergy"

Number of Conductors
Three Wires - Single Phase - Nominal Voltage - 120/240VAC

Descriptions - Main Electrical Panel

Main Disconnect Location
At main GE (power mark gold) electrical panel

Main Panel Location
The main electric panel was located at the exterior right.

Main panel bonded
Yes. Green screw located @ bottom right

Panel Amperage Rating
The electrical capacity of breaker and/or panel was rated for 200 amps.

Circuit Protection Type
Breakers with GFCI (Ground Fault Circuit Interrupter) present at panel. Missing AFCI's.

Wiring Methods
Non metallic cable "Romex"

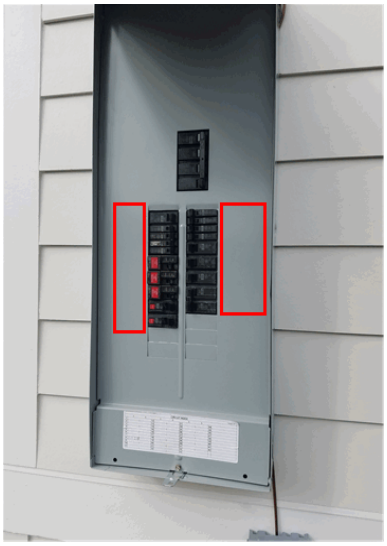
Wire Type
solid copper - stranded copper - stranded aluminum

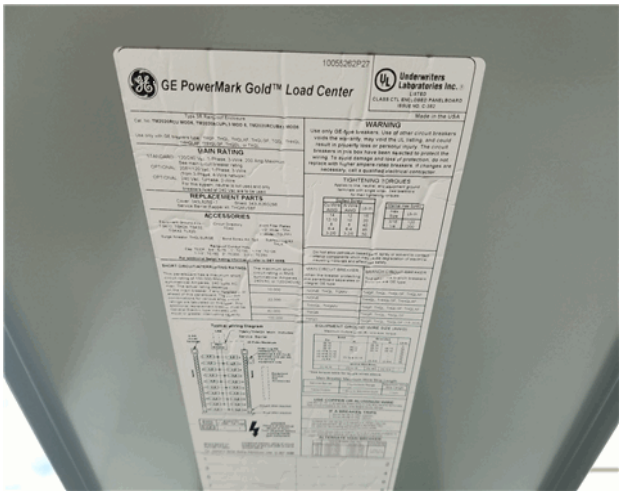
Service Ground
Ground rod with connection clamp located @ right side.

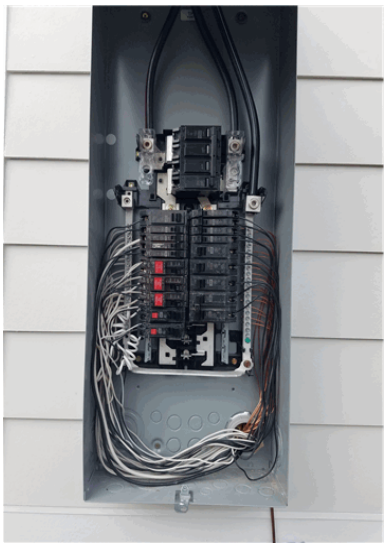
Contact

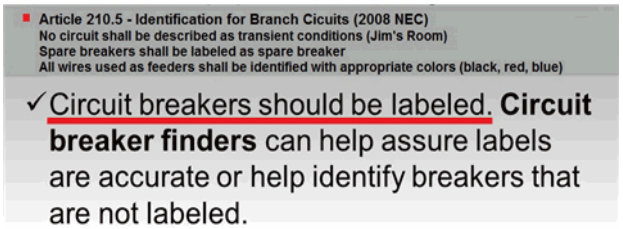
Contact a "Licensed Electrical Contractor" be contacted for evaluation and repairs

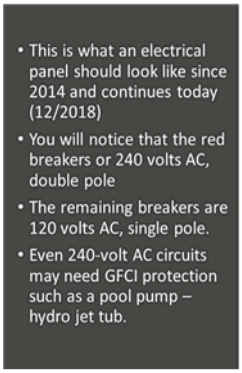
7) Repair Conditions
1. Missing labels @ electrical panel box. Recommend an electrician trace circuits and properly label panel.
2. For added safety, we recommend Arc Fault (AFCI) breakers (a safety device which trips when a spark is present) at all bedrooms and living areas for increased safety and to meet current safety standards (code).

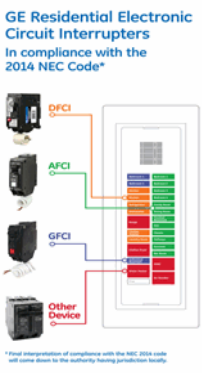












Descriptions - Electrical Wiring Conditions

Receptacles (outlet) Conditions

3 prong grounded - tamper-resistant (TR)

Safety Devices (AFCI) - (GFCI)

GFCI's were present @ electrical breaker panel - Protected by GFCI outlets were - Baths - Exteriors - Kitchen counters.

Smoke and Carbon Monoxide Detectors

Smoke detector present - they are not tested as part of this inspection. Carbon monoxide alarm / CO detector should be installed @ central location for safety.

Lighting

The sample of switches and lighting were operational except where listed below.

Ceiling Fans

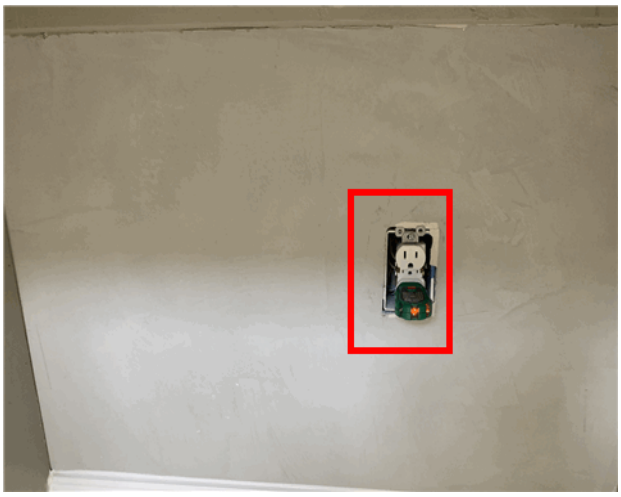
The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

Contact

Contact a "Licensed Electrical Contractor" for evaluation and repairs.

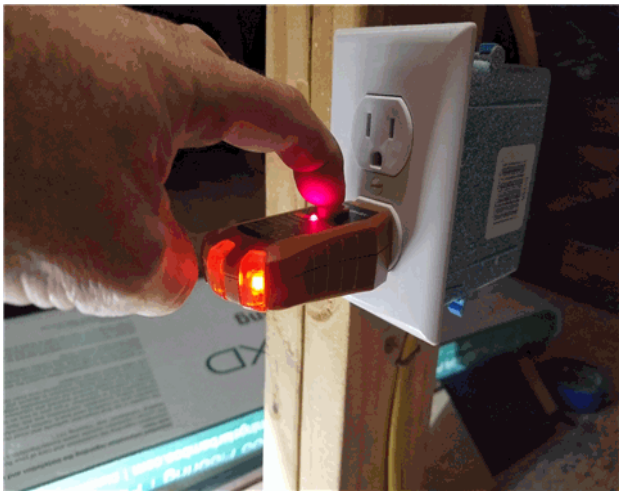
8) Electrical - Repair or Safety Conditions

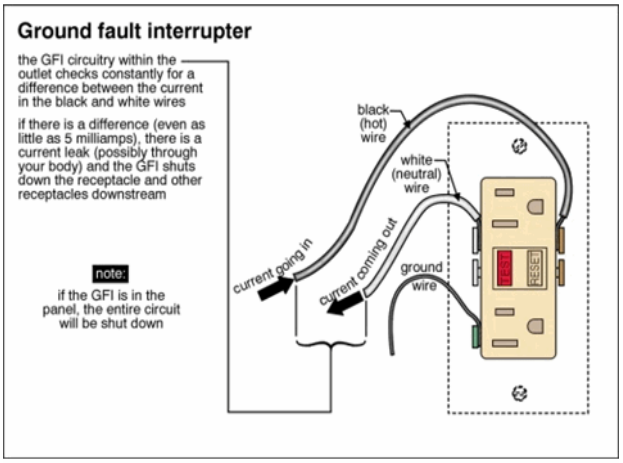
1. Cover plate missing at master bath outlet under cabinet. Recommend installing covers on all junction/switch/outlet boxes for safety.
2. Loose kitchen counter outlet on right side of refrigerator wood panel. Secure outlet and install outlet cover plate.
3. Trim kit for recessed can at back-left was missing. Install trim kit (LED)
4. The service outlet was not protected by GFCI in attic. Recommend a GFCI device be added for safety.
5. Kitchen island was missing outlet(s) with GFCI protection. Recommend GFCI be installed @ both sides of cabinet island. The GFCI under kitchen island counter-top is not for use for kitchen appliances since counter-top extends more than 6-inches and outlet was lower than 12-inches from top of counter-top. Refer to illustration photo's



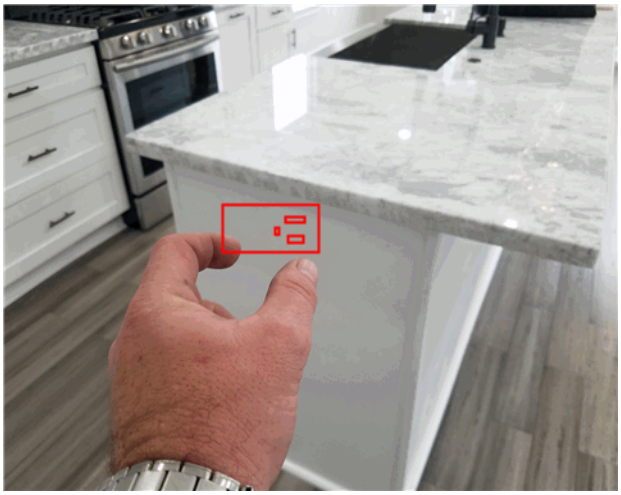
Loose outlet - secure - install outlet cover plate (damaged)

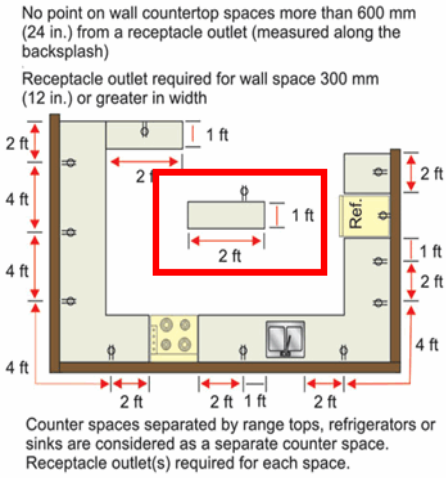
Install missing can trim @ back patio

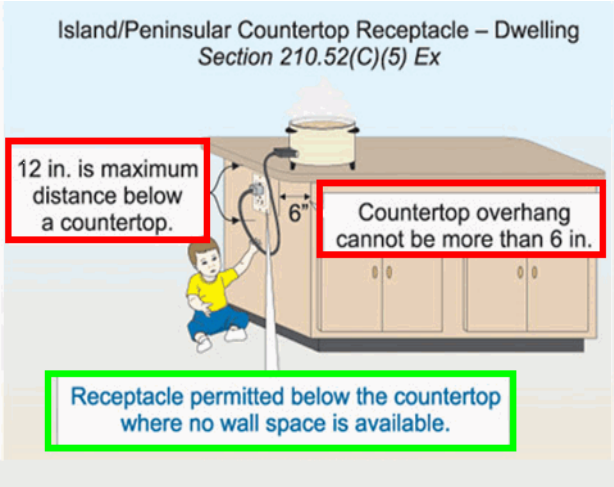




Counter-top extend out pass cabinet by 9.5 inches




No point on wall countertop spaces more than 600 mm (24 in.) from a receptacle outlet (measured along the backsplash)
Receptacle outlet required for wall space 300 mm (12 in.) or greater in width
2 ft
4 ft
4 ft
4 ft
1 ft
2 ft
1 ft
2 ft
Ref.
2 ft
1 ft
2 ft
4 ft
2 ft
2 ft
1 ft
2 ft
Counter spaces separated by range tops, refrigerators or sinks are considered as a separate counter space. Receptacle outlet(s) required for each space.


Island/Peninsular Countertop Receptacle – Dwelling
Section 210.52(C)(5) Ex
12 in. is maximum distance below a countertop.
6"
Countertop overhang cannot be more than 6 in.
Receptacle permitted below the countertop where no wall space is available.

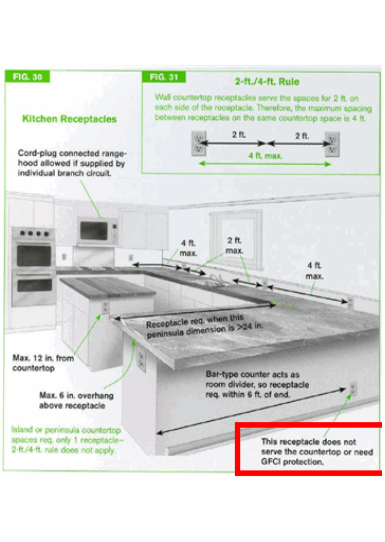


FIG. 30
Kitchen Receptacles
Cord-plug connected range-hood allowed if supplied by individual branch circuit.
FIG. 31
2-ft./4-ft. Rule
Wall countertop receptacles serve the spaces for 2 ft. on each side of the receptacle. Therefore, the maximum spacing between receptacles on the same countertop space is 4 ft.
2 ft.
2 ft.
4 ft. max.
4 ft. max.
2 ft. max.
4 ft. max.
Receptacle req. when this peninsula dimension is ≥24 in.
Max. 12 in. from countertop
Max. 6 in. overhang above receptacle
Bar-type counter acts as room divider, so receptacle req. within 6 ft. of end.
Island or peninsula countertop spaces req. only 1 receptacle—2-ft./4-ft. rule does not apply.
This receptacle does not serve the countertop or need GFCI protection.

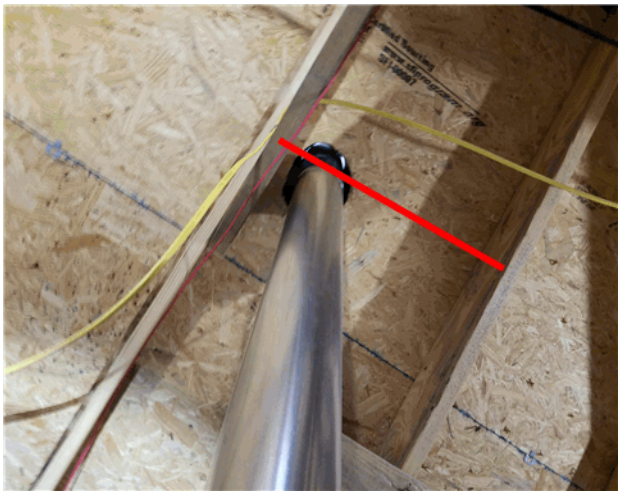
8 Heating - Air Distribution

Descriptions - Heating - Air Distribution

Location of Unit	Attic
Fuel Shut Off Location	Natural gas fuel shut off valve was within six feet of unit
Heating Type	Forced Air - Horizontal - Up-flow
Energy Source	Natural Gas - 120VAC
Flue Vent Type	Double wall B-vent - Maintain a 1-inch clearance from combustibles. Missing straps to secure flue B-vent in attic near roof
Thermostat	The thermostat was operational @ time of inspection
Distribution System	Supply Plenum - metal / Branch lines were flexible duct
Heater Name - Size - Date	American Standard: 80,000 BTU's - 10/2018 and supported
Heating	The heating system was operational at time of inspection.
Typical Life Expectancy	Gas furnace last about 20-25 years. The temperature split was 105°F - 70°F = 35°F - Appeared in satisfactory condition
Contact	

Contact a "Licensed HVAC Contractor" for further evaluation and repairs

9) Heating - Repair or Safety Conditions	1. The B vent pipe for the gas furnace was missing strap support in attic. Recommend the flue vent pipe be secured/strapped and the vent sealed using high temperature sealant. Straps prevent movement / clearance from combustibles and sealant prevents premature leaks.




MODEL NO: AUD18080A948188
SERIAL NO: 184250YN1G
CENTRAL FURNACE
Intertek

9 Cooling

Descriptions - Cooling - AC

Type of Cooling System	Central - Split system - Air cooled
AC Unit Power	240 VAC with electrical disconnect and properly fused according to manufacturer data tag.
Temperature Split	The temperature split recorded was 23°F. The temperature difference between the supply and return air of the cooling system should be a minimum of 14°F to 22°F degrees. Refrigerant gauges, leak testing, super-heat and sub-cool was not determined as part of this inspection.
Evaporator Coil	Not inspected or visible without dismantling duct work and collar which was sealed with mastic.
Evaporator Coil - Name - Size - Date	American Standard: 5 tons - 8/2018
AC Emergency Drain Pan	Emergency drain pan present, secured and properly sloped with drain line attached and routed to exteriors where visible.
AC Name - Size - Date	Ameristar: 4 tons - 8/2018 (manufacturer warranties apply)
Condensate - Pan Float Switch	Float switch was present @ condensate drain line - drain line was insulated, supported with blocking and straps and properly sloped. The float switch was not operated or tested as part of this inspection
Cooling	The A/C system was operating within normal parameters based on temperature split. Air balancing, and heat load calculations were not performed.
Typical Life Expectancy	Compressors last about 10-15 years (+/-) (manufacturer warranties apply)

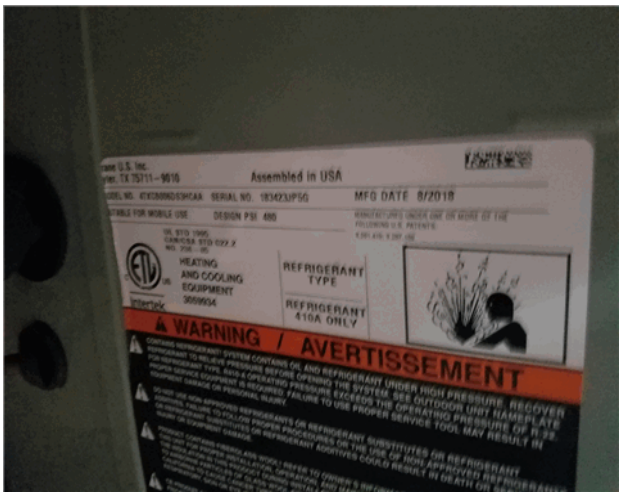
Contact

Contact a "Licensed HVAC / Mechanical Contractor" for further evaluation and repair.

10) Cooling - Repair or Safety Conditions	1. The outdoor condenser should be secured / anchored down for storms


Model Number M4AC4048D1000AA
Factory Charge 7 lbs 16 oz R410A
TOTAL CHARGE lbs oz R410A
INSTALLER: Mark per Installation Instruction
Serial Number
180861090M
Design Press High side - 550PSIG
Low side - 250PSIG
For Outdoor Use Only
Unit Supply 208/230V 1PH 60Hz UTILISATION À L'EXTÉRIEUR
Compressor 208/230V 1PH 60Hz 18.3 RLA 108.0 LRA
Fan Motor 208/230V 1PH 60Hz 1.7 FLA 1/3 HP
Minimum Circuit Ampacity - 24.6A
MAX FUSE OR MAX CKT.BKR. (HACR TYPE per NEC) - 40A
FUSIBLE MAX. (DISJONCTEUR MAX.) 40 COURANT
AHRI CERTIFIED
Intertek
3124627
CONFORMS TO UL STD 1995
CERTIFIED TO CSA STD. C22.2 No.236


Straps Secure AC Condenser


Assembled in USA
MFG DATE 8/2018
HEATING AND COOLING EQUIPMENT
REFRIGERANT TYPE
REFRIGERANT 410A ONLY
WARNING / AVERTISSEMENT


55.9
MAX
55.9

10 Interior(s)

Descriptions - Interiors

Wall Coverings	Drywall textured paint with minor flaws. Venetian plaster @ bath. Refer to blue painters tape @ walls, doors and floors where you noted cosmetic imperfections on your phone when walking the home with me.
Ceiling Coverings	Drywall textured paint
Floor Coverings	Floor coverings appeared in satisfactory condition with minor flaws.
Interior Doors	Hollow core wood veneer
Kitchen Counters - Cabinets	Wood cabinets with granite/quartz/marble/stone type counters
Bath Counters & Cabinets	Wood cabinets with granite/quartz/marble/stone type counters

General Comments - Interiors

11) Photos - Examples	1. Laminate wood flooring did not fully extend under base trim @ refrigerator opening. Suggest floor covering be applied at opened areas.

Small gaps @ interior kitchen floor - refrigerator area

Suspected Mold - Microbial Growth

Disclaimer

Water leaks (even the smallest) can cause damage and/or suspected mold growth. Anything mentioned in this report referencing moisture related conditions, stains, peeling paint, bubbling, condensation, water droplets, air leaks, water leaks, water intrusion, wicking, absorption, possible water penetration, oxidation, rust, corrosion, openings to walls, roof, trim should be evaluated by a licensed contractor for repairs before closing.

12) Suspected Mold - Repair or Safety Conditions

No visible evidence of suspected mold growth or stains at the time of inspection. Indoor air quality sample was taken during the time of inspection and will receive the results within 24 hours.

11 Ventilation - Insulation - Attic

Descriptions - Vent - Insulation - Attic

Attic Access Locations	Hallway with pull down stairs and pull cord
Method of Inspection	The attic was entered. Not all of the attic was visible due to restrictions (head room, missing wood-decking to safely crawl, coverings such as insulation or barriers).
Ventilation	Intake air: Soffit vents @ perimeter eaves with perforated opening not screened to prevent flying insects from entering. Exhaust air: Roof power turbine which was operational
Ventilation Conditions	Appeared in satisfactory condition
Insulation - Type	The attic has cellulose loose fill (blown-in) insulation. The approximate depth of the insulation is 3 to 5 inches. (R-15)
Insulation Conditions	Uneven distribution of insulation - Improvements suggested. Additional information has been provided via email in PDF
Bath - Kitchen Ventilation Type	Bath(s) exhaust fans vents to eave. Kitchen exhausts vents to atmosphere via roof jack
Crawlspace Ventilation -Type	Vented crawl-space
Crawlspace Insulation - Type	Missing insulation - Air sealing was not provided (R-0). Additional information has been provided via email in PDF
Vapor - Air Barriers	Missing - None visible. Additional information has been provided via email in PDF

General Comments - Ventilation - Insulation

Ventilation - Insulation - General Comments

1. The attic has minimal amount of insulation with uneven coverage for new construction. Additional insulation should be considered for better efficiency and to prevent thermal bridging.

2. Bath exhaust fans vents to eave. Recommend proper cover be installed under eave to allow exhaust to vent to atmosphere. This will prevent moisture from accumulating at wood eave and causing damage.

13) Photos - Examples	For Your Information: a. Thermal bridges in buildings may impact the amount of energy required to heat and cool a space, cause condensation (moisture) within the building envelope,and result in thermal discomfort. Here are strategies to reduce or prevent thermal bridging, such as limiting the number of building members that span from unconditioned to conditioned space and applying continuous insulation over materials (wood ceiling joist). Reference: Wikipedia.org

R-Values	11	13	19	22	30
Loose Fill					
Fiberglass	5.0″	5.5″	8.5″	8.5″	13.0″
Rock Wood	3.5″	4.0″	6.0″	6.0″	9.0″
Cellulose	3.0″	3.5″	5.5″	5.5″	8.5″
Vermiculite	5.0″	6.0″	10.5″	10.5″	14.5″
Batts/Blankets					
Fiberglass	3.5″	4.0″	7.0″	7.0″	8.5″
Rock Wool	3.5″	4.0″	7.0″	7.0″	8.5″
Riged Board					
Polystyrene	3.0″	3.5″	3.5″	5.5″	7.5″
Urethane	2.0″	2.0″	2.0″	3.5″	5.0″
Fiberglass	3.0″	3.5″	3.5″	5.5″	7.5″

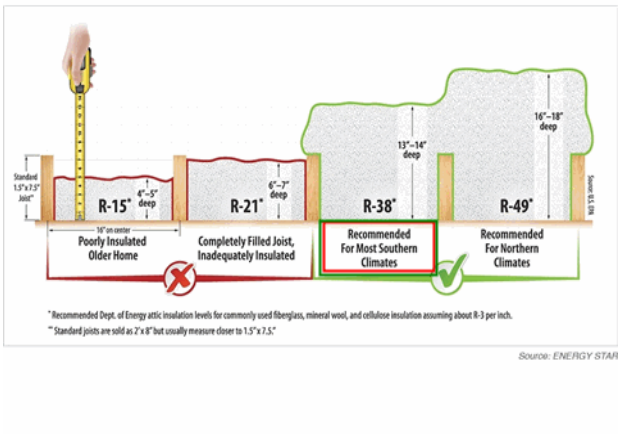
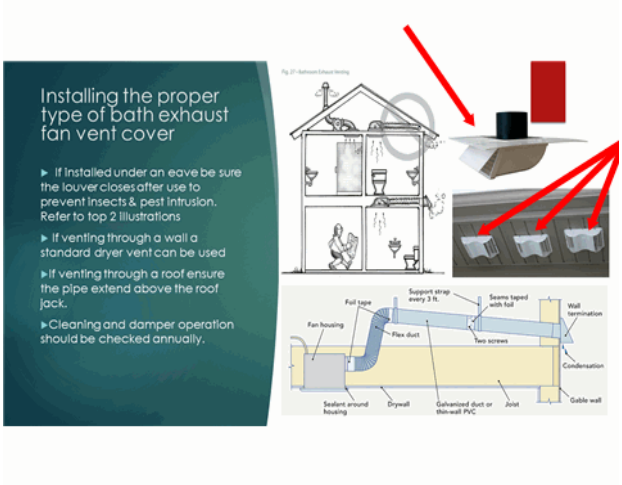



Fig. 27 • Bathroom Exhaust Venting


Installing the proper type of bath exhaust fan vent cover
▸ If installed under an eave be sure the louver closes after use to prevent insects & pest intrusion. Refer to top 2 illustrations
▸ If venting through a wall a standard dryer vent can be used
▸If venting through a roof ensure the pipe extend above the roof jack.
▸Cleaning and damper operation should be checked annually.
Full tape
Support strap every 3 ft.
Seams taped with foil
Wall termination
Fan housing
Flex duct
Two screws
Condensation
Sealant around housing
Drywall
Galvanized duct or thin-wall PVC
Joist
Gable wall

12 Appliances

Descriptions - Appliances

Free Standing Range Natural gas - 120VAC. The range cook-top and oven was operational. Gas shut off valve was behind appliance.

Microwave - Hood Microwave was operational (cabinet-mounted) - Exhaust hood was operational.

Dishwasher The dishwasher and drain pump was operational.

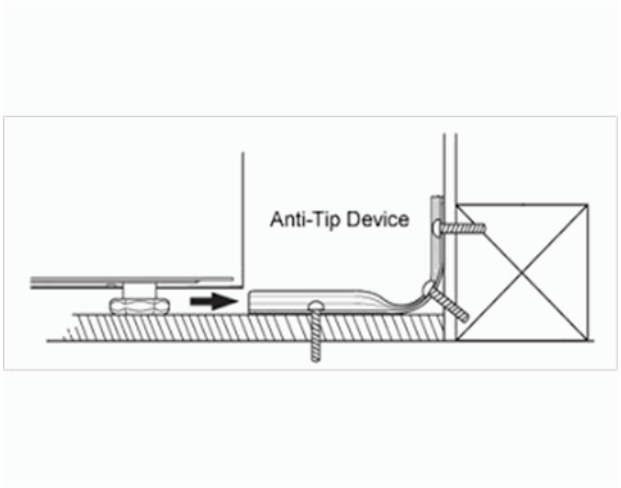
Refrigerator Refrigerator not present. 120 VAC outlet present with water supply box recessed in wall provided for ice/water dispenser. This line was operated and found operational. Before connecting tubing to water dispenser, suggest flushing the water line to remove sediments usually found in the line to prevent restrictions.

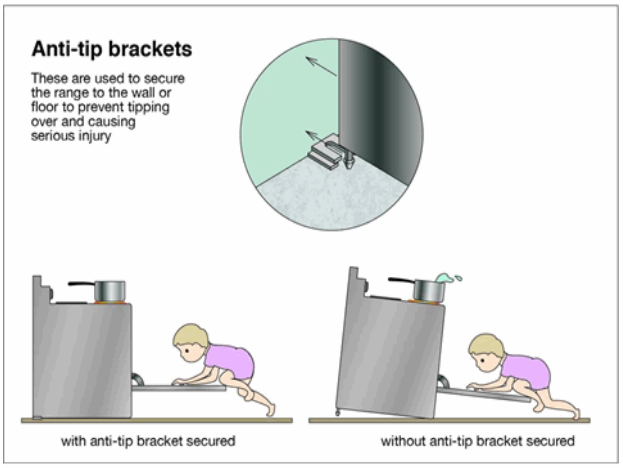
Garbage Disposal The sink disposal was operational.

General Comments - Kitchen - Appliances

14) Photo - Examples 1. Range anti-tip bracket was missing. To prevent tipping client should consider installing for safety.

Anti-tip bracket was missing @ range.
Install to prevent tipping





13 Report Summary Page

Please Read the Entire Report: Not just the summary page and contact the inspector with any questions or concerns. Additional (483) photos taken on the job will be sent separately via email in a PDF report. Extra photos is for reference only.

Section	Condition#	Comment
Grounds - Porches - Driveways	1	1. The grading slopes toward foundation @ right side. We recommend re-grading to assure all water drains away from the home's foundation to prevent water entry and/or movement to foundation. 2. Pressure treated wood skirting with composite fiber cement board touched the ground. Whenever materials touch the ground moisture related conditions (wicking) can occur. Wood to ground contact is also conducive to wood destroying insects (termites). Clearance should be provided
Foundation - Structure	2	Shims missing between rough frame opening and attic stair casing at hall. A shim is a thin and often tapered or wedged piece of material, used to fill small gaps or spaces between objects. Shims are typically used in order to support, adjust for better fit, or provide a level surface.
Exteriors	3	1. The exterior composite fiber cement touched the roof shingles at dormer. To prevent wicking or moisture related damage we recommend proper clearance be maintained. Refer to James Hardie siding installation guide. 2. Openings at exterior walls and/or trim. Recommend sealing **all** openings to prevent water penetration and insect intrusion "including skirting".
Roof - Gutters	4	1. Recommend all valleys be sealed with a roofing cement to prevent water entry. 2. Recommend the gas heater metal flue (B-vent) be sealed @ roof rain shield. Day light visible entering attic. Use support straps to secure B-vent.
Plumbing - Water Heater - Baths - Laundry	5	1. The master bath tub and floor mount faucet was loose. Secure tub and install wall mount bracket at faucet to prevent movement. Most of these baths are acrylic and without water are easy to nudge and can be a concern to the waste pipe below "leaks". You can place a bit of silicone sealant under which will restrict the bath tub from being moved while empty but also means that when it comes to maintenance, unnecessary force has to be used! Bracket arms can help to stabilize water faucet riser stand. 2. Dyer vents under home. To prevent lint and moisture related damage - dryer vent should be routed to exteriors and secured. Flex lines should "not" be used - hard metal smooth wall pipe to prevent clogs. 3. Water meter @ curb was leaking as evident from standing water. Contact City or LMP (licensed master plumber) for repairs. 4. Hot and cold handle @ kitchen sink faucet was facing front - which when looking at fixture was confusing for my client. Recommend adjusting handle to side so when pulling forward its cold (as it is now) and hot when pulling back (as it is now) just adjust handle to the right side. Refer to illustration. 5. Use 100% silicone to secure tub spouts at wall. Tub spouts are loose - pull spout out gently fill gap behind release tub spout and let stand to dry. Cut back access sealant in a few days and seal the outer perimeter. 6. Leaks found under home @ both bath left and back right. Fill tubs - drain and run water when checking for leaks. Make appropriate repairs.

Electrical	7	1. Missing labels @ electrical panel box. Recommend an electrician trace circuits and properly label panel. 2. For added safety, we recommend Arc Fault (AFCI) breakers (a safety device which trips when a spark is present) at all bedrooms and living areas for increased safety and to meet current safety standards (code).
Electrical	8	1. Cover plate missing at master bath outlet under cabinet. Recommend installing covers on all junction/switch/outlet boxes for safety. 2. Loose kitchen counter outlet on right side of refrigerator wood panel. Secure outlet and install outlet cover plate. 3. Trim kit for recessed can at back-left was missing. Install trim kit (LED) 4. The service outlet was not protected by GFCI in attic. Recommend a GFCI device be added for safety. 5. Kitchen island was missing outlet(s) with GFCI protection. Recommend GFCI be installed @ both sides of cabinet island. The GFCI under kitchen island counter-top is not for use for kitchen appliances since counter-top extends more than 6-inches and outlet was lower than 12-inches from top of counter-top. Refer to illustration photo's
Heating - Air Distribution	9	1. The B vent pipe for the gas furnace was missing strap support in attic. Recommend the flue vent pipe be secured/strapped and the vent sealed using high temperature sealant. Straps prevent movement / clearance from combustibles and sealant prevents premature leaks.
Cooling	10	1. The outdoor condenser should be secured / anchored down for storms
Interior(s)	11	1. Laminate wood flooring did not fully extend under base trim @ refrigerator opening. Suggest floor covering be applied at opened areas.